Southwest Ranches Town Council
TOWN COUNCIL REGULAR MEETING
Agenda of October 22, 2026

Council Chambers
7:00 PM THURSDAY

13400 Griffin Road
Southwest Ranches, FL 33330

Mayor	**Town Council**	**Town Administrator**	**Town Attorney**
Steve Breitkreuz	Jim Allbritton	Russell C. Muñiz, ICMA-CM	Keith M. Poliakoff, J.D.
Vice Mayor	Bob Hartmann	**Town Financial Administrator**	**Town Clerk**
Gary Jablonski	David S. Kuczenski, Esq.	Emil C. Lopez, CPM	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. Quasi-Judicial Hearings

Please be advised that the following item on the Council agenda is quasi-judicial in nature. All witnesses who will testify on any item in this portion of the Agenda will be sworn. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the Council shall not assign unsworn testimony the same weight or credibility as sworn testimony in its deliberations.

The applicant has the burden of proof. After the applicant's concluding remarks, the hearing will be closed and no additional testimony, material or argument will be allowed unless the Council chooses to request additional testimony. The members of the Town Council will then deliberate.

All evidence relied upon by reasonably prudent persons in the conduct of their affairs may be considered in these proceedings, regardless of whether such evidence would be admissible in a court. Hearsay evidence may supplement or explain other evidence, but shall not alone support a conclusion unless it would be admissible over objection in court. The material in the Town Council agenda will be considered as evidence without authentication.

Anyone representing an organization must present written evidence of his or her

authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears during a public hearing shall identify himself or herself and give their address, and if appearing on behalf of an organization state the name and mailing address of the organization. The Council may, on its own motion or at the request of any person, continue the hearing to a fixed date, time and place.

No notice shall be required if a hearing is continued to a fixed date, time and place. Any Applicant shall have the right to request and be granted one continuance; however, all subsequent continuance shall be granted at the discretion of the Council and only upon good cause shown.

a. **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE OFFICIAL TOWN OF SOUTHWEST RANCHES ZONING MAP BY REZONING APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)**

4. Proclamations

a. **2026 Hindu Heritage Month and Festival of Diwali**

5. Presentations

a. **Parks Dept. Events Update - December Lauretano-Haines**

6. Public Comment

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

7. Board Reports

8. Council Member Comments

9. Legal Comments

10. Administration Comments

11. <u>Ordinances - 1st Reading</u>

a. **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 085-080 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") ENTITLED, "STORMWATER MANAGEMENT"; AUTHORIZING THE TOWN TO ENFORCE VIOLATIONS OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

b. **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.. (APPLICATION NO. PA-26-2)**

12. **Public Hearing**

This item is to be read into the record to allow for public comment and discussion. A final vote will be taken during the Public Hearing at the November 19, 2026, Town Council Meeting.

a. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030, AS THE SOUTHWEST RANCHES FIRE STATION GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(A), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.**

13. **Resolutions**

a. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-SIX THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND ZERO CENTS ($36,321.00) TO THE SUNSHINE RANCHES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2026-2027 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE**

DATE.

b. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION COMMITTEE'S RECOMMENDATION AND AWARDING NON-EXCLUSIVE CONTRACTS TO CENTURION SECURITY GROUP, LLC AND FPI SECURITY SERVICES, INC. FOR SECURITY GUARD SERVICES UNDER RFP NO. 26-014, FOR USE BY THE TOWN AND MEMBER AGENCIES OF THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AGREEMENTS; AUTHORIZING RENEWALS; AND PROVIDING AN EFFECTIVE DATE.**

14. 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. Muñiz, 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: Jeff Katims

DATE: 10/22/26

SUBJECT:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE OFFICIAL TOWN OF SOUTHWEST RANCHES ZONING MAP BY REZONING APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)

Recomendation
Town Council consideration for a motion to approve the ordinance on first reading with the conditions enumerated in the agenda memorandum.

Unanimous Vote of the Town Council Required?
YES

Strategic Priorities
Other

Background

Petitioners C&D 40 Acre, LLC and Hancock 40AC and LLC request to rezone 89.74 gross

acres located at 13900 Griffin Road from Community Facility to Rural Ranches-A. A companion application to amend the land use plan designation from Community Facilities to Rural Ranches accompanies this application. See agenda memorandum for details.

Fiscal Impact/Analysis
None

Staff Contact
Jeff Katims

ATTACHMENTS:
Biz Impact Statement.pdf
RZ ORDINANCE (002)RJD With legal doc.docx
Reserve_at_SW_Ranches_RZ_Staff_Report_Draft.docx
RZ-26-26 Survey Converted.pdf

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, AMENDING SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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. Development orders and permits and development agreements.
  b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. 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).

- Authorizes the Town to enforce local drainage district standards when they are violated.

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.

There are no direct compliance costs.

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

The ordinance does not impose charges or fees for businesses.

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

The Town is not anticipated to incur additional costs to implement this ordinance.

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

This ordinance is not anticipated to impact businesses.

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

ORDINANCE NO. 2027 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE OFFICIAL TOWN OF SOUTHWEST RANCHES ZONING MAP BY REZONING APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITY TO RURAL RANCHES-A, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. RZ-26-26)

WHEREAS, Hancock 40 AC LLC and C&D 40 Acre LLC ("Petitioners") are the owners of 83.37 net acres and 89.74 gross acres located on the south side of Griffin Road between Hancock Road and SW 136th Avenue within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

WHEREAS, Petitioners filed Application No. RZ-26-26 ("Application") to rezone the Property from Community Facility District to Rural Ranches-A District; and

WHEREAS, Petitioners filed concurrent Application No. PA-26-2 to change the Property's land use plan designation from Community Facilities to Rural Ranches; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 22, 2026 and recommended that the Town Council approve the Application; and

WHEREAS, Petitioners have proffered a Declaration of Restrictive Covenants ("DRC"), attached hereto as Exhibit "B," which, among other things, binds the development of the Property to a conceptual development plan made part of the DRC; and

WHEREAS, the Town Council finds the commitments articulated in the DRC to be essential to the rezoning of the Property; and

WHEREAS, the Town Council held duly noticed public hearings on first and second readings of this Ordinance in accordance with Section 166.041, Florida Statutes, at which all interested persons were given an opportunity to be heard; and

WHEREAS, the Town Council finds that the Application is consistent with the adopted Comprehensive Plan, as amended by Application No. PA-26-2, and the rezoning criteria of the Town's Unified Land Development Code.

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

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

Section 2: Map Amendment. The Community Facility zoning designation of the Property, legally described in Exhibit "A" attached hereto and made a part hereof, is hereby amended and rezoned to the Rural Ranches-A District.

Section 3: Petitioners' Commitments. The Town Council hereby accepts Petitioners' proffered DRC, attached hereto as Exhibit "B," that stipulates certain features to be incorporated into the development, and other commitments. The Town Council finds that these commitments, including those enumerated below, are essential to its rezoning of the Property.

(1) The location of a single development entrance on Griffin Road, a multi-use trail system and trail signage and trail amenities as depicted on the conceptual development plan, canal/trail cross-section, and trail signage and water station details, all as attached and made a part of the DRC. Trail construction requirements include a canal crossing at Hancock Road and extension of the trail along the east property line to Holatee Trail.

(2) An obligation that runs with the Property to construct a trail segment connecting the east-west trail paralleling the canal to Palomino Drive, should the Town Council require this connection in the future.

(3) That neither the Petitioners, their successors and assigns, nor any future homeowners association may restrict the keeping of animals, parking or storage of vehicles or architectural styles, colors, or materials.

(4) That the following are prohibited: gates at the community entrance, guard houses, street lights, and sidewalks within the development.

Section 4: Conflict. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 5: Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6: Effective Date. This Ordinance shall take effect on the later of the effective date of the Future Land Use Map amendment changing the designation of the Property from Community Facilities to Rural Ranches or the Town's recordation of the DRC at Petitioners' expense.

PASSED ON FIRST READING this ___ day of ____, 2026 on a motion made by _____ and seconded by _____.

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

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith M. Poliakoff, Town Attorney
1001.2026.102

This page intentionally left blank

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF TRACT 'A', "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT 'A', 1446.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TWO COURSES: (1) NORTH 43°20'59" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39676, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.26 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) N01°31'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,696 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

This page intentionally left blank

TOWN OF SOUTHWEST RANCHES

AGENDA REPORT

DATE: October 22, 2026

SUBJECT: The Reserve at Southwest Ranches
Rezoning Application No. RZ-26-26

LOCATION: 13900 Griffin Road; generally located at the southeast corner of Griffin Road and Hancock Road (SW 142nd Avenue).

OWNERS/ PETITIONERS: C&D 40 Acre, LLC and Hancock 40AC, LLC

AGENT: Miskel Backman, LLP; Dwayne L. Dickerson, Esq.

REQUEST: Amend the Zoning Map designation of approximately 89.74 gross acres from Community Facility to Rural Ranches-A. A corresponding land use plan amendment is tracking with this application.

PUBLIC NOTICE: Legal advertisement in *Sun Sentinel,* property posting and mailed notice to property owners within 1,500 feet.

EXHIBITS: Property survey, conceptual site plan.

BACKGROUND AND PROCESS:
The petitioners request a rezoning from Community Facility to Rural Ranches-A for three parcels at 13900 Griffin Road comprising 89.74 gross acres and 83.37 net acres, presently consisting of vacant land, a church and a school ("Property").

The petitioners proposes a 24-home single-family community pursuant to the accompanying conceptual plan. The Rural Ranches-A district allows one dwelling unit per 2.5 net acres.

RELATED APPLICATIONS
The Petitioner filed a concurrent application to change the land use plan designation of the Property from Community Facilities to Rural Ranches. If the land use plan amendment and rezoning applications are ultimately approved, plat and site plan applications will be required before the site can be developed.

DEVELOPMENT PLAN
The petitioners submitted the attached conceptual site plan to document their commitments to the Sunshine Ranches Homeowners Association and incorporate those commitments into the proposed rezoning approval. The plan includes the following key features.

(1) Twenty-four (24) single-family home lots.
(2) A single development entrance on Griffin Road.

(3) A multi-use trail system including a canal crossing at Hancock Road and extension of the trail along the east property line to Holatee Trail.
(4) Details of trail signage and amenities.

IMPACTS TO PUBLIC FACILITIES

Impacts to public facilities are evaluated in the accompanying land use plan amendment agenda report on the basis of 35 single-family homes using the Rural Ranches land use plan designation, which allows plots of 2.5 gross acres, whereas RR-A is more restrictive and requires plots of 2.5 net acres. Since the analysis was done for the Rural Ranches land use plan designation and not the RR-A zoning district, the analysis is more conservative than if it was done for the maximum 24 single-family homes proposed on the conceptual site plan provided with this application. That analysis finds that public facilities are adequate to accommodate the evaluated development while maintaining adopted level of service standards and is incorporated herein by reference.

NATURAL AND HISTORIC RESOURCES

Archaeological preservation

There is an archaeological site located approximately 300 feet east of the FDOT retention pond, adjacent to Griffin Road. When the Property was platted, the then-owner entered into an agreement with Broward County requiring its preservation as private open space in perpetuity, archaeological monitoring, use of protective barriers, and county review of adjacent grade changes. The agreement will be enforced as part of the development review process, including the plat, site plan and permitting. The application for land use plan amendment will be further reviewed by the County Archaeologist.

Wetlands and surface waters

There are isolated wetlands on the amendment site. The application for land use plan amendment will be further reviewed by the Broward County Environmental Permitting Division. Disturbance of the wetlands will require a county environmental resource permit.

Burrowing owls

There are existing clusters of burrowing owls that will require a Florida Fish and Wildlife Conservation Commission (FWC) permit to disturb. The accompanying land use plan amendment application indicates an intent to relocate the clusters to artificial burrows pursuant to a future FWC permit.

ANALYSIS

The proposed Rural Ranches-A zoning designation is consistent with the proposed Rural Ranches land use plan designation that is being processed and heard concurrently with this application. The RR-A, Rural Ranches-A district is intended to apply to areas designated Rural Ranches on the Future Land Use Plan Map of the comprehensive plan to protect, preserve and enhance the rural character and lifestyle of the town by requiring larger plots and more open space than other districts. The Property is an ideal application of the RR-A district due to its size and existing Community Facility zoning designation, with no pre-existing residential development rights.

STAFF FINDING AND RECOMMENDATION

Staff finds that the requested Rural Ranches-A zoning designation would extend the predominant low-density residential land use pattern and further the Town's rural character. The proposed zoning designation is consistent with the proposed Rural Ranches land use plan designation requested through the concurrent land use plan amendment.

Staff recommends APPROVAL subject to the petitioners providing an executed declaration of restrictive covenants acceptable in form to the Town Attorney, prior to second reading of the rezoning ordinance, memorializing their commitments to develop pursuant to their conceptual site plan and trail details, attached hereto, and further providing that:

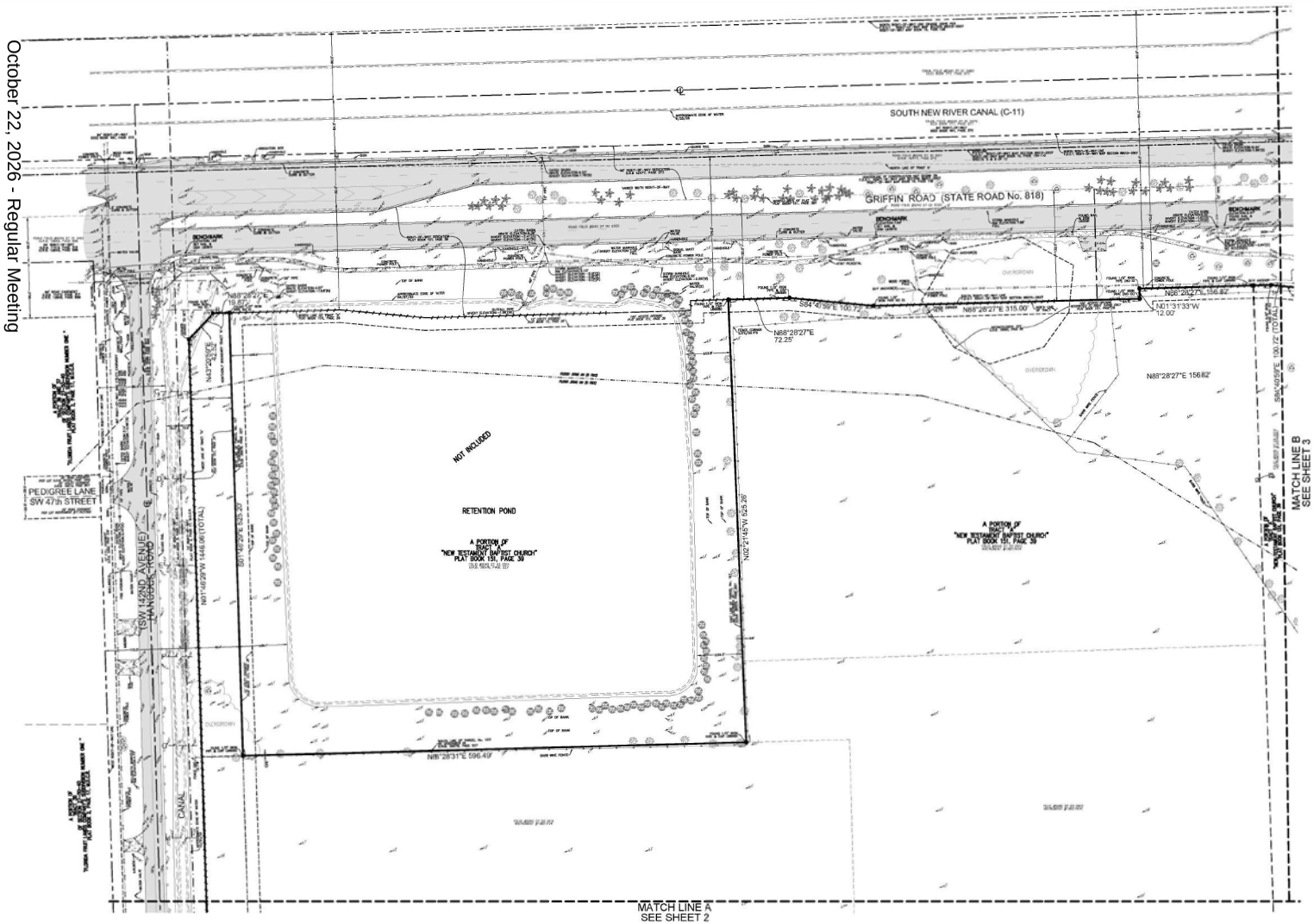
(1) Petitioners, their successors or assigns, including a future homeowner's association, shall construct a trail segment connecting the east-west trail paralleling the canal to Palomino Drive, should the Town Council require this connection in the future.
(2) Neither the petitioners, their successors and assigns, nor any future homeowners association may restrict the keeping of animals, parking or storage of vehicles, or architectural styles, colors, or materials beyond those imposed by the ULDC.
(3) Gates at the community entrance, guardhouses, streetlights, and sidewalks within the development are prohibited.

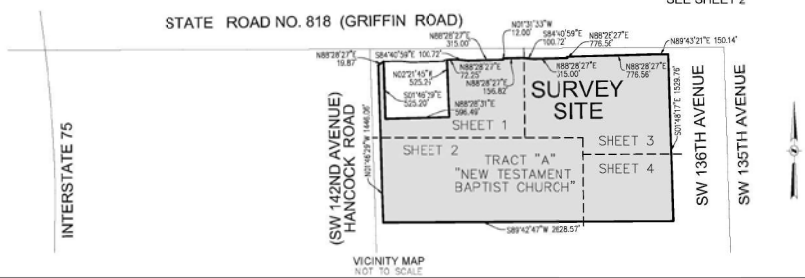
This page intentionally left blank

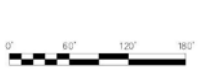
EXISTING ZONING DESIGNATIONS



This page intentionally left blank







LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF TRACT "A", "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT "A", 1448.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A" THE FOLLOWING TWO COURSES: (1) NORTH 43°20'39" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39679, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.20 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A" THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) NO°2'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,695 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #3360; ELEVATION: 5.8 FEET, AND BENCHMARK #1818A; ELEVATION: 5.85 FEET.
3. FLOOD ZONE: AH; BASE FLOOD ELEVATION: 5 FEET/6 FEET; PANEL #12011C0530H & #12011C0540H; COMMUNITY #120691; FAP DATE: 7/31/24.
3. THIS SITE LIES IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "A" BEING N01°46'29"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: HANCOCK 40AC, LLC.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
8. THIS SITE CONTAINS 1/2 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (133 REGULAR & 9 DISABLED).
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

CERTIFICATION:

I HEREBY CERTIFY THAT THE [illegible] STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF [illegible] AND [illegible] IN CHAPTER 5J-17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Digitally signed by John F Pulice
Date: 2026.07.27 15:49:55 -04'00'

JOHN F. PULICE — License Number 2691 — STATE OF FLORIDA — Professional Surveyor and Mapper

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

SHEET 1 OF 5

NO.	REVISIONS	BY

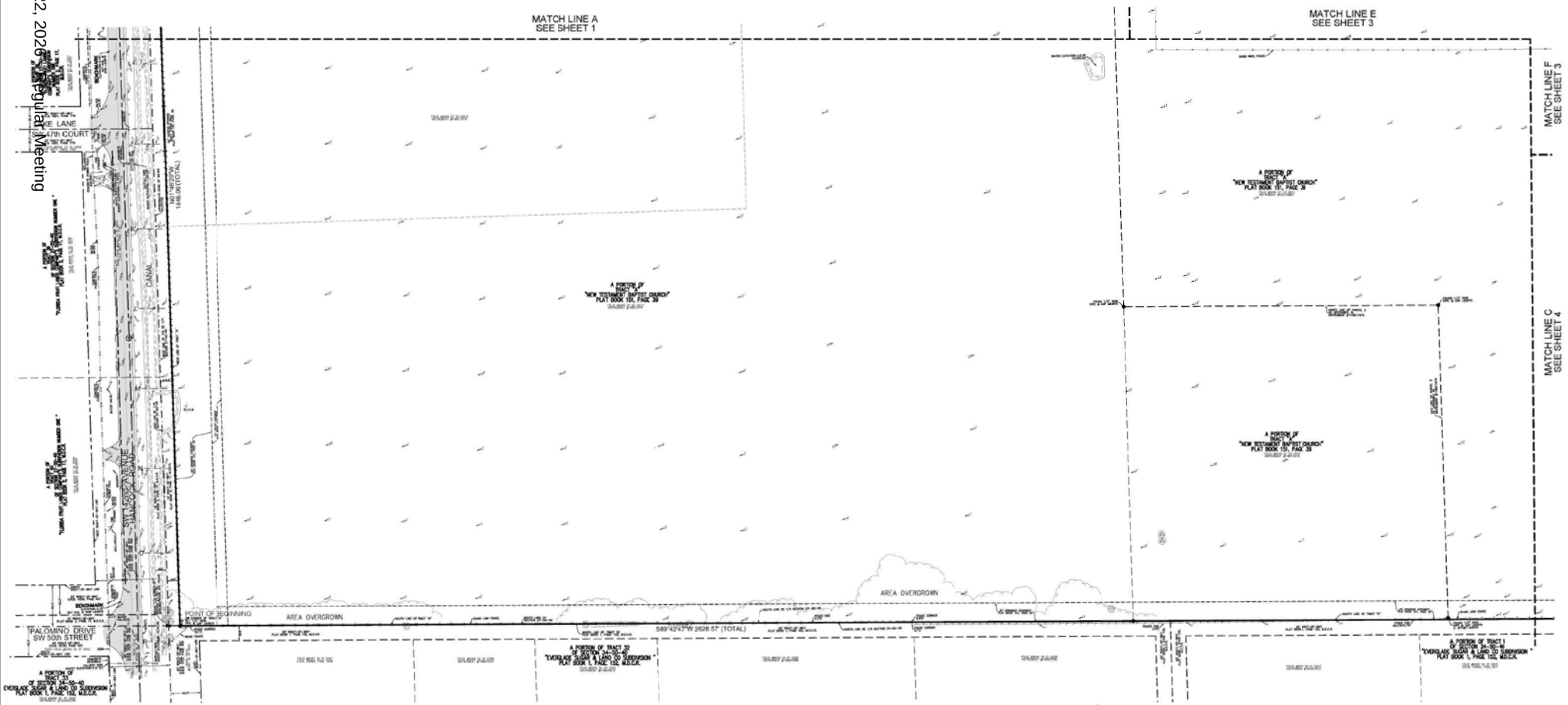
PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
EMAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/2026	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

GRAPHIC SCALE
0' 60' 120' 180'
1"=60'

SHEET 2 OF 5

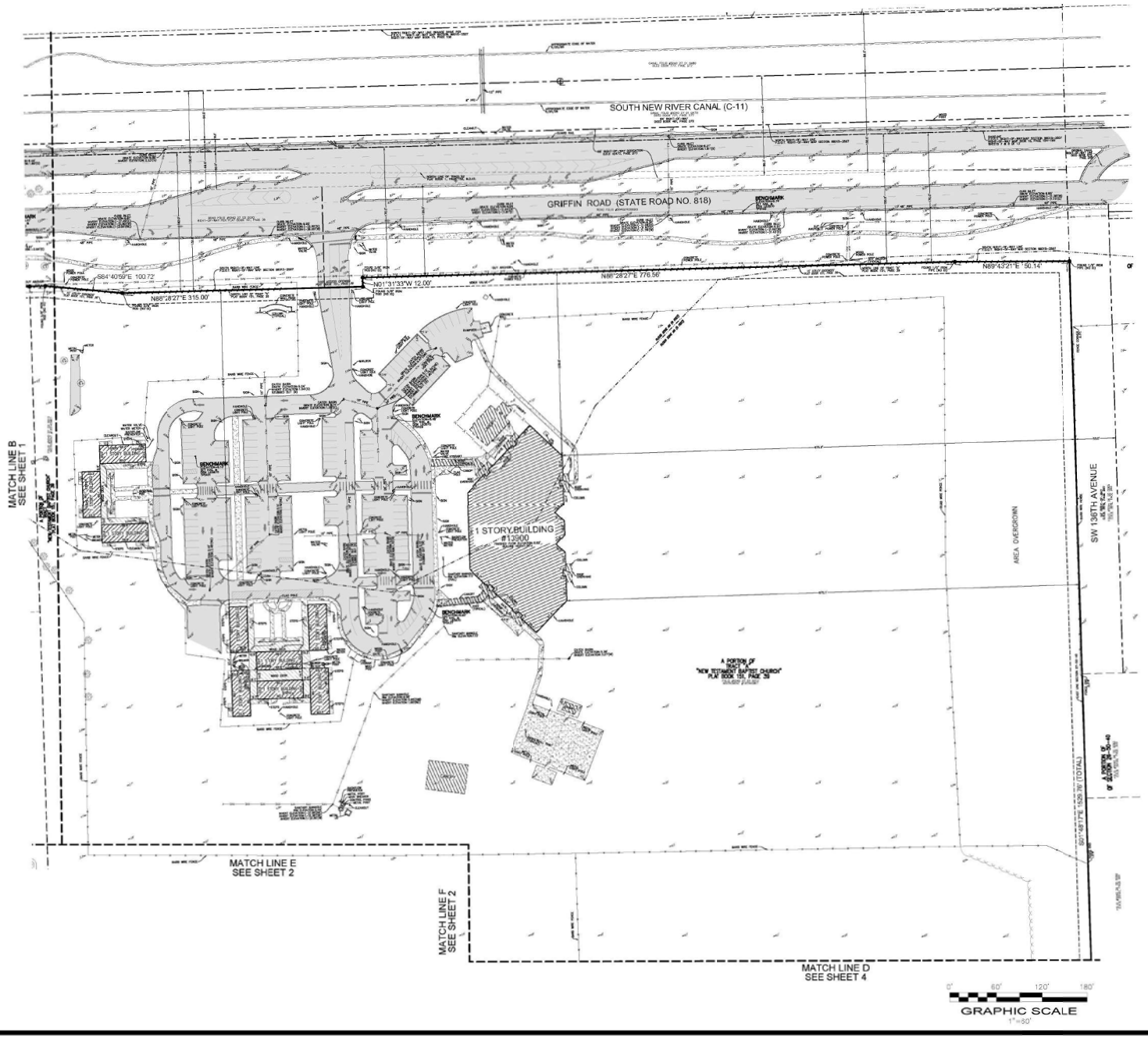
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13600 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



CONCRETE
ASPHALT PAVEMENT
WOOD DECK
ADA DETECTABLE WARNING PAD
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
CENTERLINE
FPL FLORIDA POWER & LIGHT COMPANY
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
TREE
PALM TREE

SHEET 3 OF 5

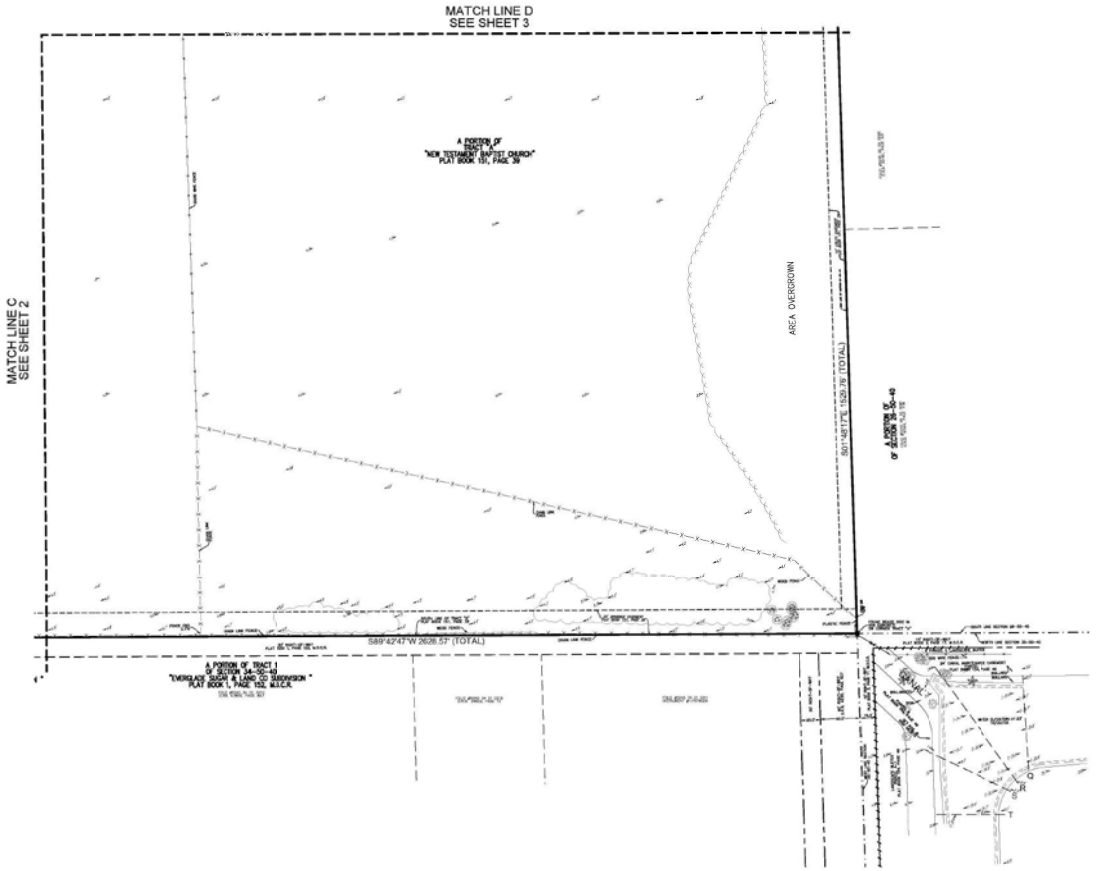
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

0' 60' 120' 180'
GRAPHIC SCALE
1"=60'

SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

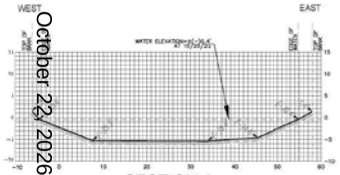
PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

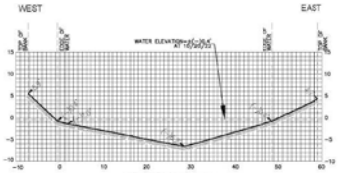
PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

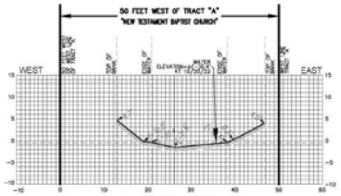
DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75071



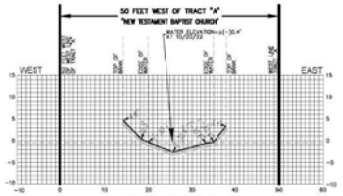
SECTION A



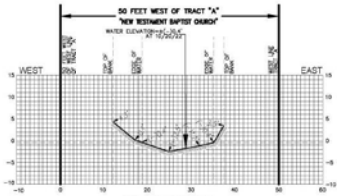
SECTION B



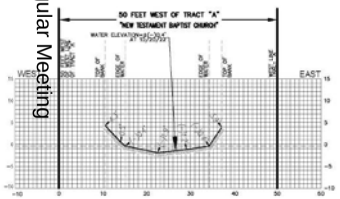
SECTION C



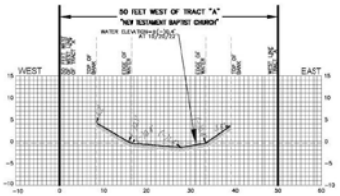
SECTION D



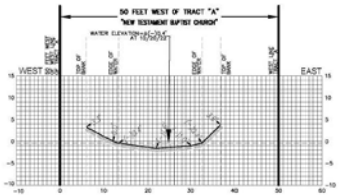
SECTION E



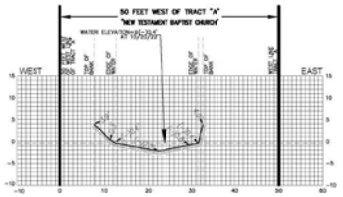
SECTION F



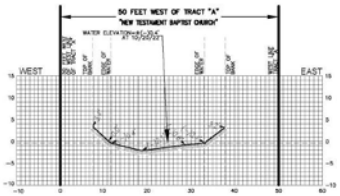
SECTION G



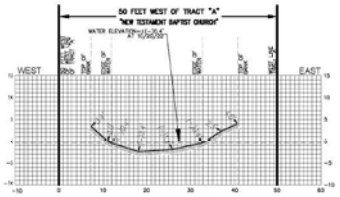
SECTION H



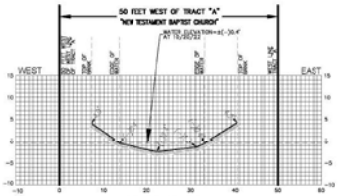
SECTION I



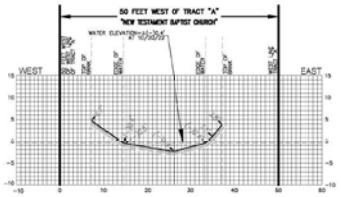
SECTION J



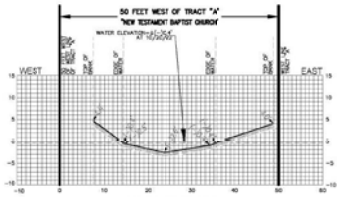
SECTION K



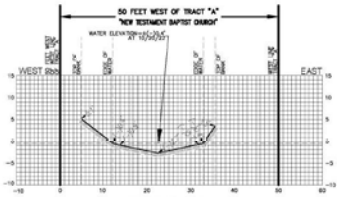
SECTION L



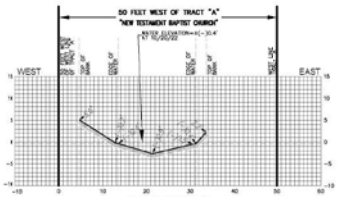
SECTION M



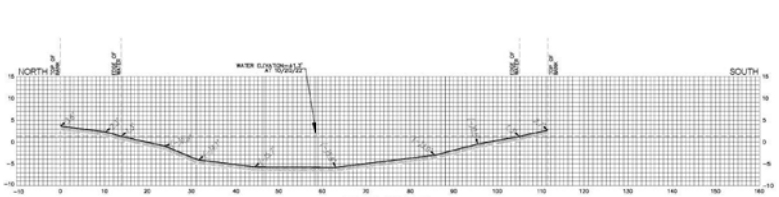
SECTION N



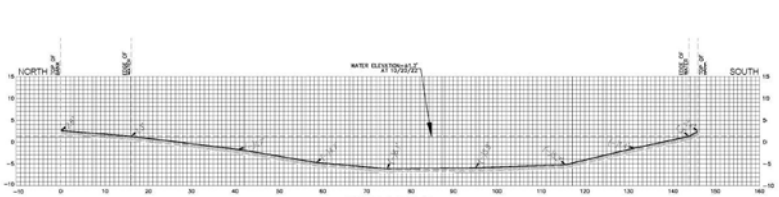
SECTION O



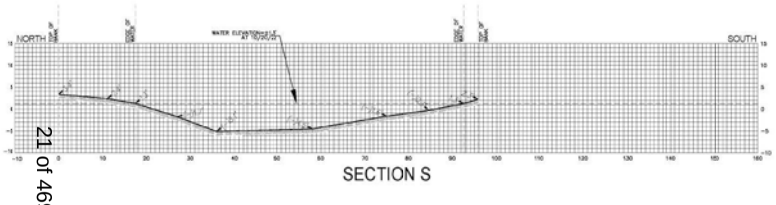
SECTION P



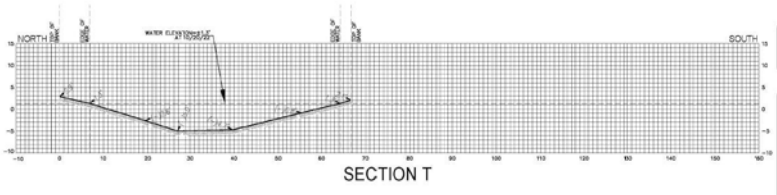
SECTION Q



SECTION R



SECTION S



SECTION T

SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5 INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13980 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 70557

This page intentionally left blank

CONCEPTUAL SITE PLAN (1 OF 2)

The Reserve at SouthWest Ranches
13900 GRIFFIN ROAD EAST
TOWN OF SOUTHWEST RANCHES FLORIDA

PROPOSED OVERALL MASTER SITE PLAN

Revisions	By	Date

Comm. zero
Date: 08/19/26
Scale: AS SHOWN
Drawn: J.A.S.
Checked: R.J.V.
Appvd: R.J.V.

Sheet No.
SP-01
OF

SCALE

JAS DESIGNS INC.

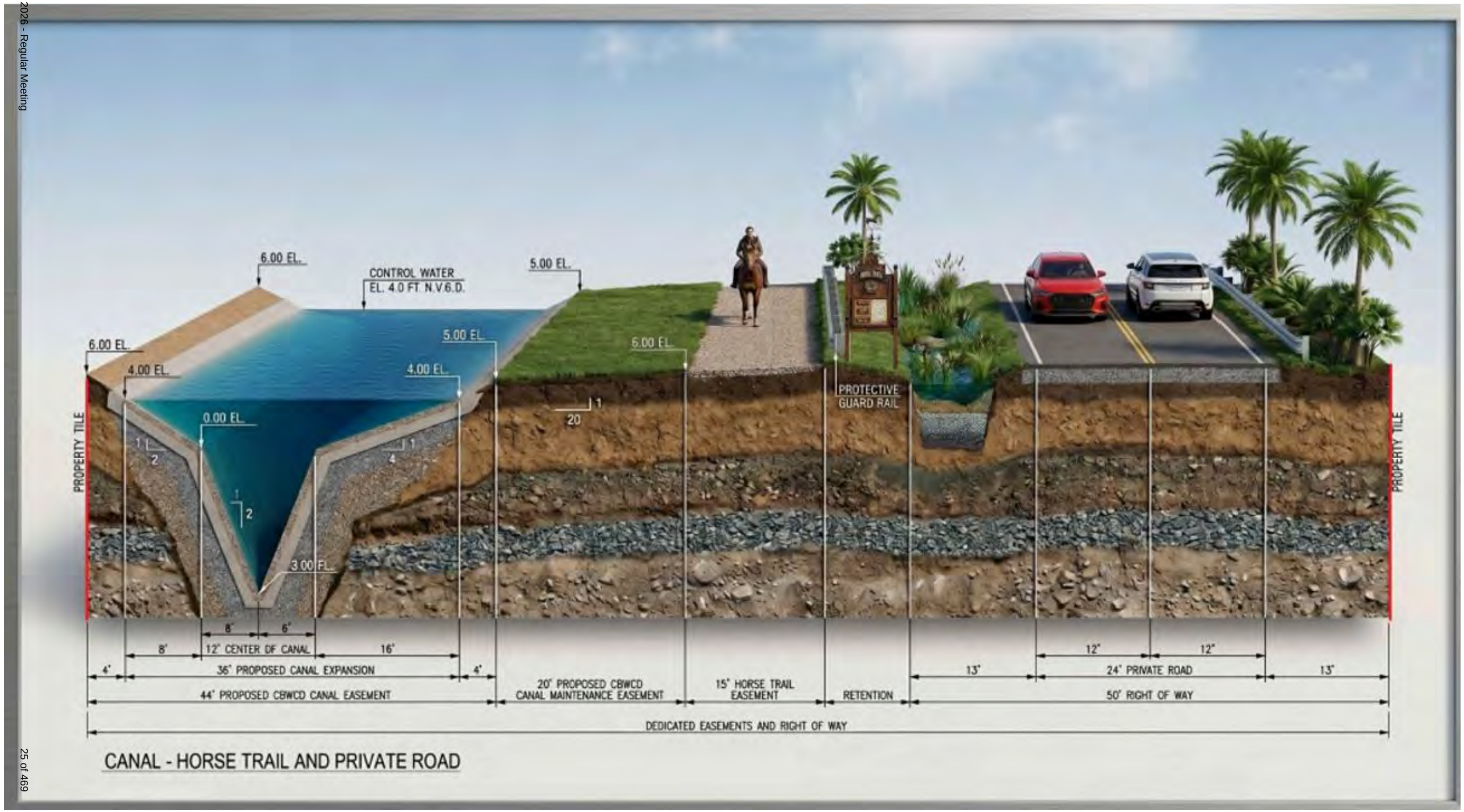


SK-15

CONCEPTUAL SITE PLAN (2 OF 2)



SOUTHERN TRAIL DETAILS



CANAL - HORSE TRAIL AND PRIVATE ROAD

TRAIL SIGNAGE AND AMENITIES













PROCLAMATION
Hindu Heritage Month and Festival of Diwali

WHEREAS, Sanatana Dharma, commonly known as Hinduism, is one of the most ancient religions of the world that originated in India; and

WHEREAS, Hinduism is the third largest religion in the world with more than one billion followers worldwide, representing 15% of the global population; and

WHEREAS, approximately four million Hindus call United States as their home, including several thousand in Broward County and its municipalities; and

WHEREAS, the Hindus celebrate numerous festivals throughout the year but many during the months of October or November, culminating in the celebration of Diwali; and

WHEREAS, the Hindus worldwide reverently observe the festival of Diwali, celebrating the victory of good over evil and bringing light in the form of knowledge, serenity, hope and universal well-being; and

WHEREAS, Diwali falls on Sunday, November 8th this year, in accordance with the lunar calendar, and brings together families, friends, and communities here in the U.S. and around the globe, promoting goodwill, peace, prosperity and a shared sense of oneness; and

WHEREAS, the U.S. Congress has officially passed unanimous resolutions, recognizing the religious and historical significance of Diwali; and

WHEREAS, Diwali is one of the most celebrated festivals of great significance to the Hindus, Sikhs, Jains, and Buddhists; and

WHEREAS, for Sikhs, Diwali is celebrated as "Bandi Chhor Divas" or the day the sixth Sikh Guru, Guru Hargobind, helped release 52 kings held in captivity by the Mughal Emperor, in an unparalleled testimony of shared sense of oneness; and

WHEREAS, for Jains, Diwali marks the anniversary of the attainment of moksha, or liberation, by Mahavira, the last great teacher of the Jain dharma; and

WHEREAS, for Nevar Buddhists, Diwali is commemorated as the day the great Emperor Ashoka embraced Buddhism as his faith; and

WHEREAS, consistent with the American values, Diwali signifies a special time of peace and serenity with the hope of building bridges of understanding and tearing down barriers of intolerance; and

WHEREAS, the Town of Southwest Ranches has notably benefited from the Indian American and South Asian communities through the great family values they bring along with the commitment to tolerance, pluralism, inclusiveness, environmental consciousness and continued excellence in science, medicine, technology, music, dances, yoga and meditation.

NOW, THEREFORE, BE IT RESOLVED that the Town of Southwest Ranches, Florida, does hereby recognizes the significance of the Hindu Heritage Month and the festival of Diwali with its message of tolerance, compassion and the victory of good over evil which resonates with the American spirit; and

BE IT FURTHER RESOLVED that the Town of Southwest Ranches, Florida, proudly expresses its deepest respect for Indian Americans and South Asian Americans throughout the world and here in the Town of Southwest Ranches community, and all those who celebrate the Hindu Heritage Month in October and Diwali on November 8th and likewise encourages all the people of the Town of Southwest Ranches, Florida to join us in recognizing the contributions of all Hindus, Sikhs, Jains, and Buddhists active in all aspects of our vibrant economy and civic society.

Dated this 22nd day of October 2026

_____

STEVE BREITKREUZ, MAYOR

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. Muñiz, 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: Kathryn Sims

DATE: 10/22/26

SUBJECT: AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 085-080 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") ENTITLED, "STORMWATER MANAGEMENT"; AUTHORIZING THE TOWN TO ENFORCE VIOLATIONS OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Recomendation
Town Council consideration of the Ordinance on First Reading.

Unanimous Vote of the Town Council Required?
YES

Strategic Priorities
Town Services (Operational)

Background
The Town of Southwest Ranches has been made aware of several properties that have not adhered to drainage district standards after approval has been applied for or issued. The drainage districts do not have a mechanism to ensure compliance in such cases. The ordinance is intended to provide a mechanism whereby the Town, through its Code Compliance Department, can help ascertain the status of these properties and if necessary, use the code compliance process to ensure compliance and thereby protect neighboring residents.

Fiscal Impact/Analysis
Any potential fiscal impact will be by way of imposed fines upon non-compliant properties.

Staff Contact
Russell Muniz, Town Administrator Julio Medina, Code Compliance Director

ATTACHMENTS:
Biz impact for SBDD enforcement.docx
SBDD CBWCD Enforcement Ord - TA APP.docx

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:

CREATING SECTION 085-080 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") ENTITLED, "STORMWATER MANAGEMENT"; AUTHORIZING THE TOWN TO ENFORCE VIOLATIONS OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section A

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

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

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

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

Allows the Town to enforce violations of drainage district requirements and permits.

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.

There will be no direct costs to businesses.

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

There will be no new charge or fee on businesses or which businesses will be financially responsible.

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

No direct capital or labor cost. Enforcement will be incidental to normal duties of existing code enforcement staff.

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

None. The ordinance does not create new requirements for businesses and does not apply specifically or generally to businesses.

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

ORDINANCE NO. 2027 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 085-080 OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC") ENTITLED, "STORMWATER MANAGEMENT"; AUTHORIZING THE TOWN TO ENFORCE VIOLATIONS OF DRAINAGE DISTRICT REGULATIONS AND REQUIREMENTS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, stormwater within the Town is managed by the Town's Public Works Department, the South Broward Drainage District and the Central Broward Water Control District; and

WHEREAS, all three entities work in parallel to protect real property and streets from flooding; and

WHEREAS, the drainage districts have limited ability to police and enforce their regulations and permit conditions once inspections are completed and permits are closed; and

WHEREAS, the Town has a dedicated code enforcement department that regularly enforces Town regulations governing filling, grading and paving; and

WHEREAS, authorizing the Town's code enforcement department to enforce all drainage requirements effective within the Town relating to development activities would increase compliance with such requirements, thereby benefiting all Town property owners and residents; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing to consider this Ordinance and recommended the Town Council adopt the amendment; and

WHEREAS, the Town Council held a duly noticed public hearing to consider this Ordinance, and finds that adopting this Ordinance is in the public interest.

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

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

Section 2: Amendment. Section 085-080 is hereby created to read as follows:

Sec. 085-080. – ~~Reserved.~~ Drainage district regulations.

The Stormwater Management Regulations, Standards, Procedures and Design Criteria of both the South Broward Drainage District and Central Broward Water Control District ("Drainage Districts"), as may be amended, are hereby incorporated within this chapter by reference, and the regulations and standards shall be enforceable by the Town as if set forth fully within this chapter. The Town may initiate enforcement actions upon finding that such regulations and standards have been violated by way of improper fill, grading, obstructions, alteration of an approved surface water management area, and paving upon private property and within drainage easements, reservations and rights-of-way maintained by the Drainage Districts.

Section 3: Conflict. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4: Effective Date. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING this ___ day of ____, 2026 on a motion made by _____ and seconded by _____.

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

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith M. Poliakoff, J.D., Town Attorney
1001.2026.110

This page intentionally left blank

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. Muñiz, 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: Jeff Katims

DATE: 10/22/26

SUBJECT:

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-26-2)

Recomendation
Town Council consideration for a motion to approve the ordinance.

Unanimous Vote of the Town Council Required?
YES

Strategic Priorities
Other

Background

Petitioners C&D 40 Acre, LLC and Hancock 40AC and LLC request to change the future land use plan designation of 89.74 gross acres located at 13900 Griffin Road from Community Facilities to Rural Ranches. A companion rezoning application seeks rezoning from Community Facility to Rural Ranches-A with a conceptual site plan and proposed trail amenities. See agenda memo for details.

Fiscal Impact/Analysis
No fiscal impact

Staff Contact
Jeff Katims, Planner

ATTACHMENTS:
Biz Impact Statement-LUPA.pdf
LUPA ORDINANCE (002) RJD with DOC number.docx
Staff Report
PA-26-2 Survey converted.pdf

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, AMENDING SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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. Development orders and permits and development agreements.
  b. Comprehensive plan amendments and land development regulation amendments initiated by a private party other than the municipality.
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. 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).

- Authorizes the Town to enforce local drainage district standards when they are violated.

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.

There are no direct compliance costs.

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

The ordinance does not impose charges or fees for businesses.

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

The Town is not anticipated to incur additional costs to implement this ordinance.

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

This ordinance is not anticipated to impact businesses.

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

ORDINANCE NO. 2027 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION OF APPROXIMATELY 90 GROSS ACRES FROM COMMUNITY FACILITIES TO RURAL RANCHES, GENERALLY LOCATED ON THE SOUTH SIDE OF GRIFFIN ROAD BETWEEN HANCOCK ROAD AND SW 136TH AVENUE; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE LAND PLANNING AGENCY; REQUESTING RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-26-2)

WHEREAS, Hancock 40 AC LLC and C&D 40 Acre LLC ("Petitioners") are the owners of 83.37 net acres and 89.74 gross acres located on the south side of Griffin Road between Hancock Road and SW 136th Avenue within the Town, as more particularly described in Exhibit "A" of this Ordinance ("Property"); and

WHEREAS, Petitioners filed Application No. PA-26-2 to amend the land use plan map designation of the Property from Community Facilities to Rural Ranches; and

WHEREAS, Petitioners concurrently filed Application No. RZ-26-26 to rezone the Property from Community Facility to Rural Ranches-A; and

WHEREAS, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its September 17, 2026 meeting and recommended approval with conditions; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on October 22, 2026 and recommended that the Town Council adopt the proposed amendment; and

WHEREAS, the Town Council finds that the amendment is internally consistent with the goals, objectives and policies of the adopted Comprehensive Plan and complies with Part II of Chapter 163, Florida Statutes.

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

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

Section 2: Map Amendment. The Community Facilities land use plan map designation of the Property, legally described in Exhibit "A" attached hereto, and made a part hereof, is hereby amended to Rural Ranches.

Section 3: Broward County Planning Council Transmittal. That the Town hereby transmits the corresponding application for amendment to the Broward County Land Use Plan to the Broward County Planning Council with a recommendation of approval.

Section 4: F.S. Chapter 163 Transmittal. That the Town hereby requests that the Broward County Planning Council transmit the amendment to the State Land Planning Agency under the expedited state review procedure, concurrent with the corresponding County map amendment, and directs the Town Planner to transmit the adopted amendment to the State Land Planning Agency immediately following the second and final reading of this Ordinance.

Section 5: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Map subsequent to the effective date of this Ordinance.

Section 6: Conflict. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 7: Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 8: Effective Date. This Ordinance shall take effect 31 days after the State Land Planning Agency notifies the Town that the adopted plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance, and upon subsequent recertification by the Broward County Planning Council.

[Signatures on Following Page]

PASSED ON FIRST READING this ___ day of ____, 2026 on a motion made by _____ and seconded by _____.

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

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith M. Poliakoff, J.D., Town Attorney
1001.2026.104

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF TRACT 'A', "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT 'A', 1446.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TWO COURSES: (1) NORTH 43°20'59" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39676, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.26 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 'A' THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) N01°31'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,696 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

This page intentionally left blank

TOWN OF SOUTHWEST RANCHES

AGENDA REPORT

DATE: October 22, 2026

SUBJECT: The Reserve at Southwest Ranches
Land Use Plan Amendment ("LUPA") Application No. PA-26-2

LOCATION: 13900 Griffin Road; generally located at the southeast corner of Griffin Road and Hancock Road (SW 142nd Avenue).

OWNERS/ PETITIONERS: C&D 40 Acre, LLC and Hancock 40AC, LLC

AGENT: Miskel Backman, LLP; Dwayne L. Dickerson, Esq.

REQUEST: Amend the Future Land Use Map designation of approximately 89.74 gross acres from Community Facilities to Rural Ranches. A corresponding Broward County Land Use Plan amendment from Community to Rural Ranches is requested.

PUBLIC NOTICE: Legal advertisement in *Sun Sentinel,* property posting and mailed notice to property owners within 1,500 feet.

EXHIBITS: Existing Future Land Use Map and property survey

BACKGROUND AND PROCESS

The petitioners request a change from Community Facilities to Rural Ranches for three parcels at 13900 Griffin Road comprising 89.74 gross acres and 83.37 net acres, presently consisting of vacant land, a church and a school ("Amendment Site").

The petitioners propose a 24-home single-family community pursuant to the accompanying RR-A rezoning application. The Rural Ranches category allows one dwelling unit per 2.5 gross acres, yielding a maximum of 35 dwelling units. The public-facility analyses accordingly evaluate 35 units.

RELATED APPLICATIONS

The petitioners filed a concurrent application to rezone the Amendment Site from CF to RR-A, with a conceptual site plan depicting 24 lots of at least 2.5 net acres. If the land use plan amendment and rezoning applications are ultimately approved, plat and site plan applications will be required before the site can be developed. The LUPA application establishes the land use designation and maximum allowable density; it does not approve a specific development plan.

IMPACTS TO PUBLIC FACILITIES

Roads

KBP Consulting, Inc.'s July 3, 2026 traffic analysis compares a theoretical 310,484-square-foot recreational community center under the existing designation with 35 single-family homes under Rural Ranches. It reports the following trip generation using ITE's 12th Edition.

Development scenario	Daily trips	PM trips*
Existing-designation analytical scenario	8,948	907
Proposed designation: 35 homes	548	40
Change: proposed minus existing scenario	−8,400	−867

**PM peak hour of the generator, as labeled in the traffic study; not necessarily the adjacent roadway's peak hour. These are comparisons of development potential, not measured reductions from the church, school and vacant land currently on the site.*

Potable water and sanitary sewer

The Amendment Site is currently served by City of Sunrise potable water and sanitary sewer facilities. The site may be developed for residential use using any combination of centralized water and sanitary sewer or wells and septic tanks.

Parks

The application would generate a demand for 0.70 acre of park demand. The Town's adopted LOS standard is 6 acres per 1,000 residents; the existing LOS is more than 17 acres per 1,000.

Schools

The amendment would generate 14 students. The assigned schools—Hawkes Bluff Elementary, Silver Trail Middle and West Broward High—operate at 64.4%, 68.4% and 80.6% of their respective capacities.

Drainage

Development of the amendment site will require construction of a 60-foot canal along its southern property line.

Solid waste

The amendment would reduce the amount of solid waste generation compared to the maximum development intensity of the amendment site under the existing Community Facilities designation.

NATURAL AND HISTORIC RESOURCES

Archaeological preservation

There is an archaeological site located approximately 300 feet east of the FDOT retention pond, adjacent to Griffin Road. When the amendment site was platted, the then-owner entered into an agreement with Broward County requiring its preservation as private open space in perpetuity, archaeological monitoring, use of protective barriers, and county review of adjacent grade

changes. The agreement will be enforced as part of the development review process, including the plat, site plan and permitting. The County Archaeologist will review the parallel application for amendment of the Broward County Land Use Plan.

Wetlands and surface waters

There are isolated wetlands on the amendment site. The parallel application for amendment to the Broward County Land Use Plan will be further reviewed by the Broward County Environmental Permitting Division. Disturbance of the wetlands will require a county environmental resource permit.

Burrowing owls

There are existing clusters of burrowing owls that will require a Florida Fish and Wildlife Conservation Commission (FWC) permit to disturb. The amendment application indicates an intent to relocate the clusters to artificial burrows pursuant to a future FWC permit.

ANALYSIS

FLUE Policies 1.1-d and 1.3-c — Land use compatibility

These policies address compatibility with rural areas and consideration of existing and future land uses when reviewing plan amendments.

Staff finding: The proposed Rural Ranches land use designation is consistent with the existing Rural Ranches designations west and south of the amendment site, and the Rural Estates designation east of the amendment site.

FLUE Policy 1.3-e — Preservation of rural character

The policy makes the Town's established rural character a primary consideration in plan amendments.

Staff finding: Changing the property from a community-facility designation to low-density residential use would extend the rural residential pattern adjoining the site.

FLUE Policy 1.15-c — Adequacy of public facilities

The cited policy addresses availability of facilities meeting adopted LOS standards before plat approval.

Staff finding: Reduced modeled traffic and potential utility demand, and adequate schools, parks and solid-waste disposal capacity support further consideration of the amendment.

STAFF FINDING AND RECOMMENDATION

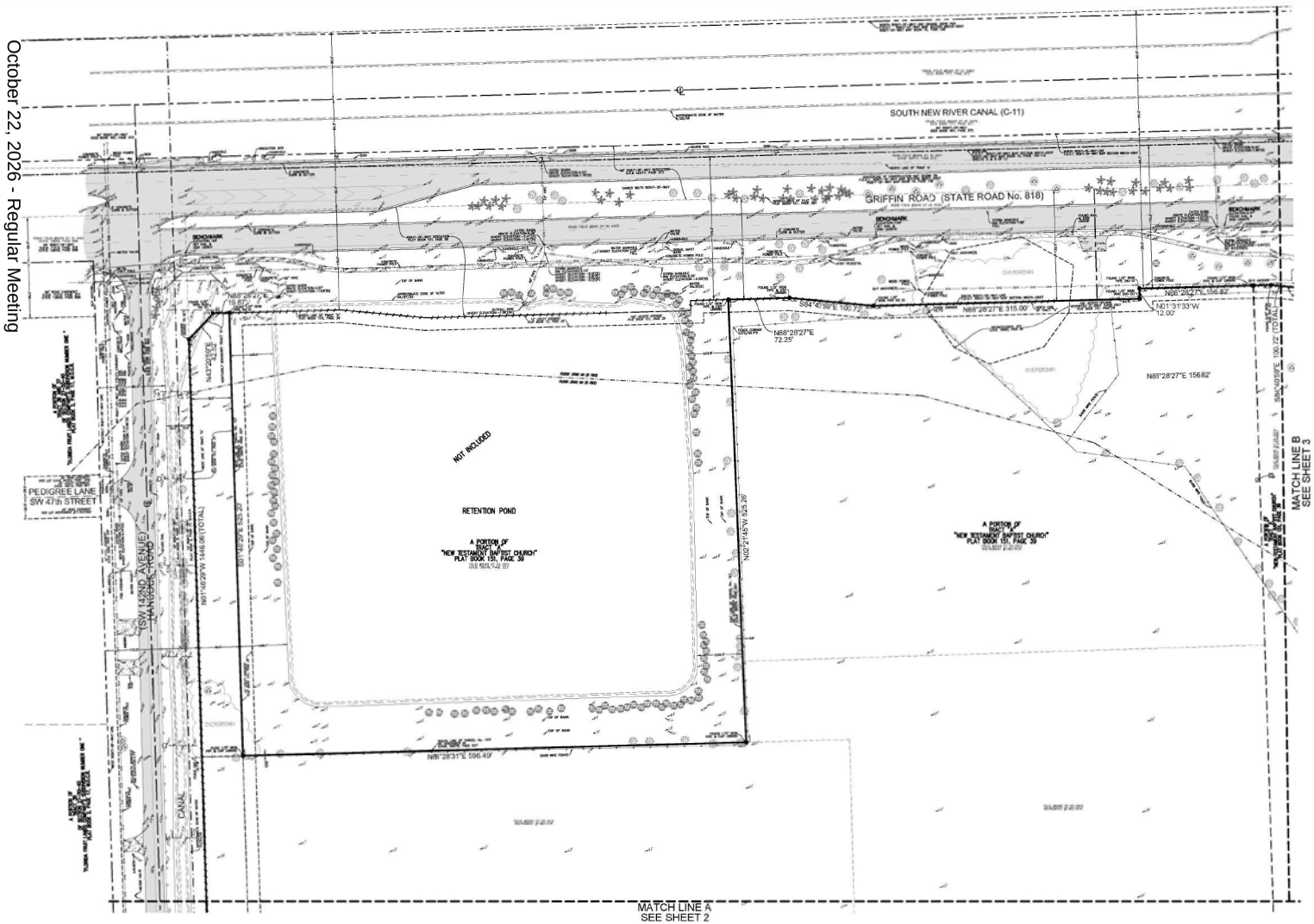
Staff finds that the requested Rural Ranches designation would extend the predominant low-density residential land use pattern and further the Town's rural character. The amendment is consistent with adopted comprehensive plan policies. Staff recommends APPROVAL.

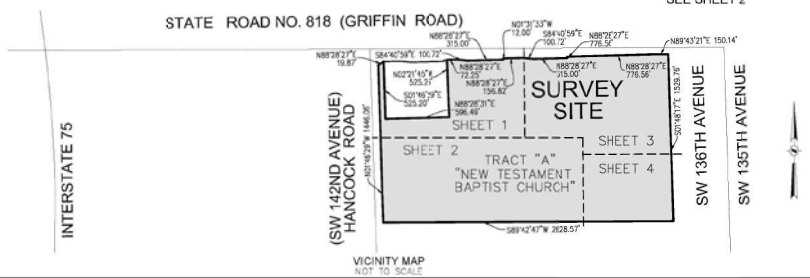
This page intentionally left blank

EXISTING FUTURE LAND USE MAP DESIGNATIONS



This page intentionally left blank







LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF TRACT "A", "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT "A", 1446.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A" THE FOLLOWING TWO COURSES: (1) NORTH 43°20'39" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39679, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 596.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.20 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A" THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°47'06" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) NO°2'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,695 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #3360; ELEVATION: 5.8 FEET, AND BENCHMARK #1818A; ELEVATION: 5.85 FEET.
3. FLOOD ZONE: AH; BASE FLOOD ELEVATION: 5 FEET/8 FEET; PANEL #12011C0530H & #12011C0540H; COMMUNITY #120691; FAP DATE: 7/31/24.
3. THIS SITE LIES IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "A" BEING N01°46'29"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: HANCOCK 40AC, LLC.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
8. THIS SITE CONTAINS 1/2 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (133 REGULAR & 9 DISABLED).
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

CERTIFICATION:

I HEREBY CERTIFY, THAT THE [illegible] STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF [illegible] AND [illegible] IN CHAPTER 5J-17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Digitally signed by John F Pulice
Date: 2026.07.27 15:49:55 -04'00'

JOHN F. PULICE — Professional Surveyor and Mapper — No. 2691 — STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

SHEET 1 OF 5

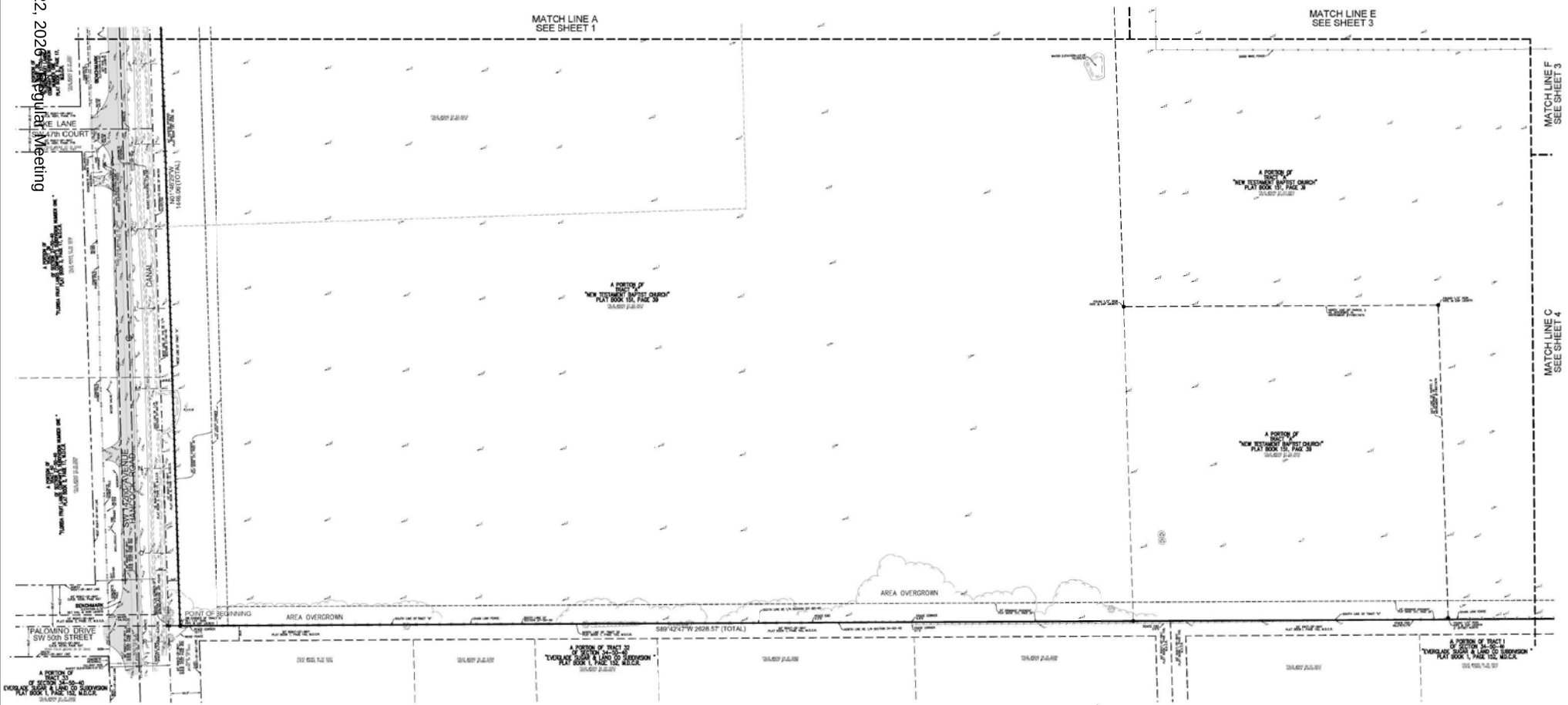
NO.	REVISIONS	BY

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
EMAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/2026	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

0' 60' 120' 180'
GRAPHIC SCALE
1"=60'

SHEET 2 OF 5

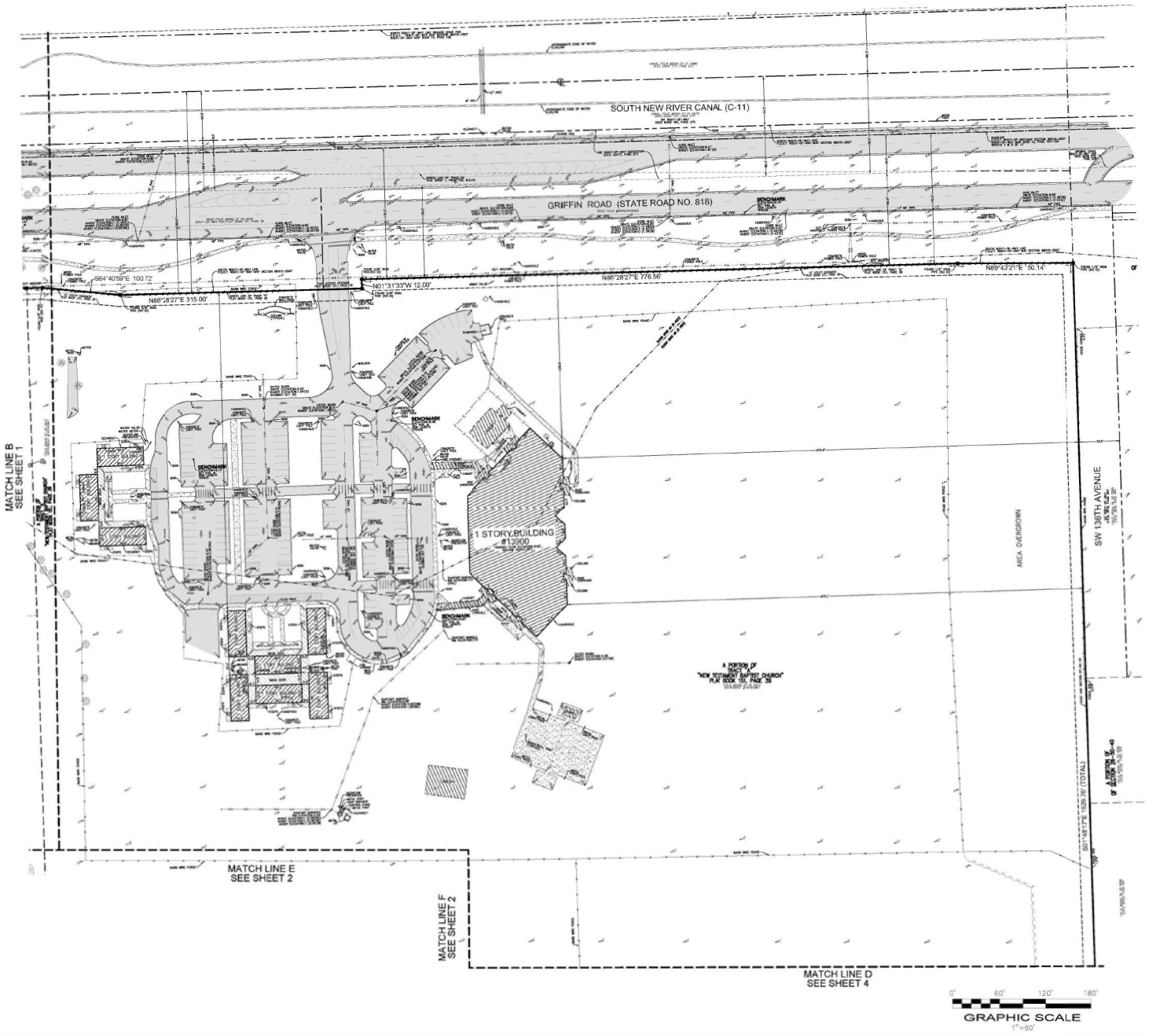
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13600 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



CONCRETE
ASPHALT PAVEMENT
WOOD DECK
ADA DETECTABLE WARNING PAD
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
CENTERLINE
FPL FLORIDA POWER & LIGHT COMPANY
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
TREE
PALM TREE

SHEET 3 OF 5

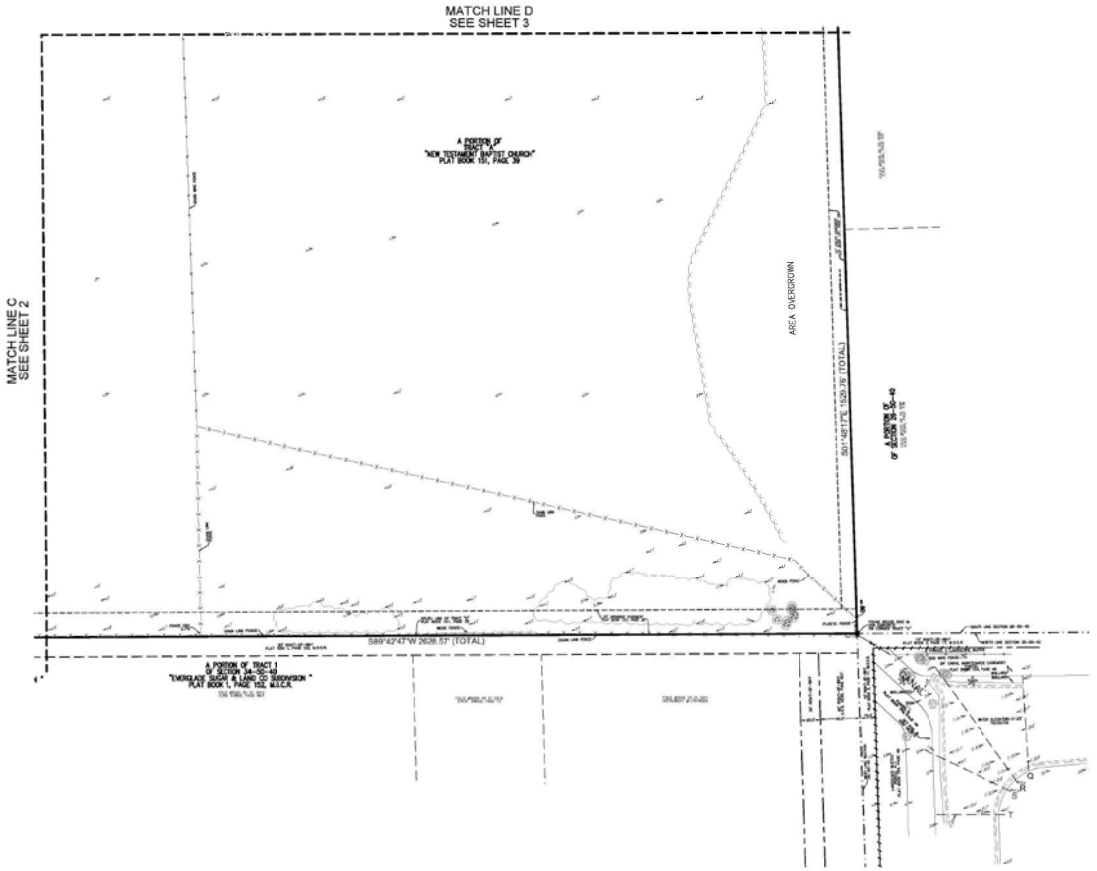
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

0' 60' 120' 180'
GRAPHIC SCALE
1"=60'

SHEET 4 OF 5

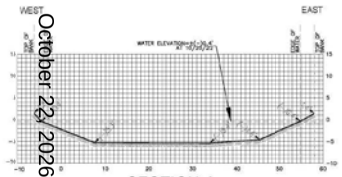
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

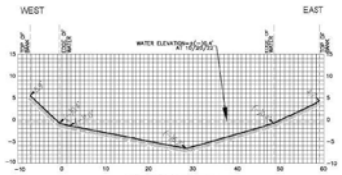
BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

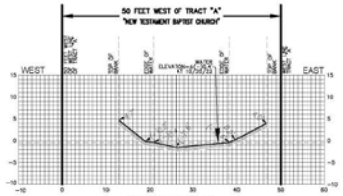
DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75071



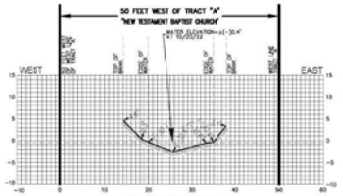
SECTION A



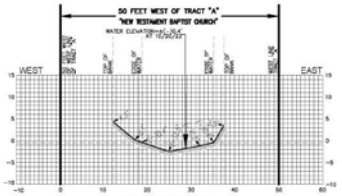
SECTION B



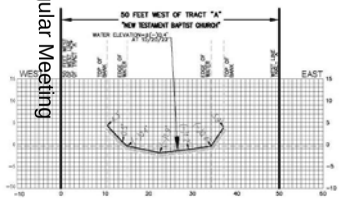
SECTION C



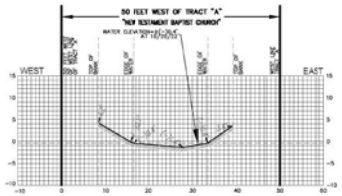
SECTION D



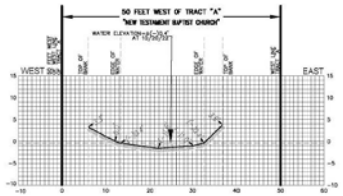
SECTION E



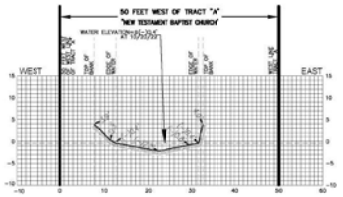
SECTION F



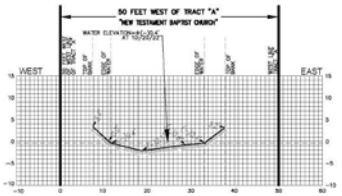
SECTION G



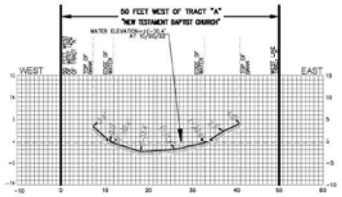
SECTION H



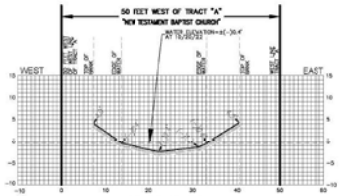
SECTION I



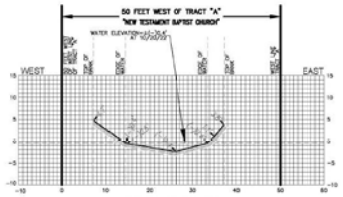
SECTION J



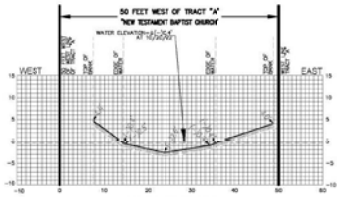
SECTION K



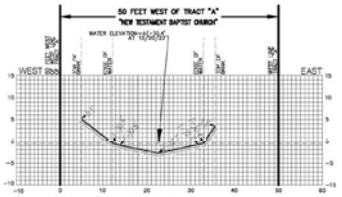
SECTION L



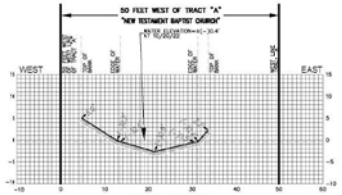
SECTION M



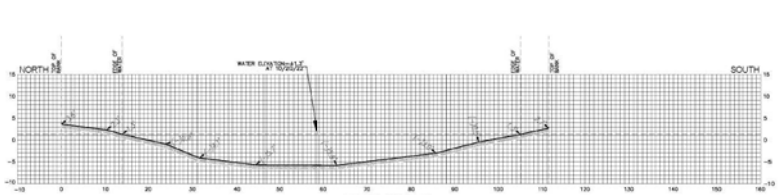
SECTION N



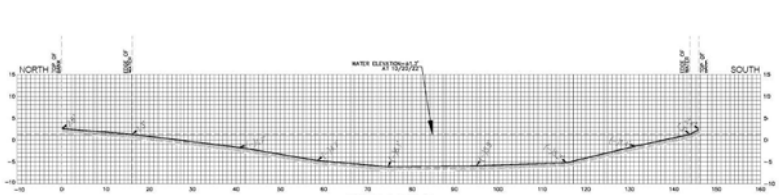
SECTION O



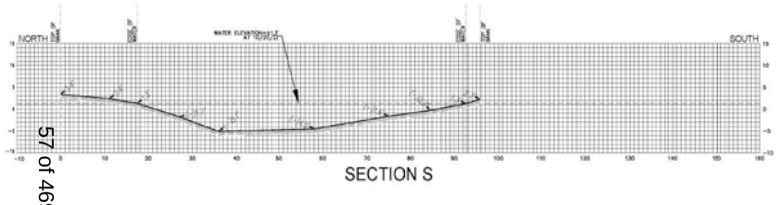
SECTION P



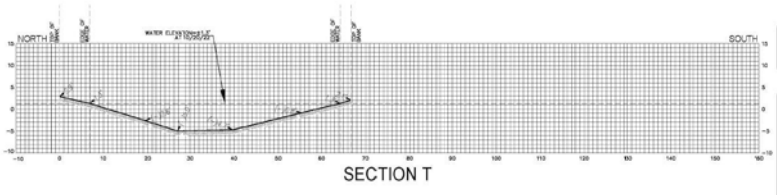
SECTION Q



SECTION R



SECTION S



SECTION T

SHEET 6 OF 5

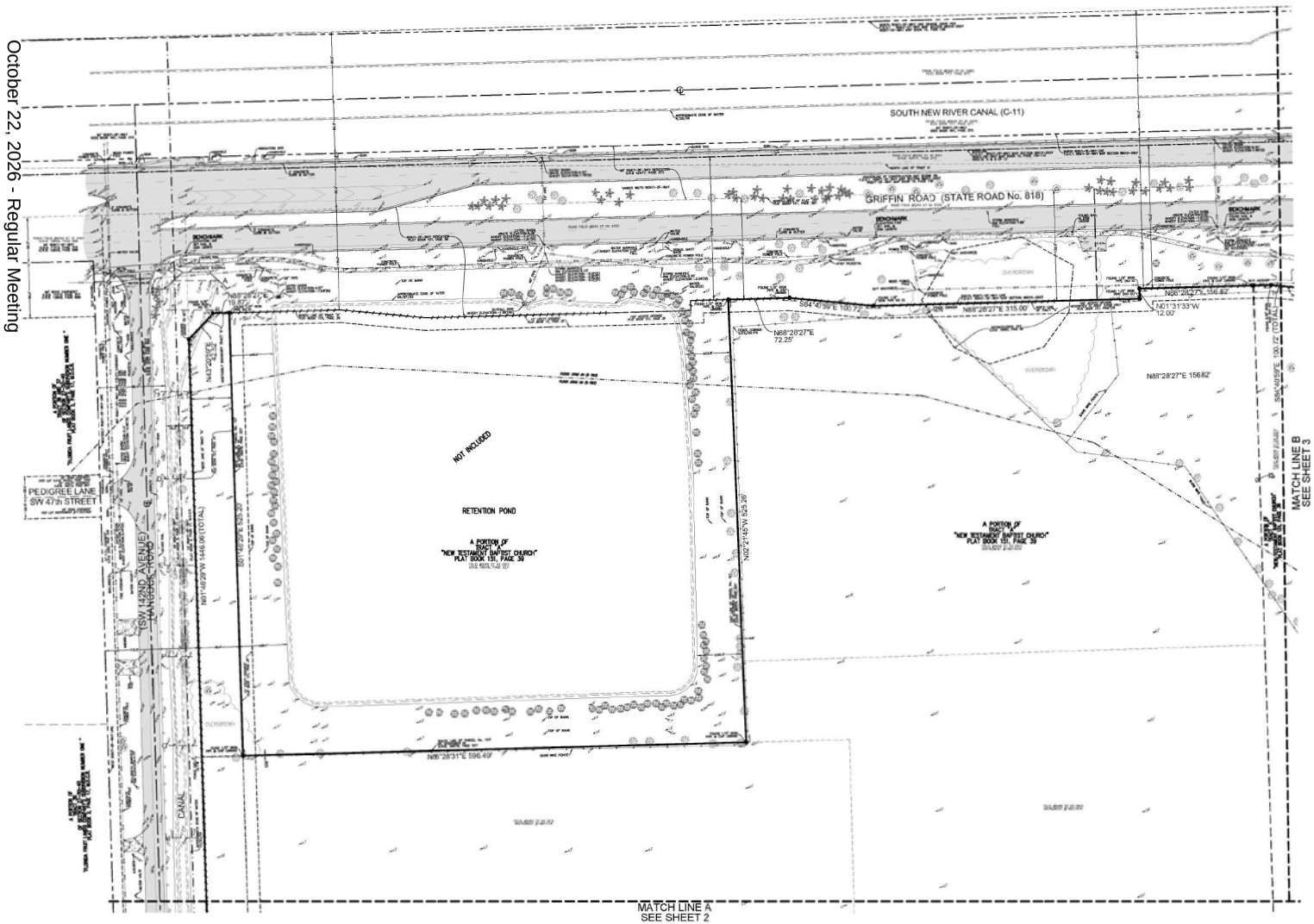
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5 INCLUSIVE

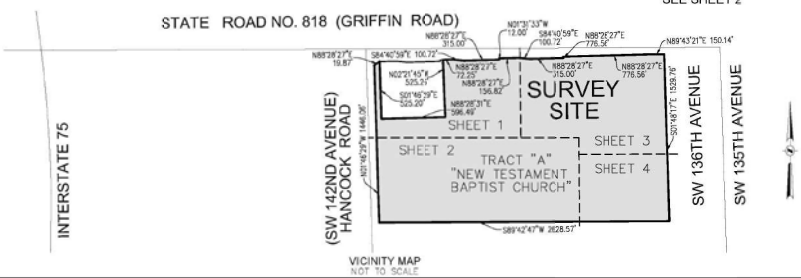
PROPOSED
RESERVE AT SOUTHWEST RANCHES
13980 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 70557







LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF TRACT "A", "NEW TESTAMENT BAPTIST CHURCH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°46'29" WEST, ALONG THE WEST LINE OF SAID TRACT "A", 1448.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A" THE FOLLOWING TWO COURSES: (1) NORTH 43°20'39" EAST 42.52 FEET; (2) NORTH 88°28'27" EAST 19.87 FEET; THENCE SOUTH 01°46'29" EAST ALONG THE WEST BOUNDARY OF PARCEL NO. 107 AS DESCRIBED IN OFFICIAL RECORDS BOOK 39679, PAGE 227, BROWARD COUNTY RECORDS, 525.20 FEET; THENCE NORTH 88°28'31" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL NO. 107, FOR 590.49 FEET; THENCE NORTH 02°21'45" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 107, FOR 525.25 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A" THE FOLLOWING TEN COURSES: (1) NORTH 88°28'27" EAST 72.25 FEET; (2) SOUTH 84°40'59" EAST 100.72 FEET; (3) NORTH 88°28'27" EAST 315.00 FEET; (4) NORTH 01°31'33" WEST 12.00 FEET; (5) NORTH 88°28'27" EAST 156.82 FEET; (6) SOUTH 84°40'59" EAST 100.72 FEET; (7) NORTH 88°28'27" EAST 315.00 FEET; (8) NO°2'33"W 12.00 FEET; (9) NORTH 88°28'27" EAST 776.56 FEET; (10) NORTH 89°43'04" EAST 150.14 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", ALSO BEING THE EAST LINE OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°48'17" EAST ALONG SAID EAST LINE 1529.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°42'47" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 2628.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

NET AREA CONTAINING 3,631,495 SQUARE FEET (83.372 ACRES), MORE OR LESS.
GROSS AREA CONTAINING 3,909,074 SQUARE FEET (89.740 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #3360; ELEVATION: 5.8 FEET, AND BENCHMARK #1818A; ELEVATION: 5.85 FEET.
3. FLOOD ZONE: AH; BASE FLOOD ELEVATION: 5 FEET/8 FEET; PANEL #12011C0530H & #12011C0540H; COMMUNITY #120691; FAP DATE: 7/31/24.
3. THIS SITE LIES IN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "A" BEING N01°46'29"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: HANCOCK 40AC, LLC.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
8. THIS SITE CONTAINS 1/2 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (133 REGULAR & 9 DISABLED).
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

CERTIFICATION:

I HEREBY CERTIFY, THAT THE ... OF SURVEY HAS BEEN ... STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF ... AND ... IN CHAPTER ... OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION ... FLORIDA STATUTES.

John F Pulice — Digitally signed by John F Pulice — Date: 2026.07.27 15:49:55 -04'00'

JOHN F. PULICE — License Number 2691 — STATE OF FLORIDA — Professional Surveyor and Mapper

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

SHEET 1 OF 5

NO.	REVISIONS	BY

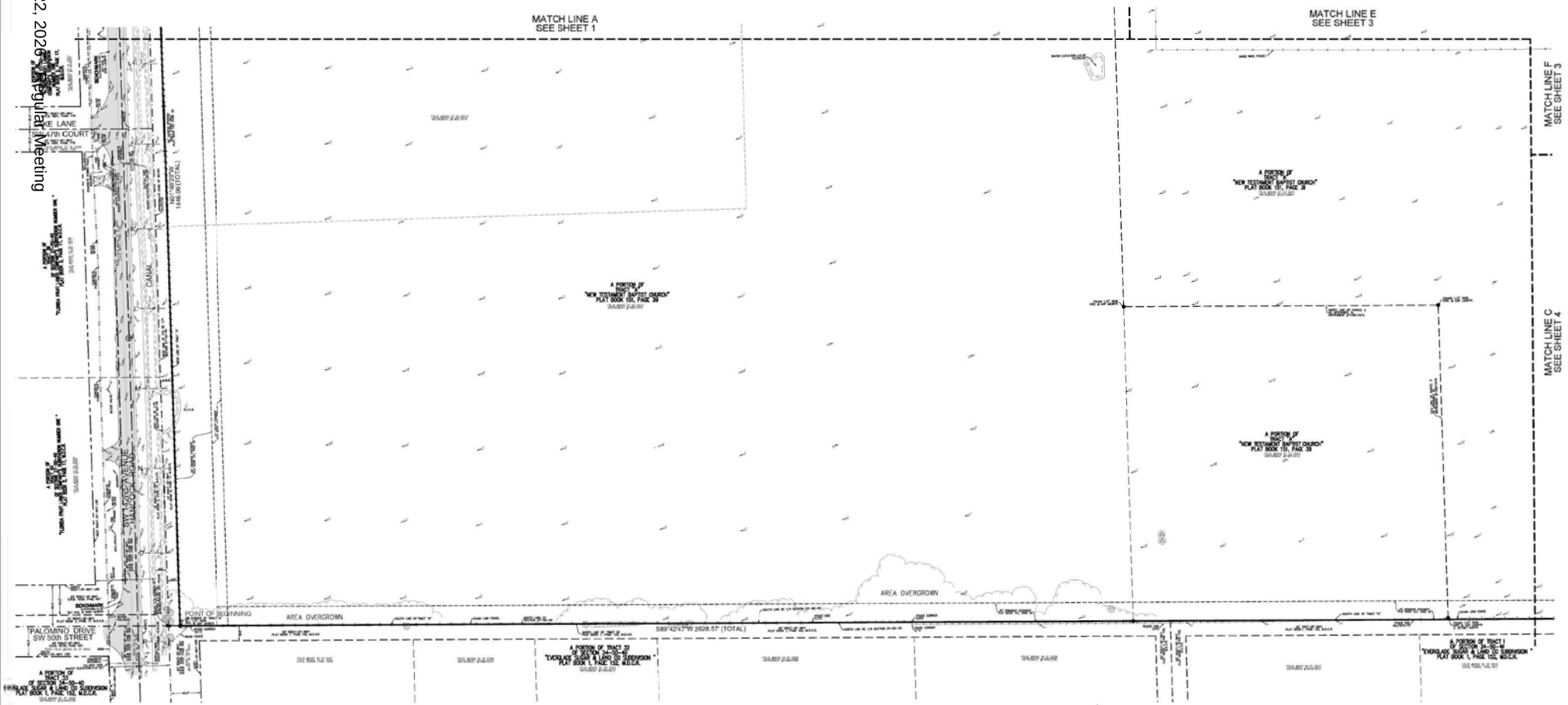
PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
EMAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/30/26	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

GRAPHIC SCALE
0' 60' 120' 180'
1"=60'

SHEET 2 OF 5

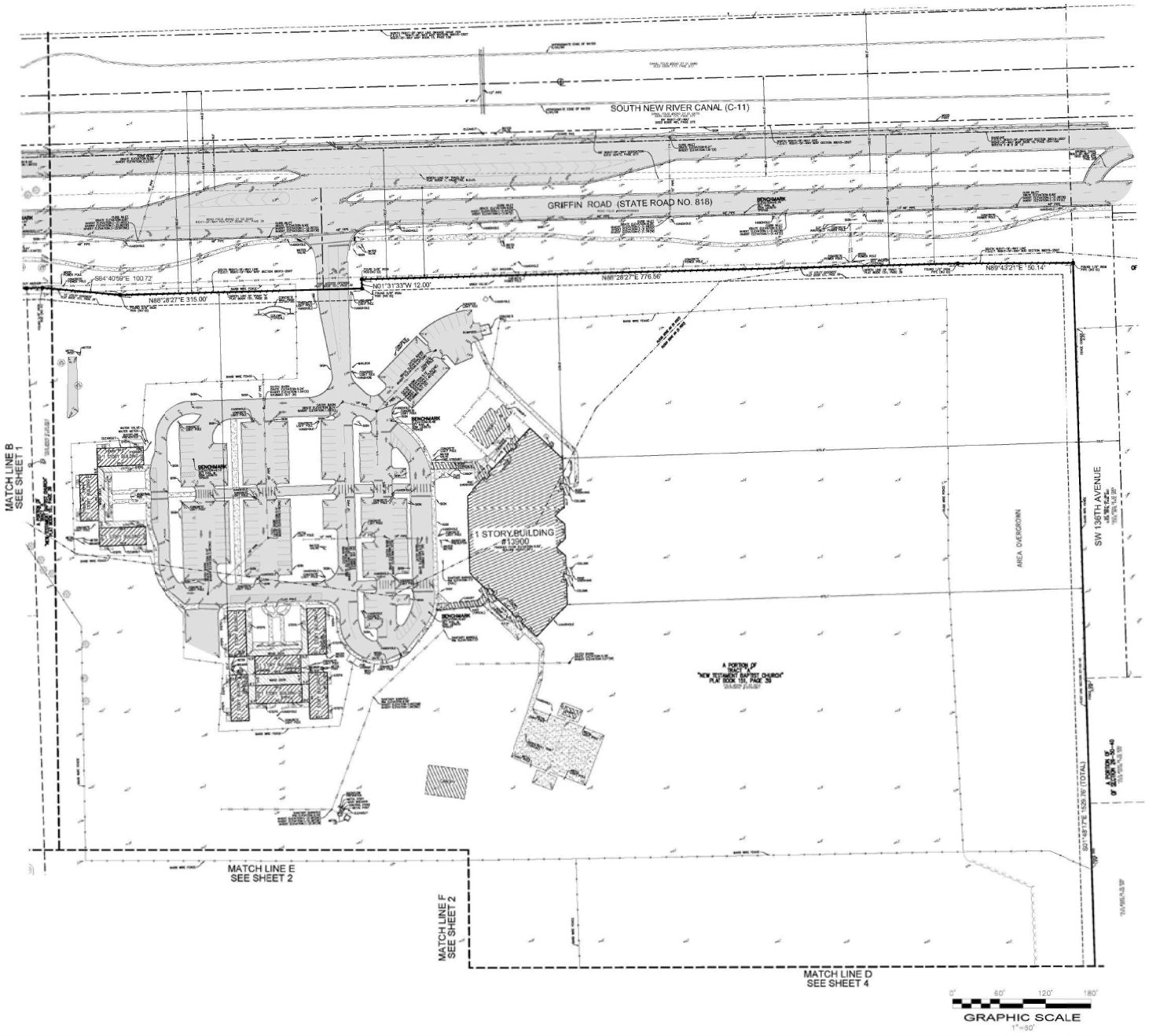
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13600 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



CONCRETE
ASPHALT PAVEMENT
WOOD DECK
ADA DETECTABLE WARNING PAD
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
CENTERLINE
FPL FLORIDA POWER & LIGHT COMPANY
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
TREE
PALM TREE

SHEET 3 OF 5

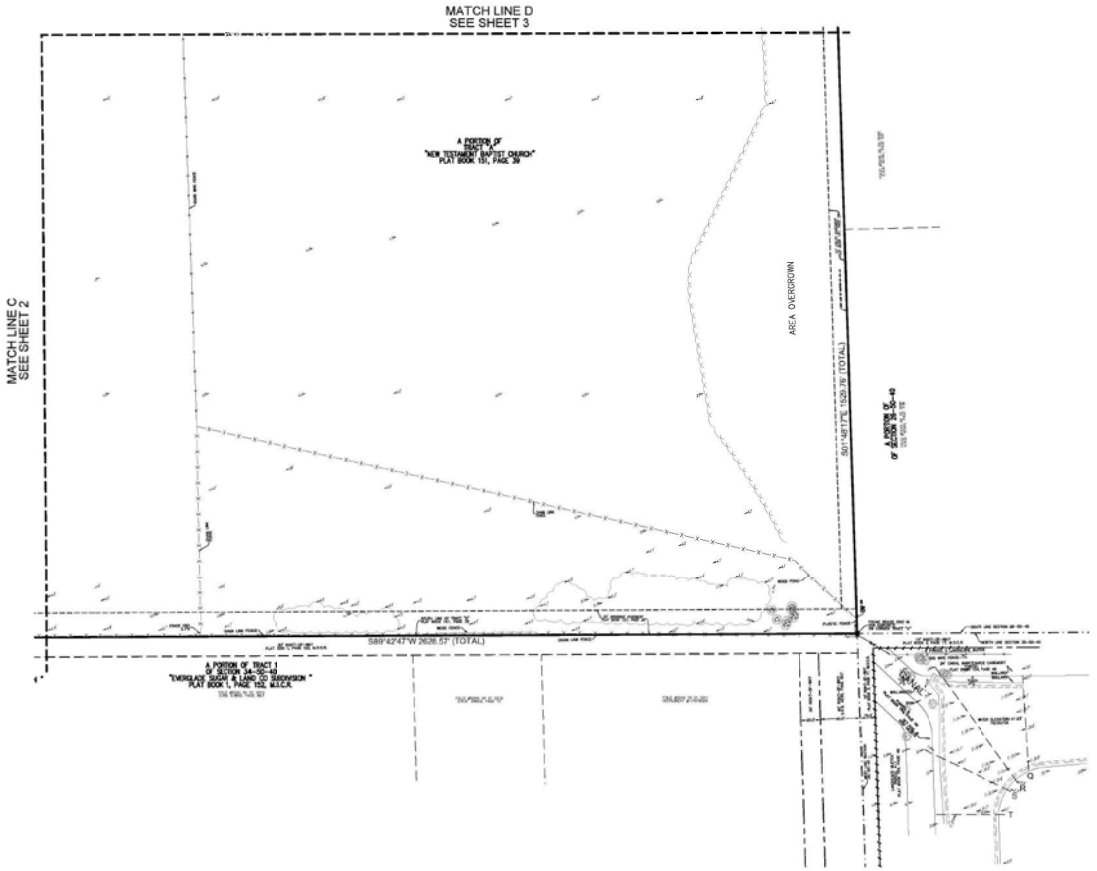
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- WOOD DECK
- ADA DETECTABLE WARNING PAD
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE
- PALM TREE

0' 60' 120' 180'
GRAPHIC SCALE
1"=60'

SHEET 4 OF 5

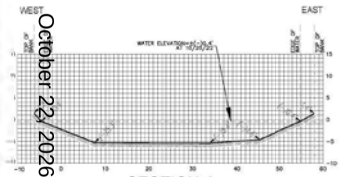
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5, INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13900 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

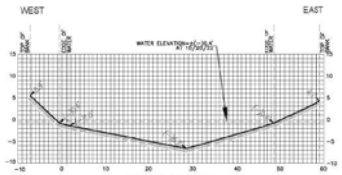
BOUNDARY AND TOPOGRAPHIC SURVEY

PLS
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

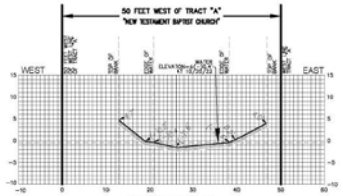
DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 75971



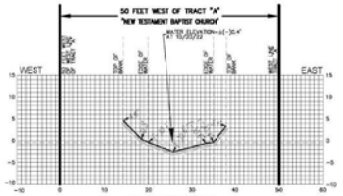
SECTION A



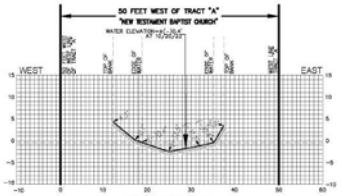
SECTION B



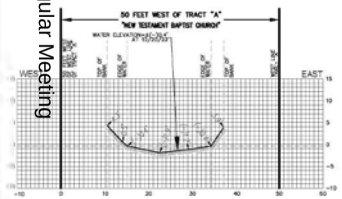
SECTION C



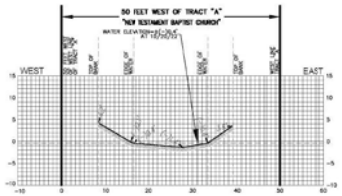
SECTION D



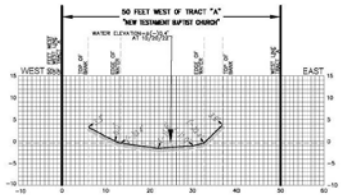
SECTION E



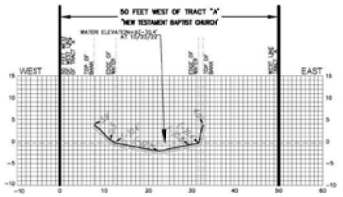
SECTION F



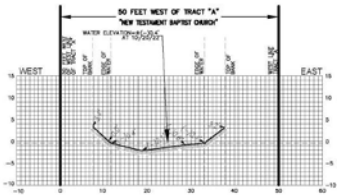
SECTION G



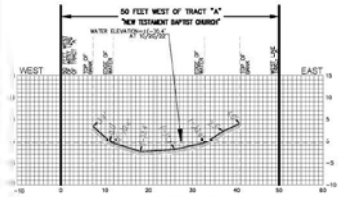
SECTION H



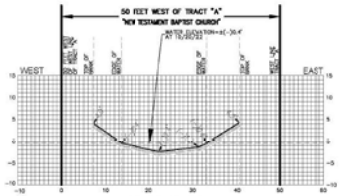
SECTION I



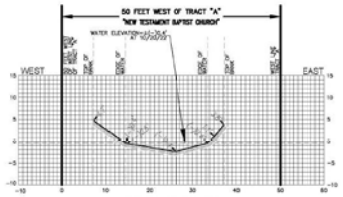
SECTION J



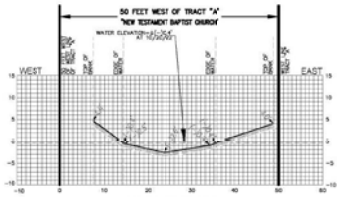
SECTION K



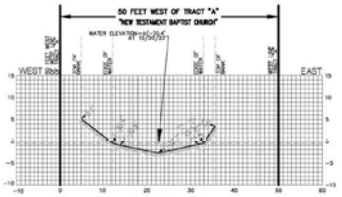
SECTION L



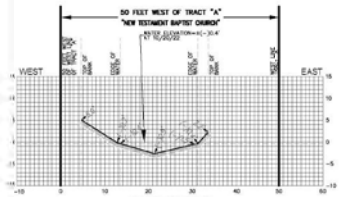
SECTION M



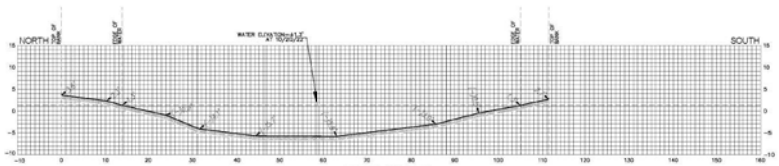
SECTION N



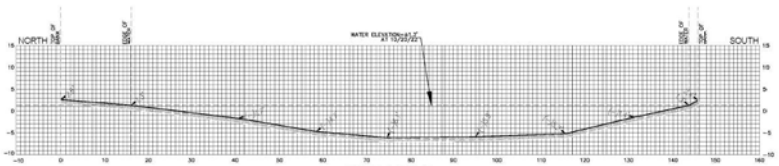
SECTION O



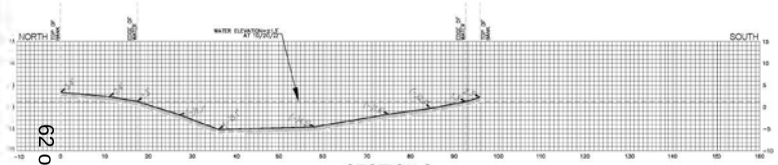
SECTION P



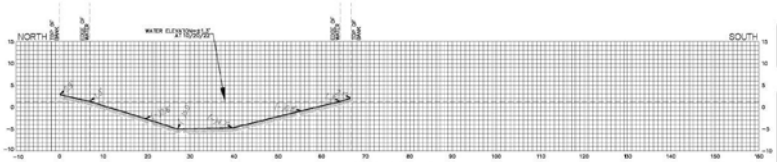
SECTION Q



SECTION R



SECTION S



SECTION T

SHEET 6 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 5 INCLUSIVE

PROPOSED
RESERVE AT SOUTHWEST RANCHES
13980 GRIFFIN RD
SOUTHWEST RANCHES, FLORIDA 33330
(TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 60'	CLIENT: HANCOCK 40AC, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 7/8/26	ORDER NO.: 70557

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. Muñiz, 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: Debra Ruesga

DATE: 10/22/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030, AS THE SOUTHWEST RANCHES FIRE STATION GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(A), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

Recomendation
Town Council to open the item for public comment and discussion. A final vote will be taken at the November 19, 2026, public hearing for this item.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)
Town Services (Operational)

Background

The Florida Legislature adopted the Florida Brownfields Redevelopment Act to promote environmental restoration, economic development, and more sustainable growth patterns. Environmental restoration of vacant or underutilized property has been historically proven to remove stigma, reduce blight, improve air and stormwater quality, eliminate environmental health hazards, and in turn, spur redevelopment and revitalization. By statutory definition, brownfields encompass real property where expansion, redevelopment, or reuse of which has been or may be complicated by actual or perceived environmental contamination.

Since 1997, the Florida Brownfields Program (the "Program") has made a wide array of financial, regulatory, and technical incentives available to local governments, businesses, and communities to catalyze environmental cleanup and economic development of marginalized or otherwise underutilized properties. In doing so, the Program has encouraged confidence in neighborhood revitalization and investment of private capital in land reuse and job creation in hundreds of communities throughout Florida. According to figures provided by the Florida Department of Environmental Protection ("FDEP"), as of August 2026, 633 areas covering more than 296,000 acres have been designated under the Program, generating over $3 billion in capital investment. These areas have enjoyed a wide range of redevelopment uses, including local government facilities, market rate and affordable housing, community health clinics, retail and commercial uses, renewable energy, transportation facilities, and conservation and recreation.

The Program provides economic and regulatory incentives intended to overcome environmental complications and allow the property owners and project developers to continue to move forward. If approved, this designation would allow the Town to negotiate and enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County that governs the cleanup process and activates incentives including but not limited to the following:

- A Florida Corporate Income Tax Credit of 50% of eligible contamination response costs incurred annually up to $1 million, which have historically been sold for 90 cents on the dollar. This program is governed by § 376.30781, F.S. and is known as the Voluntary Cleanup Tax Credit ("VCTC") Program. VCTC applications may be submitted every year eligible cleanup costs are incurred.
- A Bonus Florida Corporate Income Tax Credit of 25% of all costs incurred from project start to finish, up to $2 million, following Broward County's issuance of a Conditional or unconditional Site Rehabilitation Completion Order.
- Liability protections against third party claims for property damage, injunctive re-lief, and cost recovery. The statutory basis for this protection can be found at §§ 376.82(2)(a), 376.82(2)(h) and 376.82(4), F.S., as applicable.

A discussion of brownfield case studies throughout the State, prepared by FDEP, can be found here: https://floridadep.gov/sites/default/files/25-26%20Brownfields%20Report%20FINAL_compliant.pdf.

A. Environmental Conditions at the Subject Property

The Subject Property is two parcels that were previously used as a vegetative debris and landscaping disposal site as well as used for storage of utility vehicles, trailers, landscaping equipment, tools, and related material. The Subject Property meets the definition of "brownfield" under § 376.79(4), Florida Statutes, due to the presence of actual contamination, likely stemming from this former use. The presence of actual contamination has complicated redevelopment for the Town's proposed use of the Subject Property as a new fire station.

Specifically, a Phase II Environmental Site Assessment documented concentrations of arsenic, dieldrin, benzo(a)pyrene, benzo(a)anthracene, naphthalene, total petroleum hydrocarbons, and several volatile organic compounds in soil above applicable Soil Cleanup Target Levels and concentrations of arsenic and iron in groundwater above Groundwater Cleanup Target Levels.
The environmental conditions at the Subject Property will require the Town to conduct site rehabilitation under Broward County regulatory oversight and implement design and construction changes to the project that would not be required but for the presence of contamination. The Program is specifically designed to address redevelopment complications like this and help local governments manage the environmental risk as they voluntarily rehabilitate and redevelop contaminated sites.

B. Green Reuse Area Designation Public Hearing Requirements
Designations are governed by the provisions of § 376.80, Fla. Stat. As a designation initiated by the Town as the local government, § 376.80(2)(a), Fla. Stat., will apply, which directs the Town Council to consider four factors for designation and to follow the process outlined at § 376.80(1)(c), Fla. Stat. Section 376.80(1)(c), Fla. Stat., specifically requires that the designation must be carried out by a resolution adopted by the jurisdictional local government following two advertised public hearings. For municipalities, the governing body must adopt the resolution in accordance with the procedures outlined in § 166.041, Fla. Stat., except that the procedures for the public hearings on the proposed resolution must be in the form established in § 166.041(3)(c)2, Fla. Stat.

Section 166.041(3)(c)2, Fla. Stat. requires two advertised public hearings with at least one of the two public hearings held after 5 p.m. on a weekday unless the Town Council, by a majority plus one vote, elects to conduct that hearing at another time of day. The first public hearing must be held at least 7 days after the day the first advertisement is published. The second hearing must be held at least 10 days after the first hearing and must be advertised at least 5 days prior to the public hearing.

Section 376.80(1)(c)4.a., Fla. Stat., provides that, “[a]t least one of the required public hearings shall be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents’ considerations, and other relevant local concerns.” The Town Hall Council Chambers in which the Town Council typically meets is sufficiently close to the proposed area to be designated and is reasonably practicable given the physical proximity of the Chambers to the Subject Property, the disruption to the Town Council’s sched-ule to reconvene at the Subject Property, the lack of any formal meeting facility at the Subject Property, and the expectation by community members that any subsequent decisions by the Town Council regarding the Subject Property will occur in Chambers.

Section 376.80(1)(c)4.b., Fla. Stat., further requires that, “[n]otice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.” The Town satisfied all applicable notice and opportunity to comment requirements established by. § 376.80(1)(c)(4)(b), Fla. Stat., as follows:

i. (i) the upcoming public hearings were announced at the Town Council meeting held on

_____, 2026;
(ii) notice of the proposed designation and public hearings was posted at the Subject Property on _____, 2026;
(iii) notice of the proposed designation and public hearings was being published in the Sun Sentinel on _____, 2026; and
(iv) notice of the proposed designation and public hearings was published in a local community bulletin on _____, 2026;

C. Consideration of the Four Statutory Factors.

1. Section 376.80(2)(a), Fla. Stat., requires the Town Council to consider four factors for designation prior to approving the resolution at the second and final public hearing:

1. whether the area warrants economic development and has a reasonable potential for such activities;
2. whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. whether the area has potential to interest the private sector in participating in re-habilitation; and
4. whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

2.

In considering the four designation factors established in § 376.80(2)(a), Fla. Stat., the Town Council is not required to make a particular finding with respect to any of the four enumerated factors, each factor must only be "considered."
Staff has reviewed and considered the four factors in making this recommendation that the proposed resolution designating the Subject Property be approved and finds as follows:

1. The proposed brownfield area warrants economic development and has a reason-able potential for such activities. The Subject Property is under-utilized. Not only does the Subject Property in its under-utilized state warrant economic development, but it constitutes a significant liability as a result of documented contamination. The costs associated with implementing appropriate response actions to protect human health and the environment, including but not limited to engaging qualified remediation con-tractors to perform the assessment and remediation are significant. The Program would provide a meaningful way to continue the process of productively reusing this impacted property for the benefit of Town residents. Above all else, building a new fire station is critically important to the health, welfare, and safety of the Town's residents. Based on the environmental condition of the Subject Property and the Town's plans for its redevelopment, the Subject Property warrants economic development and has a reasonable potential for such activities.

2. The proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage. The proposed area to be designated represents a carefully focused approach to redevelopment. The Subject Property con-sists of only the two parcels that will be rehabilitated and redeveloped for the project. Further, as reflected in Table 1 below, 14.3% of designated brownfield areas in Florida are between 0 and 5 acres in size with the majority of brownfield areas covering even greater areas. The approximately 3.79-acre size of the Subject Property falls squarely within this range and is comparable to similarly situated brownfield areas in the state.

Table 1 - Analysis of Designated Areas in Florida by Acreage Range

(Based on FDEP Monthly Status Report Dated November 2025)

Size range	# of Areas within Category (Statewide)	# of Areas within Category (Broward County)	% of All Area Designations per Category (Statewide)	% of All Area Designations per Category (Broward County)
< 1.0 acre	39	6	7.25%	12.50%
1.1 - 5.0 acres	114	10	17.96%	20.83%
5.1 - 10.0 acres	91	14	14.34%	29.17%
10.1 - 50.0 acres	154	11	24.01%	22.92%
50.1 -100.0 acres	32	2	5.35%	4.12%
100.1 - 500.0 acres	80	1	12.78%	2.08%
500.1 - 1,000.0 acres	40	2	6.56%	4.12%
1,000.1 - 5,000.0 acres	54	2	9.33%	4.12%
5,000.1 - 10,000.0 acres	8	0	1.38%	0.00%
>10,000.0 acres	6	0	1.04%	0.00%
Total	618	48	100.00%	100.00%

3. The proposed area has the potential to interest the private sector in participating in rehabilitation. The Subject Property and the Project have already involved the private sector in rehabilitation and will certainly continue to do so. Already, the Town has engaged private sector vendors to conduct environmental studies, project planning, and construction work and will continue to work with private sector financial institutions, construction companies, environmental consultants, and legal counsel as construction progresses. Accordingly, not only does the proposed area have the potential to interest the private sector in participating in the rehabilitation of the Subject Property, but the private sector will be directly implementing the project.

4. The proposed area contains land suitable for limited recreational open space, cultural, or historical preservation. Due to the Subject Property's limited size and its planned redevelopment with a fire station, the proposed area likely does not contain land suitable for limited recreational open space, cultural, or historical preservation. As the Town Council must only consider each of the designation factors without making any particular finding as to each item, the limited area suitable for recreational open space, cultural, or historical preservation on the Subject Property should not prevent the Town Council from finding that the designation of the Subject Property is in the best interest of the Town and the surrounding area.

Accordingly, Town Staff recommend approval of the resolution and designation of the Subject Property as the _____ Green Reuse Area.

Fiscal Impact/Analysis

This resolution does not impose additional costs on the Town but will allow the Town to enter into a Brownfield Site Rehabilitation Agreement and access financial incentives provided by the state to reduce the cost of site rehabilitation for which the Town is already responsible. No

other fiscal impacts are expected through this designation.

Staff Contact
Russell C. MuÃ±iz, Town Administrator, Kathryn Sims, Deputy Town Administrator, Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:
Green Reuse Reso with accepted changed-TA APP.docx

RESOLUTION NO. 2027 - XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030, AS THE SOUTHWEST RANCHES FIRE STATION GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(A), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida has provided, at § 376.77 – § 376.85, Florida Statutes, for designation of certain properties as "brownfield areas" by Resolution to provide for their environmental rehabilitation and redevelopment and to promote economic development and revitalization generally; and

WHEREAS, § 376.80(2)(a), Florida Statutes, allows the Town to designate real property within the Town of Southwest Ranches (the "Town") as a "brownfield area" by Resolution following consideration of the factors at § 376.80(2)(a), Florida Statutes, and compliance with the public hearing and public notice requirements at § 376.80(1)(c), Florida Statutes; and

WHEREAS, the Town is in the process of redeveloping and rehabilitating two parcels identified by Property ID nos. 504030000020 and 504030000030 (the "Subject Property"), as a new Town fire station; and

WHEREAS, in furtherance of the Subject Property's environmental rehabilitation and redevelopment, the Town Council desires to designate the Subject Property as depicted and legally described in Exhibit "A", as the "Southwest Ranches Fire Station Green Reuse Area" pursuant to § 376.80(2)(a), Florida Statutes; and

WHEREAS, the Town Council has considered the following factors that apply for such designations as set forth in § 376.80(2)(a), Florida Statutes, and has determined that the Property qualifies for designation:

1. Whether the Subject Property warrants economic development and has a reasonable potential for such activities;
2. Whether the Subject Property represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the Subject property has potential to interest the private sector in participating in rehabilitation; and
4. Whether the Subject Property contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the Town Council wishes to notify the Florida Department of Environmental Protection of its resolution designating the Subject Property as the Southwest Ranches Fire Station Green Reuse Area to further its rehabilitation and redevelopment for purposes of §§ 376.77 - 376.85, Florida Statutes; and

WHEREAS, the Town has complied with the requirements of § 376.80(1)(c), Florida Statutes, including the public notice and public hearing requirements under § 166.041(3)(c)2., Florida Statutes; and

WHEREAS, the Town Council believes that designating the Subject Property as the Southwest Ranches Fire Station Green Reuse Area is in the best interest of the health, safety, and welfare of its residents.

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

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

Section 2. The Town Council has considered the factors set forth in § 376.80(2)(a)1-4, Florida Statutes, and hereby designates the Subject Property as depicted and legally described in Exhibit "A" as the Southwest Ranches Fire Station Green Reuse Area for purposes of § 376.77 – § 376.85, Florida Statutes.

Section 3. The Town Council authorizes the Town Clerk to notify the Florida Department of Environmental Protection of the Town Council's resolution designating the Subject Property as the Southwest Ranches Fire Station Green Reuse Area.

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

[Remainder of page intentionally left blank.]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this ___ day of October, 2026 on a motion by

_____ and seconded by _____.

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness

_____
Keith Poliakoff, Town Attorney
1001.2026.109

This page intentionally left blank

EXHIBIT A – MAP AND LEGAL DESCRIPTION



This page intentionally left blank

PARCEL "A":

THAT PORTION OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 40 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE NORTH 1°47'00" EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SECTION 30 FOR A DISTANCE OF 1157.05 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE SOUTH NEW RIVER CANAL, THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF THE SOUTH NEW RIVER CANAL FOR A DISTANCE OF 872.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE EAST AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SOUTH NEW RIVER CANAL FOR A DISTANCE OF 184.36 FEET, THENCE SOUTH 1°47'00" WEST FOR A DISTANCE OF 513.23 FEET, HENCE NORTH 88°22'00" WEST FOR A DISTANCE OF 184.25 FEET, THENCE NORTH 1°47'00" EAST FOR A DISTANCE OF 507.96 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR ROAD.

LESS AND EXCEPT FROM PARCEL DESCRIBED ABOVE THOSE LANDS SET FORTH AS PARCEL 116 IN THAT STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 24291, PAGE 558, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

PARCEL "B":

THAT PORTION OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 40 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE NORTH 1°47'00" EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SECTION 30 FOR A DISTANCE OF 1157.05 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SOUTH NEW RIVER CANAL; THENCE EAST AND ALONG THE SAID SOUTH RIGHT OF WAY LINE OF THE SOUTH NEW RIVER CANAL FOR A DISTANCE OF 638.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST AND ALONG THE SAID SOUTH RIGHT OF WAY LINE OF THE SOUTH NEW RIVER CANAL FOR A DISTANCE OF 234.49 FEET; THENCE SOUTH 1°47'00" WEST FOR A DISTANCE OF 507.96 FEET; THENCE NORTH 88°22'08" WEST FOR A DISTANCE OF 234.45 FEET; THENCE NORTH 1°47'00" EAST FOR A DISTANCE OF 501.21 FEET TO THE POINT OF BEGINNING.

LESS RIGHT OF WAY FOR ROAD.

LESS AND EXCEPT FROM PARCEL DESCRIBED ABOVE THOSE LANDS SET FORTH AS PARCEL 116 IN THAT STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 24291, PAGE 558, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 504030-00-0020 / 504030-00-0030

This page intentionally left blank

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. Muñiz, 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: Emily Aceti

DATE: 10/22/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-SIX THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND ZERO CENTS ($36,321.00) TO THE SUNSHINE RANCHES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2026-2027 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Recomendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?
YES

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background

The Town Council adopted Resolution 2015-033 establishing a Neighborhood Safety Grant Program open to Town recognized homeowners and civic associations. This Resolution states the Town Council is solely responsible for reviewing and awarding the grant applications.

To be eligible, the project shall create and maintain safer communities:

- Improve the safety of the particular community where the money is sought.
- Address a noted neighborhood deficiency or a deficiency which is likely to occur.
- Have significant neighborhood support and involvement from residents.
- Enhance the overall wellbeing of the neighborhood.

The maximum amount of the Town's grant shall be $40,000 per grant cycle. Applicants are required to have a financial match of twenty-five (25) percent, which shall not include in-kind services. All grants shall be paid out as reimbursements based upon certain milestones being met.

The Sunshine Ranches Homeowners Association (Grantee) has submitted a Neighborhood Safety Grant Application to install speed humps and associated signage. The grant application describes excessive speeders, who are a danger to pedestrians, bicyclists, pets, children and equestrians as the reason for the grant request. The proposed project meets the criteria for being eligible.

The Town Council of the Town of Southwest Ranches will determine the exact locations of these improvements prior to installation. A traffic study of Sunshine Ranches was recently performed by a traffic engineer and is attached hereto with recommended locations.

The Town developed a Neighborhood Traffic Calming Program to provide residents with an opportunity to present a concern for traffic safety with respect to observed volume and speeds on neighborhood streets and a formal method to study and evaluate, design and install measures to mitigate these concerns. This is an eleven-step process that relies on resident input and traffic analysis. To be considered for traffic calming, a roadway must generally satisfy at least four of the following criteria: (1) minimum traffic volumes of 500 vehicles per day; (2) minimum roadway length of 1,000 feet; (3) at least 85 percent (85%) of vehicles exceeding the posted speed limit; (4) support from a minimum of 30 percent (30%) of affected residents; (5) a minimum of three correctable crashes within a 12-month period; or (6) a minimum of 25 percent (25%) cut-through traffic, with Criteria 5 or 6 permitted as substitutes for Criterion 3. This grant award expedites the installation of speed humps without completing all the steps outlined in the Neighborhood Traffic Calming Program.

While the grant application typically requires three written quotes, the Town already has a continuing contract with Huurr Homes, LLC for this type of work. Huurr Homes provide cost estimates for three speed humps. Three asphalt speed humps that are the standard for existing speed humps throughout Town are $38,978. Three rubber speed humps, similar to the ones recently installed on Luray Road are $48,428. During the September 30, 2026 meeting, the HOA unanimously voted to request rubber speed humps.

Fiscal Impact/Analysis

The Sunshine Ranches Homeowners Association is requesting a grant in the amount of $36,321 from the Town.

	Rubber Speed Humps
Town	$36,321
HOA (25%)	$12,107
Total	**$48,428**

The Town budgeted $35,000 in Fiscal Year 2026-2027 for the Neighborhood Safety Grant Program. Therefore, a budget amendment in the amount of $1,321 utilizing unassigned fund balance (reserves) is required.

Staff Contact

Emily Aceti, Community Services Manager; Emil C. Lopez, Town Financial Administrator; Rod Ley, P.E., Public Works Director

ATTACHMENTS:

Resolution - Sunshine Ranches Neighborhood Safety Grant
EXH A - SWR-Sunshine Ranches- Neighborhood Safety Grant Agreement (002)107.docx
Attach A - Sunshine Ranches-SWR Neighborhood Safety Grant Application.pdf
Rubber Speed Tables Quote
Traffic Study Converted.pdf

This page intentionally left blank

RESOLUTION NO. 2027-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-SIX THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND ZERO CENTS ($36,321.00) TO THE SUNSHINE RANCHES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2026-2027 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapters 166 and 170, Florida Statutes, give the Town of Southwest Ranches the authority to establish a neighborhood safety grant program; and

WHEREAS, on April 23, 2015, the Town Council approved Resolution 2015-033 establishing a Neighborhood Safety Grant Program; and

WHEREAS, Sunshine Ranches Homeowners Association has submitted a Neighborhood Safety Grant Application to the Town, which is attached hereto as Exhibit "A" to the Agreement; and

WHEREAS, the Town Council is solely responsible for reviewing and awarding Neighborhood Safety Grant Program grants based on specific criteria; and

WHEREAS, the maximum grant award is Forty Thousand Dollars and Zero Cents ($40,000.00); and

WHEREAS, all grants require a minimum of at least a twenty-five percent (25%) match; and

WHEREAS, Sunshine Ranches Homeowners Association is requesting a Neighborhood Safety Grant in the amount of Thirty-Six Thousand Three Hundred Twenty-One Dollars and Zero Cents ($36,321.00) to install rubber speed humps and associated signage; and

WHEREAS, Sunshine Ranches Homeowners Association will contribute a twenty-five percent (25%) match toward the grant amount, which totals Twelve Thousand One Hundred Seven Dollars and Zero Cents ($12,107.00); and

WHEREAS, Sunshine Ranches Homeowners Association will be responsible for any costs exceeding the grant award; and

WHEREAS, Thirty-Five Thousand Dollars and Zero Cents ($35,000.00) is budgeted in FY 2026-2027 Adopted Town Budget within Account #001-3900-519-46110 - Misc. Maintenance and Repairs Fund for Beautification/Safety Grants; and

WHEREAS, a budget amendment in the amount of One Thousand Three Hundred Twenty-One Dollars and Zero Cents ($1,321.00) utilizing unassigned fund balance is required to award this Neighborhood Safety Grant application; and

WHEREAS, it has been determined to be in the public's best interest to award the Neighborhood Safety Grant to Sunshine Ranches Homeowners Association; and

WHEREAS, the Town of Southwest Ranches desires to enter into an Agreement under the terms and conditions set forth hereinafter.

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

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

Section 2. The Town Council hereby approves the Neighborhood Safety Grant award in the amount of Thirty-Six Thousand Three Hundred Twenty-One Dollars and Zero Cents ($36,321.00) to the Sunshine Ranches Homeowners Association, in accordance with the terms and conditions contained within the Neighborhood Safety Grant criteria and the Agreement attached hereto as Exhibit "B", which is incorporated herein by reference.

Section 3. The Town Council hereby approves a Budget Amendment to the Fiscal Year 2026-2027 Adopted Town Budget in the amount of One Thousand Three Hundred Twenty-One Dollars and Zero Cents ($1,321.00), utilizing unassigned fund balance.

Section 4. The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to enter into the Agreement in substantially the same form as that attached hereto as Exhibit "B" and to make such modifications, additions, and/or deletions as they deem necessary and proper to effectuate the intent of this Resolution.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this _____ day of _____, 2026 on a motion by

___ and seconded by _____.

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney
1001.2026.108

This page intentionally left blank

NEIGHBORHOOD SAFETY GRANT PROGRAM AGREEMENT

THIS AGREEMENT made and entered into this 22nd day of October, 2026, by and between the Town of Southwest Ranches ("Town"), a Florida Municipal Corporation, located at 13400 Griffin Road, Southwest Ranches, Florida 33330, and Sunshine Ranches Homeowners Association, a neighborhood, civic, or homeowners' association established pursuant to Florida law, organized under the laws of the State of Florida, collectively referred to as "Neighborhood Association/Grantee", which Neighborhood Association has as its principal address at 5301 SW 145th Avenue, Southwest Ranches, FL 33330 do hereby agree and stipulate as follows:

WHEREAS, the Town Council approved certain expenditures for eligible Safety Projects for the Town's Neighborhood Associations, through its *Neighborhood Safety Grant Program*, to promote safety throughout the Town, in accordance with the terms of this Agreement, and written directives of the Town Administrator, if any; and

WHEREAS, the Town Council of the Town of Southwest Ranches approved the expenditure of funds for the purpose of establishing Safe Neighborhoods, for the use and benefit of Neighborhood Associations wishing to participate in the Neighborhood Safety Grant Program; and

WHEREAS, all grant monies under this program shall be expended solely for the construction and/or completion of the specified project (hereinafter referred to as "Project"), a description of which shall be attached as Exhibit "A" of this Agreement; and

WHEREAS, the Grantee's receipt of Program funding is conditioned upon satisfactory completion of the project; and

WHEREAS, Grantee is required to provide monthly progress statements to Town, together with receipts and invoices showing expenditures; and

WHEREAS, the Program serves to maintain safe neighborhoods, thereby promoting economic stability, exceptional quality of life, community serenity and security within the Town, the Program constitutes a public purpose; and

WHEREAS, in consideration of the funds received from the Town, and other good and valuable consideration:

NOW, THEREFORE, the parties agree as follows:

1. Above Provisions: The above provisions are hereby incorporated into this Agreement.

2. Grant: Town hereby awards Grantee a grant for the Project in the amount of Thirty-Six Thousand Three Hundred Twenty-One Dollars and Zero Cents ($36,321.00) under the Neighborhood Safety Grant Program. Grantee shall be providing additional funds to complete the Project in the amount of Twelve Thousand One Hundred Seven Dollars and Zero Cents ($12,107.00).

3. Payment: Town shall pay to Grantee the agreed upon grant amount specified herein based upon completion of certain milestones as the Project has been completed to the satisfaction of Town staff, as set forth in Exhibit "B". Grantee's funds specified in Paragraph 2 above shall be expended before those of the Town, and proof of such expenditure shall be provided to the Town prior to the request of any Town funds.

4. Project: Grantee agrees to perform, or supervise the performance of, all work constituting the Project.

5. Implementation of Project: Grantee shall execute all project activities and shall apply for any permits required to construct physical improvements as part of the Project. The Town shall not be required to issue any permit unless the applicant satisfies the Town's requirements for the issuance of such permit, as provided by the Town Code of Ordinances and any other lawful requirements.

6. Term: The work activities to be performed by the Grantee, as part of the Project, shall be completed by the 22nd day of July 2027. If there is a need for an extension, Grantee shall submit a written request for an extension no later than 30 days prior to the completion date described herein. Any extension shall be granted at the discretion of the Town. The Town's grant of an extension shall in no way constitute a waiver of any term of the Agreement. If for any reason the Project cannot be completed by the completion date, written notification must be provided to the Town.

7. Applicable Laws: The Grantee must comply with all applicable laws and ordinance, and shall, at its own expense, secure and pay for all permits and be responsible for all other fees or charges associated with the performance of the Project or any other activities under this Agreement. The Agreement does not constitute a waiver of any applicable codes or regulations, nor does it constitute approval of the Project for development.

8. Indemnification: The Grantee shall indemnify and hold the Town harmless, including its elected officials, agents and employees, from and against all claims, damages, losses, and expenses, including but not limited to attorney's fees and

costs arising out of or resulting from the carrying out of the Agreement, arising out of any activities performed under this Agreement.

9. Monthly Statements: Monthly progress statements in the form set forth in Exhibit "C" to this Agreement must be submitted to the Town on or before the last Thursday of every month during the length of the Project. When work has begun, receipts and invoices must be submitted with the monthly statements. The submittal of monthly statements is an express condition of this Agreement. Grantee's violation of said condition may result in termination of this Agreement and revocation of the grant hereunder.

10. Monitoring: The Grantee agrees that Town staff may employ any means permittedby law, to see to it that the aforementioned requirements of the grant program are met.

11. Maintenance: Grantee shall maintain any and all improvements that are purchased or installed under this Agreement, at its sole cost and expense.

12. Notices: Any notices to the Town, under this Agreement, shall be made in writing and mailed to:

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

13. Termination: The Town shall have the right to terminate this Agreement for any breach of any term of this Agreement. In the event of a termination for Grantee's breach of the Agreement, Grantee shall not be entitled to receive any portion of the grant amount. Termination of the Agreement shall preclude the Grantee from applying for any further grants under the Neighborhood Safety Grant Program.

14. Entire Agreement: This Agreement constitutes the full and complete understanding between the parties and supersedes all prior or contemporaneous oral or written communication between parties.

15. Town Discretion: Any matter not expressly provided for herein shall be within the reasonable professional discretion of the Town Administrator.

16. Survival: Paragraphs 8 and 11 shall survive the completion of this Agreement.

TOWN OF SOUTHWEST RANCHES

By_____
Russell Muñiz, Town Administrator

By_____
Steve Breitkreuz, Mayor

ATTEST:

_____
Debra Ruesga
Town Clerk

Approved as to form and correctness for the
Use and reliance of the Town of Southwest Ranches, only

_____
Keith M. Poliakoff
Town Attorney
1001.2026.107

NEIGHBORHOOD ASSOCIATION

By_____
President

ATTEST:

_____
Corporate/Neighborhood
Association Secretary

112392441.1

Neighborhood Safety Grant Program

Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330
954-434-0008
www.southwestranches.org

Neighborhood Safety Grant Program

PURPOSE

The purpose of the Neighborhood Safety Grant Program is to promote the undertaking of activities by Town neighborhoods to promote safety throughout their communities. The Town Council may approve project funding in the amount not to exceed of $40,000 which would allow for organized neighborhood, civic, and homeowner associations, which are recognized by the Town, to apply to the Town for monies to be used in executing a neighborhood safety program. Promotion of Safe Neighborhoods shows commitment by the Town and its residents to help secure the entire community.

WHO CAN APPLY

Neighborhood Safety Grants are available to Town recognized homeowner and civic associations. Individual homeowners are not eligible.

A neighborhood, civic, or homeowner association's Board of Directors must vote on and approve the grant application prior to submitting to the Town.

All Neighborhood Safety Grant projects shall be completed within nine (9) months of receiving funding.

GRANT REQUIREMENTS

Only one application per Town recognized homeowner and civic associations shall be permitted. Multiple applications from the same applicant shall invalidate all submittals.

The maximum amount of the Town's grant shall be $40,000 per grant cycle. Applicants are required to have a financial match of at twenty-five percent of the amount sought, which shall not include in-kind services.

All grants shall be paid out as reimbursements based upon certain milestones being met, which shall be delineated in the grant agreement.

All grant awards, the amount of such award, and the criteria utilized to make such an award, shall be in the sole discretion of the Town Council.

TO BE ELIGIBLE, THE PROJECT SHALL CREATE AND MAINTAIN SAFER COMMUNITIES

Improve the safety of the particular community where the money is sought.

Address a noted neighborhood deficiency or a deficiency which is likely to occur.

Have significant neighborhood support and involvement from residents.

Enhance the overall wellbeing of the neighborhood.

APPLICATION PROCESS

The following items shall be attached to the Safety Grant application:

1. Project narrative, including the public purpose for the project
2. 3 quotes for proposed work, which may include the soft costs
3. A complete budget showing total cost of the project
4. Photos of existing site conditions
5. Other documentation specifically requested by staff.

STAFF CONTACT

For additional information on the Neighborhood Safety Grant program, or to schedule a meeting, you may contact Emily Aceti (954) 343-7453.

Town of Southwest Ranches
Neighborhood Safety Grant Program

APPLICATION INSTRUCTIONS AND REQUIREMENTS

Project Name:

Sunshine Ranches Speed Tables

Neighborhood:

Sunshine Ranches

Type of Organization (Neighborhood, Civic, Homeowner's Association, etc.):

Sunshine Ranches Homeowners Association

Mailing Address:

5301 SW 145 Ave, SWR, FL 33330

Name and Title of Contact Person:

Christina Brownlow, President

Phone:

Daytime: ( ) 305.302.7047 Fax: ( )

Email Address: 173463@dadeschools.net

1. What is the amount of your grant request? $40,000
(Amount must not exceed $40,000, with a minimum financial match of at least 25%)

This page intentionally left blank

Town of Southwest Ranches
Neighborhood Safety Grant Program

Project Information:

1. Project location (Please provide physical address, subdivision or project limits and/or attach map)

There will be various locations within the Sunshine Ranches community as voted upon by the membership.

2. Please describe the project and the benefits that will be derived by the neighborhood and/or Town:

Per data in possession by the Town of Southwest Ranches, these speed tables will curb excessive speeding which is endangering families, equestrians, pets, and wildlife.

3. Project Specifics:

A. Describe the project in detail. Provide specific design information including drawings, plans, sketches and maps if available.

In conjunction with the engineering department's analysis and current speed table installation on Luray Road, we will follow the design plan already implemented.

4. Describe the Resident/Community involvement in accomplishing this project.

There is unanimous and overwhelming support of this endeavor, as reflected in official SRHOA meeting minutes. Work has already been initiated by a private rsident in response to frustration over the speeding and animal deaths.

5. Does this project require the assistance or approval of a Town department? If yes, describe what is required from the Town to implement the project. (Planning and Zoning, Engineering).

As with Luray Road, the Town will handle all future speed table installations.

6. Estimate how long it will take to complete the project (not to exceed nine months).

We would like the maximum of nine months.

7. Will you be removing any existing plants or trees? ____ Yes, X No (check one). If so, please explain, indicate the number of plants, their species and reason for removal. A tree removal permit may be required from the Town of Southwest Ranches.

_____

_____

8. Clearly show public rights-of-way, easements and private lands on the plans.

_____

NA

_____

_____

PROJECT FUNDING

A. Funds requested ($40,000 max): $40,000

B. Match (minimum of 25%): $10,000

C. TOTAL Project Cost: $50,000

I (we), the applicant of the above-described project understand that the intent of this application is only for purposes of pre-qualifying and does not guarantee acceptance or approval and no commitment is hereby made, in whole or in part, on behalf of the applicant, Town Staff, or the Southwest Ranches Town Council.

[X] I understand and agree to these terms

CERTIFICATION OF THE APPLICANT

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant's knowledge and belief. Providing false information shall disqualify the applicant from the approval process for the fiscal year.

Verification of any information contained in this application may be obtained by Town Staff from any available source.

_____ _____

Applicant Signature Date

1. Project narrative, including the public purpose for the project:

Due to member/resident complaints and concerns due to speeding, which has resulted in accidents and animal deaths, the SRHOA is pursuing this grant to help alleviate the costs of speed table installation. Current speed radars have accumulated data validating the excessive speed limits…the town has this data. Numerous SRHOA meeting minutes, and conversations with Davie PD and Council, reflect the exasperation of the Sunshine Ranches community…folks want relief, families want to walk and ride bicycles safely with their pets and children, and the equestrian community wants to ride safely-this is their right!

2. 3 quotes for proposed work, which may include the soft costs:

SRHOA will rely on the vendor previously used by the town for the Luray Road speed table installations.

3. A complete budget showing total cost of the project:

This will be determined via a meeting with the town's engineer to assess the required materials, labor, etc.

4. Photos of existing site conditions:

Sight placements will be determined by vote of the SRHOA membership/residents once funds are secured thus garnering a broader support for the project.

5. Other documentation specifically requested by staff:

As per recommendation.

Exhibit A

Town of Southwest Ranches
Neighborhood Safety Grant Program

DESCRIPTION OF PROJECT

Project Information:

1. Project location (Please provide physical address, subdivision or project limits and/or attach map)

Locations will vary as needed per data derived from the speed radar tabulations.

2. Please describe the project and the benefits that will be derived by the neighborhood and/or Town:

It is a matter of safety to life: we have numerous complaints, radar data, citations from the police, and multiple wildlife deaths. We want our families, equestrians, and animals to move about safely on our streets!

3. Project Specifics:

   A. Describe the project in detail. Provide specific design information including drawings, plans, sketches and maps if available.

This needs to be determined via consultation with the town engineer and staff. Finding will be presented to the SRHOA for approval.

Exhibit B

Town of Southwest Ranches
Neighborhood Safety Grant Program

Completion Milestones

This page intentionally left blank

Exhibit C

Town of Southwest Ranches
Neighborhood Safety Grant Program

MONTHLY PROGRESS STATEMENT

To be completed by the applicant after execution of a grant award
Status Report for the Month of _____, 20___
Project Address _____
Contact person for the project: _____
Telephone: _____

I. Narrative description of activity status/milestones:

_____
_____
_____
_____
_____
_____
_____

II. Expected work to be completed in the next month:

_____
_____
_____
_____
_____
_____
_____
_____

112235340.1

112392441.1

This page intentionally left blank

Huurr Homes, LLC
2705 Burris Road
Unit 4A
Davie, FL 33314

Estimate

Date	Estimate #
9/4/2026	3523

Phone #	(954)270-1121

Name / Address

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

Project
26-13523 - Speed Tab...

Description	Qty	Rate	Total
Project: 26-13523 Southwest Ranches - Speed Tables Installation Scope: Installation of Rubber Speed Tables Anchored to the Asphalt Locations: - TBD - Town of Southwest Ranches Plans & Documents: No Plans Provided			
Maintenance of Traffic; Qty per Speed Table Installation	9	750.00	6,750.00
Rubber Speed Table – Composed of three sections, each measuring 6' Wide x 14' Long x 3" High, with White Directional Arrows, Anchored to Asphalt Pavement; Qty EA	3	11,150.00	33,450.00
Furnish & Install (F&I) New Misc. Sign (Not Listed as Separate Bid Item) and Single U-Channel Post (Less than 12SF); Unit/Assembly	12	685.63	8,227.56
Exclusions Sections			0.00
Exclusions. 1. All Permit Fees		0.00	0.00

Please sign below in agreement with above terms
Authorized Signature and Date
Print

Total

Huurr Homes, LLC
2705 Burris Road
Unit 4A
Davie, FL 33314

Estimate

Date	Estimate #
9/4/2026	3523

Phone #	(954)270-1121

Name / Address

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

Project
26-13523 - Speed Tab...

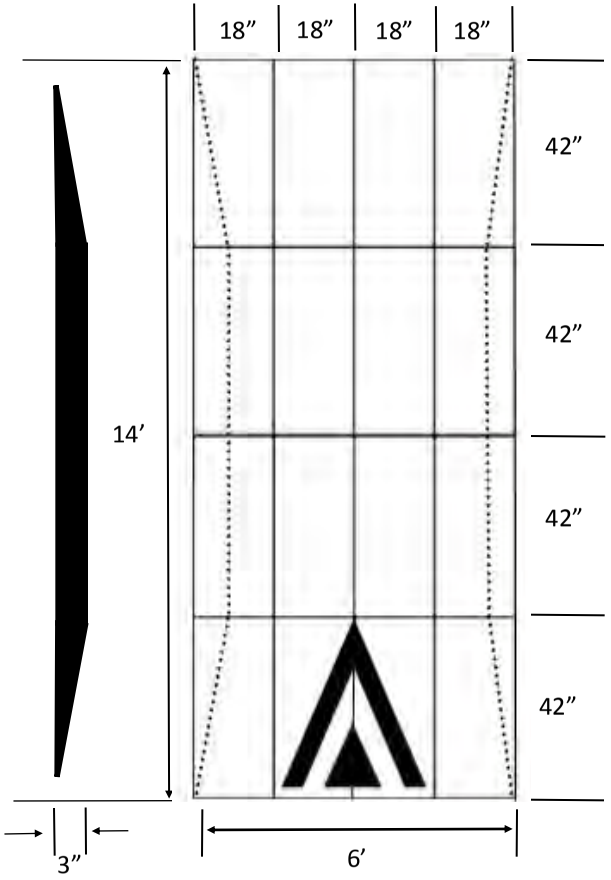
Description	Qty	Rate	Total
All materials guaranteed to be completely installed in a workman like manner according to standard practices. Any alteration from terms above will involve extra costs. New work will be executed only upon written and signed Change Order. All agreements continged upon strikes, accidents or delays beyond our control. This estimate subject to acceptance within 30 Days and is void thereafter at the option of undersigned. In connection with any non-payment arising out of this proposal, Huurr Homes, LLC shall be entitled to recover all costs incurred, including attorney's fees for services rendered with any enforcement of breach of contract, including appellate proceeding and post judgment proceedings. This estimate shall constitute a contract between the parties when fully executed or added within a master agreement. The above prices, specification are hereby accepted. You are autorized to do the work as specified.			0.00

Please sign below in agreement with above terms
Authorized Signature and Date
Print

Total $48,427.56

SPEED CUSHIONS

Speed Cushions are raised devices placed across the road to slow traffic. This design over a 7, 10.5, 14 or 21 foot length of space encourages cars to slow down without coming to a halt. They are ideal for residential roads and are widely used to bring speeds to between 10-25 mph. Speed Cushions should ideally be installed in a series to create ongoing traffic calming. They are best placed mid-intersection on roads with low speed limits.

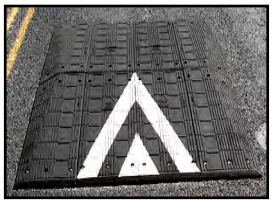


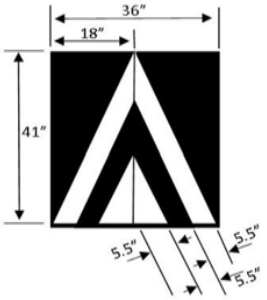
Drawing not to scale

As Shown: 14'L x 6' W W with MUTCD markings

As Shown: Part Number SC-140603-M

All markings have reflective qualities and are embedded into the rubber.





SPECIFICATIONS

Dimensions of the modules:

Width: 18" (+/- 1/16")
Length: 42" (+/- 1/8")
Thickness: 3" (+/- 1/8")

Dimensions of the Speed Humps, Speed Cushions or Speed Tables: (widths and lengths are adjustable)

Width: from 6' and up by 1.5' increments
Length: from 7' and up by 3.5' increments
Height: 3"

Standard dimensions of the Speed Humps, Speed Cushions or Speed Tables:

Width: according to a street width
Length: 7', 10.5', 14', 21'
Height: 3"

Entrance and exit gradient: 1:15

Side gradient: 1:3

Physical properties:

Material: 100% recycled synthetic and natural rubber composite
Tensile strength: minimum 500 psi
Shore hardness: minimum 70A
Specific gravity: 1.1
Markings: rubber modules are available in all black, black with yellow or white reflective square markings, or with white reflective arrow chevrons.

TRAFFIC CALMING SOLUTIONS
3 HARRIET LANE SPRING VALLEY, NY 10977

This page intentionally left blank

Kimley»Horn

July 16, 2026

Mr. Rod Ley, P.E.
Public Works Director
Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330

Sunshine Ranches Traffic Calming Study
Southwest Ranches, Florida

Dear Mr. Ley:

Kimley-Horn and Associates, Inc., on behalf of the Town of Southwest Ranches, conducted an analysis to evaluate existing traffic conditions and assess the placement of traffic calming devices along roadways within the Sunshine Ranches neighborhood in Southwest Ranches, Florida. Traffic volume and speed data were collected and evaluated to determine recommendations for the installation of traffic calming treatments. Based on a field review of existing conditions, data was collected at 15 sites on the following eight (8) roadway segments to determine the placement for traffic calming treatments:

- SW 127th Avenue/Appaloosa Trail between S.R. 848/Stirling Road and Mustang Trail
- SW 130th Avenue/Melaleuca Road between S.R. 848/Stirling Road and Mustang Trail
- SW 136th Avenue/Holatee Trail between S.R. 848/Stirling Road and Mustang Trail
- Hancock Road between S.R. 848/Stirling Road and Mustang Trail
- SW 63rd Street between Hancock Road and SW 148th Avenue
- SW 66th Street/Luray Road between SW 127th Avenue/Appaloosa Trail and SW 148th Avenue
- Mustang Trail between SW 130th Avenue/Melaleuca Road and SW 148th Avenue
- Old Sheridan Street between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail

In order to evaluate the need for traffic calming measures, the Town of Southwest Ranches considers observed traffic conditions, including vehicle speeds and traffic volumes, through its Neighborhood Traffic Calming Program. To be considered for traffic calming, a roadway must generally satisfy at least four of the following criteria: (1) minimum traffic volumes of 500 vehicles per day; (2) minimum roadway length of 1,000 feet; (3) at least 85 percent (85%) of vehicles exceeding the posted speed limit; (4) support from a minimum of 30 percent (30%) of affected residents; (5) a minimum of three correctable crashes within a 12-month period; or (6) a minimum of 25 percent (25%) cut-through traffic, with Criteria 5 or 6 permitted as substitutes for Criterion 3. While Broward County traffic calming evaluations commonly consider factors such as 85th percentile speed and daily traffic volumes, the Town's traffic calming process incorporates a broader evaluation of roadway conditions, safety concerns, and neighborhood support. Accordingly, traffic calming priorities within the study area were established based on a combination of observed 85th percentile speeds and daily traffic volumes. Table 1 summarizes the collected traffic data for each roadway segment and presents the recommended

prioritization of potential traffic calming needs. Detailed traffic calculations are provided in Attachment A. Detailed traffic speed and volume data is provided in Attachment B.

Table 1: Roadway Volume and Speed Summary

Study Segment	Vehicles per Day (vpd)	85th Percentile Speed (mph) (1)	Traffic Calming Priority
SW 127th Avenue/Appaloosa Trail between S.R. 848/Stirling Road and SW 66th Street/Luray Road	802	34	5
SW 127th Avenue/Appaloosa Trail between SW 66th Street/Luray Road and Mustang Trail	565	37	2
SW 130th Avenue/Melaleuca Road between S.R. 848/Stirling Road and SW 66th Street/Luray Road	706	36	1
SW 130th Avenue/Melaleuca Road between SW 66th Street/Luray Road and Mustang Trail	218	33	-
SW 136th Avenue/Holatee Trail between S.R. 848/Stirling Road and SW 66th Street/Luray Road	364	32	-
SW 136th Avenue/Holatee Trail between SW 66th Street/Luray Road and Mustang Trail	149	31	-
Hancock Road between S.R. 848/Stirling Road and SW 63rd Street	611	36	3
Hancock Road between SW 66th Street/Luray Road and Mustang Trail	264	33	-
SW 63rd Street between Hancock Road and SW 148th Avenue	222	32	-
SW 66th Street/Luray Road between SW 127th Avenue/Appaloosa Trail and SW 130th Avenue/Melaleuca Road	338	30	-
SW 66th Street/Luray Road between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	395	28	-
SW 66th Street/Luray Road between Hancock Road and SW 148th Avenue	584	35	6
Mustang Trail between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	435	33	-
Mustang Trail between Hancock Road and SW 148th Avenue	1,146	34	4
Old Sheridan Street between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	156	33	-

Note: (1) 85th percentile speeds calculated as the average directional 85th percentile speeds.

The Town has indicated that eight (8) speed cushions will be implemented within the study area. Therefore, the purpose of the corridor screening process was to identify and prioritize locations for installation. Based on the evaluation, the following roadway locations are recommended for installation:

- SW 127th Avenue/Appaloosa Trail between S.R. 848/Stirling Road and SW 66th Street/Luray Road
- SW 127th Avenue/Appaloosa Trail between SW 66th Street/Luray Road and Mustang Trail
- SW 130th Avenue/Melaleuca Road between S.R. 848/Stirling Road and SW 66th Street/Luray Road
- Hancock Road between S.R. 848/Stirling Road and SW 63rd Street
- SW 66th Street/Luray Road between Hancock Road and SW 148th Avenue
- Mustang Trail between Hancock Road and SW 148th Avenue

Figures depicting the collected traffic data, existing traffic calming locations, and recommended traffic calming locations are provided in Attachment C. Alongside the installation of the speed cushions, it is recommended to relocate the speed radars currently in the area to locations that did not meet traffic calming criteria, but still experienced higher 85th percentile speeds. Those recommended relocations are included in Figure 5 provided in Attachment C.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

R Selanikio

Raquel Selanikio, P.E.



This item has been digitally signed and sealed by Raquel E. Selanikio, P.E., on the date adjacent to the seal.



Signature must be verified on any electronic copies.

Raquel E. Selanikio, P.E.
Florida Registration Number 98449
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

"K:\FTL_TPTO\143221207 SW Ranches Traffic Calming\Letter\Sunshine Ranches Traffic Calming Letter.docx"

Attachment A
Traffic Calming Calculations

Traffic Calming Eligibility Calculations

KHID	Street Name	Description	Roadway Classification	Daily Traffic Volume	AM Peak Hour	AM Peak Hour Volume	AM Peak Hour Volume Direction1 (N/E)	AM Direction1 (N/E) %	AM Peak Hour Volume Direction2 (S/W)	AM Direction2 (S/W) %	PM Peak Hour	PM Peak Hour Volume
1	SW 127th Avenue/Appaloosa Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	LOCAL	757	8:00 AM	109	57	52.3%	52	47.7%	4:15 PM	100
2	SW 127th Avenue/Appaloosa Trail	Between SW 66th Street/Luray Road and Mustang Trail	LOCAL	533	8:00 AM	75	39	52.0%	36	48.0%	4:15 PM	82
3	SW 130th Avenue/Melaleuca Road	Between SR 848/Stirling Road and SW 66th Street/Luray Road	LOCAL	666	8:00 AM	99	41	41.4%	58	58.6%	4:30 PM	103
4	SW 130th Avenue/Melaleuca Road	Between SW 66th Street/Luray Road and Mustang Trail	LOCAL	206	8:00 AM	21	17	81.0%	4	19.0%	4:00 PM	32
5	SW 136th Avenue/Holatee Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	LOCAL	343	7:00 AM	41	16	39.0%	25	61.0%	4:00 PM	56
6	SW 136th Avenue/Holatee Trail	Between SW 66th Street/Luray Road and Mustang Trail	LOCAL	141	7:15 AM	15	5	33.3%	10	66.7%	4:00 PM	22
7	Hancock Road	Between SR 848/Stirling Road and SW 63rd Street	LOCAL	576	7:45 AM	64	32	50.0%	32	50.0%	4:45 PM	82
8	Hancock Road	Between SW 66th Street/Luray Road and Mustang Trail	LOCAL	249	8:00 AM	15	8	53.3%	7	46.7%	4:00 PM	33
9	SW 63rd Street	Between Hancock Road and SW 148th Avenue	LOCAL	209	7:45 AM	23	12	52.2%	11	47.8%	5:00 PM	41
10	SW 66th Street/Luray Road	Between SW 127th Avenue/Appaloosa Trail and SW 130th Avenue/Melaleuca Road	LOCAL	319	8:00 AM	38	26	68.4%	12	31.6%	4:00 PM	38
11	SW 66th Street/Luray Road	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	LOCAL	373	8:00 AM	61	35	57.4%	26	42.6%	4:15 PM	49
12	SW 66th Street/Luray Road	Between Hancock Road and SW 148th Avenue	LOCAL	551	8:00 AM	65	35	53.8%	30	46.2%	4:15 PM	80
13	Mustang Trail	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	LOCAL	410	8:00 AM	60	40	66.7%	20	33.3%	4:00 PM	66
14	Mustang Trail	Between Hancock Road and SW 148th Avenue	LOCAL	1081	8:00 AM	142	86	60.6%	56	39.4%	4:00 PM	160
15	Old Sheridan Street	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	LOCAL	147	7:30 AM	10	7	70.0%	3	30.0%	4:15 PM	27

Traffic Calming Eligibility Calculations

KHID	Street Name	Description	PM Peak Hour Volume Direction1 (N/E)	PM Direction1 (N/E) %	PM Peak Hour Volume Direction2 (S/W)	PM Direction2 (S/W) %	85th Percentile Speed (mph) Direction1 (N/E)	85th Percentile Speed (mph) Direction2 (S/W)	Combined 85th Percentile Speed (mph)	Total Number of Lanes
1	SW 127th Avenue/Appaloosa Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	56	56.0%	44	44.0%	35	34	34	2
2	SW 127th Avenue/Appaloosa Trail	Between SW 66th Street/Luray Road and Mustang Trail	42	51.2%	40	48.8%	38	36	37	2
3	SW 130th Avenue/Melaleuca Road	Between SR 848/Stirling Road and SW 66th Street/Luray Road	62	60.2%	41	39.8%	37	35	36	2
4	SW 130th Avenue/Melaleuca Road	Between SW 66th Street/Luray Road and Mustang Trail	19	59.4%	13	40.6%	33	32	33	2
5	SW 136th Avenue/Holatee Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	27	48.2%	29	51.8%	32	32	32	2
6	SW 136th Avenue/Holatee Trail	Between SW 66th Street/Luray Road and Mustang Trail	10	45.5%	12	54.5%	29	31	31	2
7	Hancock Road	Between SR 848/Stirling Road and SW 63rd Street	49	59.8%	33	40.2%	35	36	36	2
8	Hancock Road	Between SW 66th Street/Luray Road and Mustang Trail	19	57.6%	14	42.4%	32	34	33	2
9	SW 63rd Street	Between Hancock Road and SW 148th Avenue	24	58.5%	17	41.5%	32	33	32	2
10	SW 66th Street/Luray Road	Between SW 127th Avenue/Appaloosa Trail and SW 130th Avenue/Melaleuca Road	21	55.3%	17	44.7%	30	29	30	2
11	SW 66th Street/Luray Road	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	24	49.0%	25	51.0%	27	29	28	2
12	SW 66th Street/Luray Road	Between Hancock Road and SW 148th Avenue	40	50.0%	40	50.0%	36	34	35	2
13	Mustang Trail	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	33	50.0%	33	50.0%	33	33	33	2
14	Mustang Trail	Between Hancock Road and SW 148th Avenue	76	47.5%	84	52.5%	33	34	34	2
15	Old Sheridan Street	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	16	59.3%	11	40.7%	33	33	33	2

Traffic Calming Eligibility Calculations

KHID	Street Name	Description	Roadway Divided or Undivided?	Date Collected	PSCF	Peak Season Daily Volume	Peak Hour Two-Way Volume	Posted Speed Limit	Traffic Calming Priority
1	SW 127th Avenue/Appaloosa Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	Undivided	6/24/2026	1.06	802	116	25	5
2	SW 127th Avenue/Appaloosa Trail	Between SW 66th Street/Luray Road and Mustang Trail	Undivided	6/24/2026	1.06	565	87	25	2
3	SW 130th Avenue/Melaleuca Road	Between SR 848/Stirling Road and SW 66th Street/Luray Road	Undivided	6/24/2026	1.06	706	109	25	1
4	SW 130th Avenue/Melaleuca Road	Between SW 66th Street/Luray Road and Mustang Trail	Undivided	6/24/2026	1.06	218	34	25	9
5	SW 136th Avenue/Holatee Trail	Between SR 848/Stirling Road and SW 66th Street/Luray Road	Undivided	6/24/2026	1.06	364	59	25	11
6	SW 136th Avenue/Holatee Trail	Between SW 66th Street/Luray Road and Mustang Trail	Undivided	6/24/2026	1.06	149	23	25	15
7	Hancock Road	Between SR 848/Stirling Road and SW 63rd Street	Undivided	6/24/2026	1.06	611	87	25	3
8	Hancock Road	Between SW 66th Street/Luray Road and Mustang Trail	Undivided	6/24/2026	1.06	264	35	25	8
9	SW 63rd Street	Between Hancock Road and SW 148th Avenue	Undivided	6/24/2026	1.06	222	43	25	12
10	SW 66th Street/Luray Road	Between SW 127th Avenue/Appaloosa Trail and SW 130th Avenue/Melaleuca Road	Undivided	6/24/2026	1.06	338	40	25	14
11	SW 66th Street/Luray Road	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	Undivided	6/24/2026	1.06	395	65	25	13
12	SW 66th Street/Luray Road	Between Hancock Road and SW 148th Avenue	Undivided	6/24/2026	1.06	584	85	25	6
13	Mustang Trail	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	Undivided	6/24/2026	1.06	435	70	25	7
14	Mustang Trail	Between Hancock Road and SW 148th Avenue	Undivided	6/24/2026	1.06	1146	170	25	4
15	Old Sheridan Street	Between SW 130th Avenue/Melaleuca Road and SW 136th Avenue/Holatee Trail	Undivided	6/24/2026	1.06	156	29	25	10

Attachment B
Speed and Volume Data

Prepared by National Data & Surveying Services

SPEED

SW 127th Ave/Appaloosa Trail S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_001

HOURLY BREAKDOWN

Time	NORTHBOUND														SOUTHBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	1	2	2	0	0	0	0	0	0	0	0	0	5	0	1	1	2	0	0	0	0	0	0	0	0	0	4	0	2	3	4	0	0	0	0	0	0	0	0	0	9
1:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	2
4:00	0	0	1	1	2	1	0	0	0	0	0	0	0	5	0	0	0	2	1	0	0	0	0	0	0	0	0	3	0	0	1	3	3	1	0	0	0	0	0	0	0	8
5:00	0	0	0	0	1	0	1	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	1	1	0	0	0	0	0	0	3
6:00	0	1	4	3	2	2	0	1	0	0	0	0	0	13	0	0	1	2	2	1	0	0	0	0	0	0	0	6	0	1	5	5	4	3	0	1	0	0	0	0	0	19
7:00	0	1	3	9	3	0	0	0	0	0	0	0	0	16	0	2	1	4	3	0	1	0	0	0	0	0	0	11	0	3	4	13	6	0	1	0	0	0	0	0	0	27
8:00	0	2	7	12	13	5	2	0	0	0	0	0	0	41	0	2	4	17	13	2	3	0	0	0	0	0	0	41	0	4	11	29	26	7	5	0	0	0	0	0	0	82
9:00	0	0	5	9	15	5	0	0	0	0	0	0	0	34	1	2	5	6	6	3	1	0	0	0	0	0	0	24	1	2	10	15	21	8	1	0	0	0	0	0	0	58
10:00	5	9	6	3	1	0	0	0	0	0	0	0	0	24	12	4	4	0	0	0	0	0	0	0	0	0	0	20	17	13	10	3	1	0	0	0	0	0	0	0	0	44
11:00	2	11	3	8	2	0	0	0	0	0	0	0	0	26	5	7	8	2	0	0	0	0	0	0	0	0	0	22	7	18	11	10	2	0	0	0	0	0	0	0	0	48
12:00	4	4	14	11	6	0	0	0	0	0	0	0	0	39	9	8	4	4	2	0	1	0	0	0	0	0	0	28	13	12	18	15	8	0	1	0	0	0	0	0	0	67
13:00	0	3	4	8	5	3	0	0	0	0	0	0	0	23	0	1	7	6	3	2	1	0	0	0	0	0	0	26	0	4	11	14	14	5	1	0	0	0	0	0	0	49
14:00	0	2	5	10	6	4	1	0	0	0	0	0	0	28	2	2	2	9	10	5	2	0	0	0	0	0	0	32	2	4	7	19	16	9	3	0	0	0	0	0	0	60
15:00	2	2	3	11	9	4	1	0	0	0	0	0	0	32	0	1	4	8	11	3	0	1	0	0	0	0	0	28	2	3	7	19	20	7	1	1	0	0	0	0	0	60
16:00	1	2	3	8	10	5	2	0	0	0	0	0	0	31	1	0	3	7	11	2	0	0	0	0	0	0	0	24	2	2	6	15	21	7	2	0	0	0	0	0	0	55
17:00	1	1	6	4	7	4	0	2	0	0	0	0	0	25	1	0	6	2	10	1	0	0	0	0	0	0	0	20	2	1	12	6	17	5	0	2	0	0	0	0	0	45
18:00	1	2	5	12	8	0	0	0	0	0	0	0	0	28	3	4	6	5	2	0	0	0	0	0	0	0	0	20	4	6	11	17	10	0	0	0	0	0	0	0	0	48
19:00	2	0	0	5	1	0	0	1	0	0	0	0	0	9	0	0	3	3	2	0	0	0	0	0	0	0	0	8	2	0	3	8	3	0	0	1	0	0	0	0	0	17
20:00	0	0	0	4	3	0	0	0	0	0	0	0	0	7	0	0	2	8	7	1	0	0	0	0	0	0	0	18	0	0	2	12	10	1	0	0	0	0	0	0	0	25
21:00	0	0	0	2	1	1	0	0	0	0	0	0	0	4	0	0	2	4	4	0	0	0	0	0	0	0	0	10	0	0	2	6	5	1	0	0	0	0	0	0	0	14
22:00	0	0	1	1	0	0	1	0	0	0	0	0	0	3	0	0	1	4	3	1	0	0	0	0	0	0	0	9	0	0	2	5	3	1	1	0	0	0	0	0	0	12
23:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	0	0	0	3	0	0	0	2	1	0	1	0	0	0	0	0	0	4
Totals	19	41	72	124	96	34	8	4	0	0	0	0	0	398	34	35	64	97	96	22	10	1	0	0	0	0	0	359	53	76	136	221	192	56	18	5	0	0	0	0	0	757
% of Totals	5%	10%	18%	31%	24%	9%	2%	1%						100%	9%	10%	18%	27%	27%	6%	3%	0%						100%	7%	10%	18%	29%	25%	7%	2%	1%						100%

STATISTICS

	NORTHBOUND														SOUTHBOUND														TOTALS												
00:00 - 12:00	8	25	31	48	39	13	3	1	0	0	0	0	0	168	18	19	24	35	25	7	5	0	0	0	0	0	0	133	26	44	55	83	64	20	8	1	0	0	0	0	0	301
%	2%	6%	8%	12%	10%	3%	1%	0%	0%	0%	0%	0%	0%	42%	5%	5%	6%	9%	6%	2%	1%	0%	0%	0%	0%	0%	0%	33%	7%	11%	14%	21%	16%	5%	2%	0%	0%	0%	0%	0%	0%	76%
Peak Hour	11:30	11:00	11:45	7:45	8:45	8:15	7:30	5:45	0:00	0:00	0:00	0:00	0:00	11:45	9:45	11:15	11:00	8:00	8:00	8:30	7:45	0:00	0:00	0:00	0:00	0:00	0:00	8:00	11:30	11:15	11:45	8:00	8:00	8:15	7:45	5:45	0:00	0:00	0:00	0:00	0:00	8:00
Peak Volume	6	11	12	15	15	8	2	1	0	0	0	0	0	42	12	13	8	17	13	5	4	0	0	0	0	0	0	41	18	23	19	29	26	12	6	1	0	0	0	0	0	82
12:00 - 24:00	11	16	41	76	57	21	5	3	0	0	0	0	0	230	16	16	40	62	71	15	5	1	0	0	0	0	0	226	27	32	81	138	128	36	10	4	0	0	0	0	0	456
%	3%	4%	10%	19%	14%	5%	1%	1%	0%	0%	0%	0%	0%	58%	4%	4%	10%	16%	18%	4%	1%	0%	0%	0%	0%	0%	0%	57%	7%	8%	20%	35%	32%	9%	3%	1%	0%	0%	0%	0%	0%	115%
Peak Hour	12:00	12:00	12:00	12:15	14:45	16:15	15:45	16:45	12:00	12:00	12:00	12:00	12:00	12:15	12:00	12:00	13:15	13:30	15:30	14:00	13:45	15:00	12:00	12:00	12:00	12:00	12:00	13:30	12:00	12:00	12:00	15:15	15:30	14:00	13:45	16:45	12:00	12:00	12:00	12:00	12:00	12:00
Peak Volume	4	4	14	15	11	6	2	2	0	0	0	0	0	41	9	8	9	10	14	5	2	1	0	0	0	0	0	35	13	12	18	21	24	9	3	2	0	0	0	0	0	67
07:00 - 09:00	0	3	10	21	16	5	2	0	0	0	0	0	0	57	0	4	5	21	16	2	4	0	0	0	0	0	0	52	0	7	15	42	32	7	6	0	0	0	0	0	0	109
%	0%	1%	3%	5%	4%	1%	1%	0%	0%	0%	0%	0%	0%	14%	0%	1%	1%	5%	4%	1%	1%	0%	0%	0%	0%	0%	0%	13%	0%	2%	4%	11%	8%	2%	2%	0%	0%	0%	0%	0%	0%	27%
Peak Hour	7:00	7:45	7:45	7:45	8:00	8:00	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:45	7:00	7:15	8:00	8:00	8:00	8:00	7:45	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:00	7:15	8:00	8:00	8:00	8:00	7:45	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	0	2	8	15	13	5	2	0	0	0	0	0	0	41	0	3	4	17	13	2	4	0	0	0	0	0	0	41	0	4	11	29	26	7	6	0	0	0	0	0	0	82
16:00 - 18:00	2	3	9	12	17	9	2	2	0	0	0	0	0	56	2	0	9	9	21	3	0	0	0	0	0	0	0	44	4	3	18	21	38	12	2	2	0	0	0	0	0	100
%	1%	1%	2%	3%	4%	2%	1%	1%	0%	0%	0%	0%	0%	14%	1%	0%	2%	2%	5%	1%	0%	0%	0%	0%	0%	0%	0%	11%	1%	1%	5%	5%	10%	3%	1%	1%	0%	0%	0%	0%	0%	25%
Peak Hour	16:00	16:00	17:00	16:00	16:00	16:15	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00	16:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:00	16:00	17:00	16:00	16:00	16:15	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:15
Peak Volume	1	2	6	8	10	6	2	2	0	0	0	0	0	31	1	0	6	7	12	2	0	0	0	0	0	0	0	25	2	2	12	15	21	8	2	2	0	0	0	0	0	56

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
NORTHBOUND	20	29	28	35	38	398
SOUTHBOUND	18	28	27	34	39	359
TOTALS	19	28	27	34	39	757

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	24-33 mph	224	56%	0	0%
SOUTHBOUND	26-35 mph	193	54%	0	0%
TOTALS	24-33 mph	416	55%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 127th Ave/Appaloosa Trail S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_001

DAILY TOTALS	NB	SB	EB	WB	Total
	398	359	0	0	757

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	4	12			16
0:15	3	3			6	12:15	16	8			24
0:30	1	0			1	12:30	11	5			16
0:45	1	1			2	12:45	8	3			11
1:00	0	0			0	13:00	6	4			10
1:15	0	0			0	13:15	6	7			13
1:30	1	0			1	13:30	4	8			12
1:45	0	0			0	13:45	7	7			14
2:00	0	0			0	14:00	9	11			20
2:15	0	0			0	14:15	7	9			16
2:30	0	0			0	14:30	6	4			10
2:45	0	0			0	14:45	6	8			14
3:00	0	0			0	15:00	3	2			5
3:15	0	0			0	15:15	11	11			22
3:30	0	0			0	15:30	11	8			19
3:45	1	1			2	15:45	7	7			14
4:00	0	0			0	16:00	6	6			12
4:15	1	0			1	16:15	6	8			14
4:30	2	1			3	16:30	10	5			15
4:45	2	2			4	16:45	9	5			14
5:00	0	0			0	17:00	6	7			13
5:15	0	0			0	17:15	4	5			9
5:30	1	0			1	17:30	6	2			8
5:45	1	1			2	17:45	9	6			15
6:00	2	1			3	18:00	13	7			20
6:15	1	1			2	18:15	8	3			11
6:30	6	2			8	18:30	4	7			11
6:45	4	2			6	18:45	3	3			6
7:00	5	1			6	19:00	2	3			5
7:15	3	3			6	19:15	1	2			3
7:30	2	3			5	19:30	1	1			2
7:45	6	4			10	19:45	5	2			7
8:00	13	9			22	20:00	3	4			7
8:15	14	13			27	20:15	2	2			4
8:30	8	5			13	20:30	0	5			5
8:45	6	14			20	20:45	2	7			9
9:00	12	6			18	21:00	0	3			3
9:15	10	5			15	21:15	2	3			5
9:30	8	6			14	21:30	1	2			3
9:45	4	7			11	21:45	1	2			3
10:00	2	5			7	22:00	0	2			2
10:15	11	10			21	22:15	2	4			6
10:30	4	4			8	22:30	0	2			2
10:45	7	1			8	22:45	1	1			2
11:00	5	6			11	23:00	0	1			1
11:15	7	4			11	23:15	1	0			1
11:30	3	5			8	23:30	0	0			0
11:45	11	7			18	23:45	0	2			2
TOTALS	168	133	0	0	301	TOTALS	230	226	0	0	456
SPLIT %	56%	44%	0%	0%	40%	SPLIT %	50%	50%	0%	0%	60%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	5	4			9
01:00 02:00	1	0			1
02:00 03:00	0	0			0
03:00 04:00	1	1			2
04:00 05:00	5	3			8
05:00 06:00	2	1			3
06:00 07:00	13	6			19
07:00 08:00	16	11			27
08:00 09:00	41	41			82
09:00 10:00	34	24			58
10:00 11:00	24	20			44
11:00 12:00	26	22			48
12:00 13:00	39	28			67
13:00 14:00	23	26			49
14:00 15:00	28	32			60
15:00 16:00	32	28			60
16:00 17:00	31	24			55
17:00 18:00	25	20			45
18:00 19:00	28	20			48
19:00 20:00	9	8			17
20:00 21:00	7	18			25
21:00 22:00	4	10			14
22:00 23:00	3	9			12
23:00 00:00	1	3			4

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	168	133			301
Peak Hour	7:45	8:00			8:00
Peak Volume	41	41			82
Peak Hour Factor	0.732	0.732			0.759
Peak Period	12:00	to	00:00		
Volume	230	226			456
Peak Hour	12:15	13:30			12:00
Peak Volume	41	35			67
Peak Hour Factor	0.641	0.795			0.698
Peak Period	07:00	to	09:00		
Volume	57	52			109
Peak Hour	7:45	8:00			8:00
Peak Volume	41	41			82
Peak Hour Factor	0.732	0.732			0.759
Peak Period	16:00	to	18:00		
Volume	56	44			100
Peak Hour	16:00	16:15			16:15
Peak Volume	31	25			56
Peak Hour Factor	0.775	0.781			0.933

Prepared by National Data & Surveying Services

SPEED

SW 130th Ave/Melaleuca Rd S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_002

HOURLY BREAKDOWN

Time	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	1	0	0	0	0	0	0	0	0	4	2	0	1	0	1	0	0	0	0	0	0	0	0	4
1:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	2
4:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
5:00	0	0	0	1	1	1	1	0	0	0	0	0	0	4	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	0	1	2	2	1	1	0	0	0	0	0	0	7
6:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	1	3	9	2	4	0	0	0	0	0	0	0	19	0	2	3	9	3	4	0	0	0	0	0	0	0	21
7:00	1	1	1	5	3	1	0	0	0	0	0	0	0	12	1	0	6	10	7	2	1	0	0	0	0	0	0	27	2	1	7	15	10	3	1	0	0	0	0	0	0	39
8:00	1	1	4	8	8	6	1	0	0	0	0	0	0	29	2	1	7	12	8	0	1	0	0	0	0	0	0	31	3	2	11	20	16	6	2	0	0	0	0	0	0	60
9:00	0	3	5	7	7	2	1	0	0	0	0	0	0	25	0	1	5	11	7	2	1	1	0	0	0	0	0	28	0	4	10	18	14	4	2	1	0	0	0	0	0	53
10:00	2	2	6	10	6	4	0	0	0	0	0	0	0	30	0	2	4	9	5	3	1	0	0	0	0	0	0	24	2	4	10	19	11	7	1	0	0	0	0	0	0	54
11:00	0	0	4	7	8	5	1	0	0	0	0	0	0	26	0	1	4	6	11	2	0	0	0	0	0	0	0	24	0	1	8	13	19	8	1	0	0	0	0	0	0	50
12:00	0	0	7	10	11	1	1	1	0	0	0	0	0	31	1	2	5	9	4	2	0	0	0	0	0	0	0	24	1	2	13	19	15	3	1	1	0	0	0	0	0	55
13:00	0	0	2	9	4	4	3	1	0	0	0	0	0	23	1	1	1	6	10	3	0	1	0	0	0	0	0	23	1	1	3	15	14	7	3	2	0	0	0	0	0	46
14:00	0	0	3	4	7	0	1	0	0	0	0	0	0	15	0	1	3	2	5	1	0	0	0	0	0	0	0	12	0	1	6	6	12	1	1	0	0	0	0	0	0	27
15:00	0	0	2	5	4	7	1	1	0	0	0	0	0	20	0	0	4	7	10	2	2	0	0	0	0	0	0	25	0	0	6	12	14	9	3	1	0	0	0	0	0	45
16:00	0	1	4	9	19	4	0	1	0	0	0	0	0	38	0	0	4	1	5	1	0	0	0	0	0	0	0	11	0	1	8	10	24	5	0	1	0	0	0	0	0	49
17:00	0	0	3	8	10	2	1	0	0	0	0	0	0	24	1	1	4	8	9	5	1	1	0	0	0	0	0	30	1	1	7	16	19	7	2	1	0	0	0	0	0	54
18:00	0	1	3	5	6	1	1	0	0	0	0	0	0	17	0	1	2	3	6	2	1	0	0	0	0	0	0	15	0	2	5	8	12	3	2	0	0	0	0	0	0	32
19:00	0	0	1	4	3	1	0	0	0	0	0	0	0	9	0	1	1	2	5	1	1	0	0	0	0	0	0	11	0	1	2	6	8	2	1	0	0	0	0	0	0	20
20:00	1	0	1	3	4	1	0	0	0	0	0	0	0	10	0	1	3	1	3	0	0	0	0	0	0	0	0	8	1	1	4	4	7	1	0	0	0	0	0	0	0	18
21:00	0	0	2	1	2	0	1	0	0	0	0	0	0	6	0	0	4	0	3	1	1	0	0	0	0	0	0	9	0	0	6	1	5	1	2	0	0	0	0	0	0	15
22:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3	0	1	1	0	1	0	0	0	0	0	0	0	0	3	0	1	1	1	2	1	0	0	0	0	0	0	0	6
23:00	0	0	0	2	1	0	0	0	0	0	0	0	0	3	0	0	0	1	2	0	0	0	0	0	0	0	0	3	0	0	0	3	3	0	0	0	0	0	0	0	0	6
Totals	5	11	48	108	107	42	13	4	0	0	0	0	0	330	8	17	64	98	105	31	10	3	0	0	0	0	0	336	13	28	112	190	212	73	23	7	0	0	0	0	0	666
% of Totals	2%	3%	15%	30%	32%	13%	4%	1%						100%	2%	5%	19%	29%	31%	9%	3%	1%						100%	2%	4%	17%	30%	32%	11%	3%	1%						100%

STATISTICS

	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
00:00 - 12:00	4	9	20	39	35	20	4	0	0	0	0	0	0	131	5	8	31	58	42	13	4	1	0	0	0	0	0	162	9	17	51	97	77	33	8	1	0	0	0	0	0	293
%	1%	3%	6%	12%	11%	6%	1%	0%	0%	0%	0%	0%	0%	40%	2%	2%	9%	18%	13%	4%	1%	0%	0%	0%	0%	0%	0%	49%	3%	5%	15%	29%	23%	10%	2%	0%	0%	0%	0%	0%	0%	89%
Peak Hour	9:30	8:30	10:30	9:15	11:30	7:45	4:45	11:15	0:00	0:00	0:00	0:00	0:00	9:15	7:45	9:15	11:30	9:15	11:00	6:15	6:15	8:30	0:00	0:00	0:00	0:00	0:00	8:00	7:45	9:15	7:45	9:15	11:00	10:15	7:30	8:30	0:00	0:00	0:00	0:00	0:00	9:15
Peak Volume	2	3	7	13	13	6	1	1	0	0	0	0	0	32	3	2	9	13	11	5	1	1	0	0	0	0	0	31	4	5	12	26	19	8	2	1	0	0	0	0	0	63
12:00 - 24:00	1	2	28	61	72	22	9	4	0	0	0	0	0	199	3	9	33	40	63	18	6	2	0	0	0	0	0	174	4	11	61	101	135	40	15	6	0	0	0	0	0	373
%	0%	1%	8%	18%	22%	7%	3%	1%	0%	0%	0%	0%	0%	60%	1%	3%	10%	12%	19%	5%	2%	1%	0%	0%	0%	0%	0%	53%	1%	3%	18%	31%	41%	12%	5%	2%	0%	0%	0%	0%	0%	113%
Peak Hour	20:00	15:45	12:15	16:30	16:15	15:00	12:45	12:00	12:00	12:00	12:00	12:00	12:00	16:15	12:00	12:30	12:00	12:30	15:15	17:00	14:30	12:15	12:00	12:00	12:00	12:00	12:00	17:00	12:00	12:30	12:15	12:30	16:15	15:00	12:45	12:15	12:00	12:00	12:00	12:00	12:00	16:30
Peak Volume	1	1	9	14	20	7	3	1	0	0	0	0	0	42	1	3	6	10	12	5	2	1	0	0	0	0	0	30	1	3	15	20	26	9	3	2	0	0	0	0	0	61
07:00 - 09:00	2	2	5	13	11	7	1	0	0	0	0	0	0	41	3	1	13	22	15	2	2	0	0	0	0	0	0	58	5	3	18	35	26	9	3	0	0	0	0	0	0	99
%	1%	1%	2%	4%	3%	2%	0%	0%	0%	0%	0%	0%	0%	12%	1%	0%	4%	7%	5%	1%	1%	0%	0%	0%	0%	0%	0%	18%	2%	1%	5%	11%	8%	3%	1%	0%	0%	0%	0%	0%	0%	30%
Peak Hour	7:00	7:00	7:45	8:00	8:00	7:45	7:30	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:45	7:45	7:30	7:30	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:45	7:45	7:45	8:00	8:00	7:45	7:30	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	1	1	4	8	8	6	1	0	0	0	0	0	0	29	3	1	8	12	8	2	1	0	0	0	0	0	0	31	4	2	12	20	16	6	2	0	0	0	0	0	0	60
16:00 - 18:00	0	1	7	17	29	6	1	1	0	0	0	0	0	62	1	1	8	9	14	6	1	1	0	0	0	0	0	41	1	2	15	26	43	12	2	2	0	0	0	0	0	103
%	0%	0%	2%	5%	9%	2%	0%	0%	0%	0%	0%	0%	0%	19%	0%	0%	2%	3%	4%	2%	0%	0%	0%	0%	0%	0%	0%	12%	0%	1%	5%	8%	13%	4%	1%	1%	0%	0%	0%	0%	0%	31%
Peak Hour	16:00	16:00	16:00	16:30	16:15	16:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:15	17:00	16:45	16:00	17:00	17:00	17:00	17:00	16:30	16:00	16:00	16:00	16:00	16:00	17:00	17:00	16:00	16:00	16:30	16:15	17:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:30
Peak Volume	0	1	4	14	20	4	1	1	0	0	0	0	0	42	1	1	4	8	9	5	1	1	0	0	0	0	0	30	1	1	8	20	26	7	2	1	0	0	0	0	0	61

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
NORTHBOUND	25	31	31	37	41	330
SOUTHBOUND	23	30	29	35	39	336
TOTALS	24	30	30	36	40	666

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	26-35 mph	207	63%	0	0%
SOUTHBOUND	25-34 mph	211	63%	0	0%
TOTALS	25-34 mph	412	62%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 130th Ave/Melaleuca Rd S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_002

DAILY TOTALS	NB	SB	EB	WB	Total
	330	336	0	0	666

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	7	6			13
0:15	0	1			1	12:15	9	6			15
0:30	0	0			0	12:30	6	5			11
0:45	0	3			3	12:45	9	7			16
1:00	1	1			2	13:00	8	10			18
1:15	0	0			0	13:15	5	7			12
1:30	0	0			0	13:30	7	3			10
1:45	0	0			0	13:45	3	3			6
2:00	0	0			0	14:00	2	4			6
2:15	0	0			0	14:15	3	4			7
2:30	0	0			0	14:30	2	2			4
2:45	0	0			0	14:45	8	2			10
3:00	0	0			0	15:00	4	8			12
3:15	0	0			0	15:15	4	7			11
3:30	1	0			1	15:30	6	5			11
3:45	0	1			1	15:45	6	5			11
4:00	0	0			0	16:00	6	4			10
4:15	0	0			0	16:15	6	2			8
4:30	0	0			0	16:30	17	4			21
4:45	1	0			1	16:45	9	1			10
5:00	0	0			0	17:00	10	9			19
5:15	1	3			4	17:15	6	5			11
5:30	2	0			2	17:30	5	6			11
5:45	1	0			1	17:45	3	10			13
6:00	0	3			3	18:00	4	3			7
6:15	0	2			2	18:15	8	6			14
6:30	1	4			5	18:30	3	3			6
6:45	1	10			11	18:45	2	3			5
7:00	3	11			14	19:00	4	5			9
7:15	2	4			6	19:15	1	4			5
7:30	4	5			9	19:30	2	1			3
7:45	3	7			10	19:45	2	1			3
8:00	7	8			15	20:00	3	1			4
8:15	7	6			13	20:15	0	3			3
8:30	8	8			16	20:30	1	2			3
8:45	7	9			16	20:45	6	2			8
9:00	6	7			13	21:00	3	7			10
9:15	10	6			16	21:15	1	1			2
9:30	3	7			10	21:30	0	1			1
9:45	6	8			14	21:45	2	0			2
10:00	13	10			23	22:00	0	1			1
10:15	7	5			12	22:15	1	0			1
10:30	4	7			11	22:30	2	0			2
10:45	6	2			8	22:45	0	2			2
11:00	6	4			10	23:00	2	1			3
11:15	5	8			13	23:15	1	1			2
11:30	10	9			19	23:30	0	0			0
11:45	5	3			8	23:45	0	1			1
TOTALS	131	162	0	0	293	TOTALS	199	174	0	0	373
SPLIT%	45%	55%	0%	0%	44%	SPLIT%	53%	47%	0%	0%	56%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	0	4			4
01:00 02:00	1	1			2
02:00 03:00	0	0			0
03:00 04:00	1	1			2
04:00 05:00	1	0			1
05:00 06:00	4	3			7
06:00 07:00	2	19			21
07:00 08:00	12	27			39
08:00 09:00	29	31			60
09:00 10:00	25	28			53
10:00 11:00	30	24			54
11:00 12:00	26	24			50
12:00 13:00	31	24			55
13:00 14:00	23	23			46
14:00 15:00	15	12			27
15:00 16:00	20	25			45
16:00 17:00	38	11			49
17:00 18:00	24	30			54
18:00 19:00	17	15			32
19:00 20:00	9	11			20
20:00 21:00	10	8			18
21:00 22:00	6	9			15
22:00 23:00	3	3			6
23:00 00:00	3	3			6

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	131	162			293
Peak Hour	9:15	8:00			9:15
Peak Volume	32	31			63
Peak Hour Factor	0.615	0.861			0.685
Peak Period	12:00	to	00:00		
Volume	199	174			373
Peak Hour	16:15	17:00			16:30
Peak Volume	42	30			61
Peak Hour Factor	0.618	0.750			0.726
Peak Period	07:00	to	09:00		
Volume	41	58			99
Peak Hour	8:00	8:00			8:00
Peak Volume	29	31			60
Peak Hour Factor	0.906	0.861			0.938
Peak Period	16:00	to	18:00		
Volume	62	41			103
Peak Hour	16:15	17:00			16:30
Peak Volume	42	30			61
Peak Hour Factor	0.618	0.750			0.726

Prepared by National Data & Surveying Services

SPEED

SW 136th Ave/Holatee Trail S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_003

HOURLY BREAKDOWN

Time	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1
5:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	3
6:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	1	5	1	0	0	0	0	0	0	0	0	0	0	0	7	0	1	5	3	0	0	0	0	0	0	0	9
7:00	1	2	4	4	1	0	0	0	0	0	0	0	0	12	1	2	2	5	1	2	1	0	0	0	0	0	0	0	0	14	2	4	6	9	2	2	1	0	0	0	0	0	26
8:00	0	0	3	0	1	0	0	0	0	0	0	0	0	4	0	2	2	7	0	0	0	0	0	0	0	0	0	0	0	11	0	2	5	7	1	0	0	0	0	0	0	0	15
9:00	1	2	4	1	2	0	0	0	0	0	0	0	0	10	0	2	3	6	1	1	0	0	0	0	0	0	0	0	0	13	1	4	7	7	3	1	0	0	0	0	0	0	23
10:00	1	1	3	3	4	0	0	0	0	0	0	0	0	12	0	2	4	3	4	1	0	0	0	0	0	0	0	0	0	14	1	3	7	6	8	1	0	0	0	0	0	0	26
11:00	0	1	2	4	0	0	0	0	0	0	0	0	0	7	0	2	5	7	1	1	1	0	0	0	0	0	0	0	0	17	0	3	7	11	1	1	1	0	0	0	0	0	24
12:00	1	2	3	2	4	0	0	0	0	0	0	0	0	12	0	1	5	3	3	0	0	0	0	0	0	0	0	0	0	12	1	3	8	5	7	0	0	0	0	0	0	0	24
13:00	0	0	6	5	3	0	0	0	0	0	0	0	0	15	0	0	2	2	5	0	0	0	0	0	0	0	0	0	0	9	0	0	8	8	8	0	0	0	0	0	0	0	24
14:00	2	1	1	8	1	0	0	0	0	0	0	0	0	13	0	3	4	3	0	0	1	0	0	0	0	0	0	0	0	11	2	4	5	11	1	0	1	0	0	0	0	0	24
15:00	0	1	5	4	2	2	1	0	0	0	0	0	0	15	0	1	1	3	2	0	0	0	0	0	0	0	0	0	0	7	0	2	6	7	4	2	1	0	0	0	0	0	22
16:00	0	3	2	4	3	0	0	0	0	0	0	0	0	12	2	1	4	5	7	0	1	0	0	0	0	0	0	0	0	20	2	4	6	9	10	0	1	0	0	0	0	0	32
17:00	2	2	0	5	4	1	0	0	0	0	0	0	0	15	0	3	2	4	0	0	0	0	0	0	0	0	0	0	0	9	2	5	2	10	4	1	0	0	0	0	0	0	24
18:00	0	0	3	1	1	0	0	0	0	0	0	0	0	5	0	1	1	5	1	0	0	0	0	0	0	0	0	0	0	8	0	1	4	6	2	0	0	0	0	0	0	0	13
19:00	1	2	1	2	0	0	0	0	0	0	0	0	0	6	3	1	4	4	1	0	0	0	0	0	0	0	0	0	0	13	4	3	5	6	1	0	0	0	0	0	0	0	19
20:00	0	2	1	1	2	0	0	0	0	0	0	0	0	6	0	1	2	2	1	1	0	0	0	0	0	0	0	0	0	7	0	3	3	3	3	1	0	0	0	0	0	0	13
21:00	1	2	1	1	1	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	1	1	1	0	0	0	0	0	0	0	6
22:00	1	0	4	0	0	0	0	0	0	0	0	0	0	5	0	1	2	1	0	0	0	0	0	0	0	0	0	0	0	4	1	1	6	1	0	0	0	0	0	0	0	0	9
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	1	0	0	0	0	0	0	0	0	5
Totals	12	21	45	49	29	3	1	0	0	0	0	0	0	160	7	24	51	63	27	7	4	0	0	0	0	0	0	0	183	19	45	96	112	56	10	5	0	0	0	0	0	0	343
% of Totals	8%	13%	28%	31%	18%	2%	1%							100%	4%	13%	28%	34%	15%	4%	2%								100%	6%	13%	28%	33%	16%	3%	1%							100%

STATISTICS

	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
00:00 - 12:00	4	6	17	14	8	0	0	0	0	0	0	0	0	49	2	11	21	30	7	6	2	0	0	0	0	0	0	79	6	17	38	44	15	6	2	0	0	0	0	0	0	128
%	3%	4%	11%	9%	5%	0%	0%	0%	0%	0%	0%	0%	0%	31%	1%	7%	13%	19%	4%	4%	1%	0%	0%	0%	0%	0%	0%	49%	4%	11%	24%	28%	9%	4%	1%	0%	0%	0%	0%	0%	0%	80%
Peak Hour	9:45	9:15	7:30	11:15	10:00	0:00	0:00	0:00	0:00	0:00	0:00	0:00	0:00	9:45	5:00	10:15	11:30	7:45	10:00	7:00	6:45	0:00	0:00	0:00	0:00	0:00	0:00	11:30	5:00	9:15	11:30	11:00	10:00	7:00	6:45	0:00	0:00	0:00	0:00	0:00	0:00	11:45
Peak Volume	2	3	5	5	4	0	0	0	0	0	0	0	0	14	1	4	8	8	4	2	1	0	0	0	0	0	0	19	2	5	13	11	8	2	1	0	0	0	0	0	0	32
12:00 - 24:00	8	15	28	35	21	3	1	0	0	0	0	0	0	111	5	13	30	33	20	1	2	0	0	0	0	0	0	104	13	28	58	68	41	4	3	0	0	0	0	0	0	215
%	5%	9%	18%	22%	13%	2%	1%	0%	0%	0%	0%	0%	0%	69%	3%	8%	19%	21%	13%	1%	1%	0%	0%	0%	0%	0%	0%	65%	8%	18%	36%	43%	26%	3%	2%	0%	0%	0%	0%	0%	0%	134%
Peak Hour	13:15	16:15	13:00	16:30	12:00	14:45	14:45	12:00	12:00	12:00	12:00	12:00	12:00	16:30	19:00	14:15	12:00	15:15	16:00	19:45	14:00	12:00	12:00	12:00	12:00	12:00	12:00	16:00	19:00	16:15	13:15	16:30	16:00	14:45	14:45	12:00	12:00	12:00	12:00	12:00	12:00	16:00
Peak Volume	2	4	6	9	4	2	1	0	0	0	0	0	0	18	3	4	5	6	7	1	1	0	0	0	0	0	0	20	4	6	9	12	10	2	2	0	0	0	0	0	0	32
07:00 - 09:00	1	2	7	4	2	0	0	0	0	0	0	0	0	16	1	4	4	12	1	2	1	0	0	0	0	0	0	25	2	6	11	16	3	2	1	0	0	0	0	0	0	41
%	1%	1%	4%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	10%	1%	3%	3%	8%	1%	1%	1%	0%	0%	0%	0%	0%	0%	16%	1%	4%	7%	10%	2%	1%	1%	0%	0%	0%	0%	0%	0%	26%
Peak Hour	7:00	7:00	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:15	7:45	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00
Peak Volume	1	2	5	4	1	0	0	0	0	0	0	0	0	12	1	2	3	8	1	2	1	0	0	0	0	0	0	14	2	4	8	9	2	2	1	0	0	0	0	0	0	26
16:00 - 18:00	2	5	2	10	7	1	0	0	0	0	0	0	0	27	2	4	6	9	7	0	1	0	0	0	0	0	0	29	4	9	8	19	14	1	1	0	0	0	0	0	0	56
%	1%	3%	1%	6%	4%	1%	0%	0%	0%	0%	0%	0%	0%	17%	1%	3%	4%	6%	4%	0%	1%	0%	0%	0%	0%	0%	0%	18%	3%	6%	5%	12%	9%	1%	1%	0%	0%	0%	0%	0%	0%	35%
Peak Hour	17:00	16:15	16:00	16:30	17:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:30	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:00	16:30	16:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	2	4	2	9	4	1	0	0	0	0	0	0	0	18	2	3	4	5	7	0	1	0	0	0	0	0	0	20	2	6	6	12	10	1	1	0	0	0	0	0	0	32

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
NORTHBOUND	19	26	25	32	34	160
SOUTHBOUND	20	26	26	32	36	183
TOTALS	19	26	26	32	34	343

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	21-30 mph	94	59%	0	0%
SOUTHBOUND	23-32 mph	121	66%	0	0%
TOTALS	23-32 mph	212	62%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 136th Ave/Holatee Trail S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_003

DAILY TOTALS	NB	SB	EB	WB	Total
	160	183	0	0	343

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	4	4			8
0:15	0	0			0	12:15	3	5			8
0:30	1	0			1	12:30	4	2			6
0:45	0	0			0	12:45	1	1			2
1:00	0	0			0	13:00	5	0			5
1:15	0	0			0	13:15	5	1			6
1:30	0	0			0	13:30	3	3			6
1:45	0	0			0	13:45	2	5			7
2:00	0	0			0	14:00	6	2			8
2:15	0	0			0	14:15	0	3			3
2:30	0	0			0	14:30	2	1			3
2:45	0	0			0	14:45	5	5			10
3:00	0	0			0	15:00	5	3			8
3:15	0	0			0	15:15	2	1			3
3:30	0	0			0	15:30	4	3			7
3:45	0	0			0	15:45	4	0			4
4:00	0	0			0	16:00	2	11			13
4:15	0	0			0	16:15	1	4			5
4:30	0	1			1	16:30	6	2			8
4:45	0	0			0	16:45	3	3			6
5:00	0	0			0	17:00	6	2			8
5:15	0	0			0	17:15	3	3			6
5:30	0	0			0	17:30	1	3			4
5:45	1	2			3	17:45	5	1			6
6:00	1	2			3	18:00	1	3			4
6:15	0	0			0	18:15	1	1			2
6:30	1	2			3	18:30	1	2			3
6:45	0	3			3	18:45	2	2			4
7:00	1	5			6	19:00	2	3			5
7:15	2	2			4	19:15	3	6			9
7:30	3	3			6	19:30	0	2			2
7:45	6	4			10	19:45	1	2			3
8:00	0	4			4	20:00	1	2			3
8:15	1	3			4	20:15	1	1			2
8:30	1	3			4	20:30	3	2			5
8:45	2	1			3	20:45	1	2			3
9:00	2	5			7	21:00	2	0			2
9:15	2	4			6	21:15	3	0			3
9:30	2	2			4	21:30	1	0			1
9:45	4	2			6	21:45	0	0			0
10:00	3	3			6	22:00	3	0			3
10:15	2	4			6	22:15	0	3			3
10:30	5	3			8	22:30	0	0			0
10:45	2	4			6	22:45	2	1			3
11:00	0	6			6	23:00	0	2			2
11:15	2	1			3	23:15	1	1			2
11:30	2	3			5	23:30	0	1			1
11:45	3	7			10	23:45	0	0			0
TOTALS	49	79	0	0	128	TOTALS	111	104	0	0	215
SPLIT %	38%	62%	0%	0%	37%	SPLIT %	52%	48%	0%	0%	63%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	1	0			1
01:00 02:00	0	0			0
02:00 03:00	0	0			0
03:00 04:00	0	0			0
04:00 05:00	0	1			1
05:00 06:00	1	2			3
06:00 07:00	2	7			9
07:00 08:00	12	14			26
08:00 09:00	4	11			15
09:00 10:00	10	13			23
10:00 11:00	12	14			26
11:00 12:00	7	17			24
12:00 13:00	12	12			24
13:00 14:00	15	9			24
14:00 15:00	13	11			24
15:00 16:00	15	7			22
16:00 17:00	12	20			32
17:00 18:00	15	9			24
18:00 19:00	5	8			13
19:00 20:00	6	13			19
20:00 21:00	6	7			13
21:00 22:00	6	0			6
22:00 23:00	5	4			9
23:00 00:00	1	4			5

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	49	79			128
Peak Hour	9:45	10:15			7:00
Peak Volume	14	17			26
Peak Hour Factor	0.700	0.708			0.650
Peak Period	12:00	to	00:00		
Volume	111	104			215
Peak Hour	16:30	16:00			16:00
Peak Volume	18	20			32
Peak Hour Factor	0.750	0.455			0.615
Peak Period	07:00	to	09:00		
Volume	16	25			41
Peak Hour	7:00	7:00			7:00
Peak Volume	12	14			26
Peak Hour Factor	0.500	0.700			0.650
Peak Period	16:00	to	18:00		
Volume	27	29			56
Peak Hour	16:30	16:00			16:00
Peak Volume	18	20			32
Peak Hour Factor	0.750	0.455			0.615

Prepared by National Data & Surveying Services

SPEED

Hancock Rd S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_004

HOURLY BREAKDOWN

Time	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	1	0	0	0	0	0	0	0	3
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	1	0	0	1	0	0	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	2	2	0	0	0	0	0	0	0	0	5	0	0	1	3	2	0	0	0	0	0	0	0	0	6
6:00	0	0	1	3	0	0	0	0	0	0	0	0	0	4	0	1	1	2	1	1	2	1	0	0	0	0	0	9	0	1	2	5	1	1	2	1	0	0	0	0	0	13
7:00	0	0	0	5	6	2	0	1	0	0	0	0	0	15	0	0	2	7	1	1	1	0	0	0	0	0	0	12	0	0	2	12	7	3	1	1	0	0	0	0	0	27
8:00	0	1	4	4	4	3	1	0	0	0	0	0	0	17	0	0	6	2	3	3	0	0	0	0	0	0	0	20	0	1	10	6	13	6	1	0	0	0	0	0	0	37
9:00	1	2	3	7	3	1	0	0	0	0	0	0	0	17	0	3	4	6	10	5	0	0	0	0	0	0	0	28	1	5	7	13	13	6	0	0	0	0	0	0	0	45
10:00	0	0	0	5	4	6	0	0	0	0	0	0	0	15	1	0	3	6	4	3	1	2	0	0	0	0	0	20	1	0	3	11	8	3	1	2	0	0	0	0	0	35
11:00	0	4	6	4	5	2	1	0	0	0	0	0	0	22	1	3	4	7	5	1	0	0	0	0	0	0	0	21	1	7	10	11	10	3	1	0	0	0	0	0	0	43
12:00	0	2	4	3	6	1	0	0	0	0	0	0	0	16	1	0	3	9	5	1	0	0	0	0	0	0	0	19	1	2	7	12	11	2	0	0	0	0	0	0	0	35
13:00	1	1	3	5	2	1	0	0	0	0	0	0	0	14	0	1	2	6	3	2	0	1	0	0	0	0	0	21	1	2	5	12	11	3	0	1	0	0	0	0	0	35
14:00	0	1	3	6	2	1	0	0	0	0	0	0	0	13	0	1	4	4	2	3	1	0	0	0	0	0	0	15	0	2	7	10	4	4	1	0	0	0	0	0	0	28
15:00	0	0	3	9	7	2	0	0	0	0	0	0	0	21	0	0	6	10	4	0	5	1	0	0	0	0	0	26	0	0	9	19	11	2	5	1	0	0	0	0	0	47
16:00	1	1	7	11	6	0	0	0	0	0	0	0	0	26	0	1	2	4	4	3	1	0	0	0	0	0	0	15	1	2	9	15	10	3	1	0	0	0	0	0	0	41
17:00	0	0	4	14	2	2	1	0	0	0	0	0	0	23	0	0	3	3	8	3	1	0	0	0	0	0	0	18	0	0	7	17	10	5	2	0	0	0	0	0	0	41
18:00	0	3	4	12	9	4	4	0	0	0	0	0	0	36	0	1	5	15	15	5	2	0	0	0	0	0	0	43	0	4	9	27	24	9	6	0	0	0	0	0	0	79
19:00	0	2	1	3	3	2	0	0	0	0	0	0	0	11	0	1	4	4	6	1	0	0	0	0	0	0	0	16	0	3	5	7	9	3	0	0	0	0	0	0	0	27
20:00	1	0	0	3	0	0	0	0	0	0	0	0	0	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2	1	0	1	4	0	0	0	0	0	0	0	0	0	6
21:00	1	0	4	2	3	0	0	0	0	0	0	0	0	10	0	0	1	3	0	1	0	0	0	0	0	0	0	5	1	0	5	5	3	1	0	0	0	0	0	0	0	15
22:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	1	3	0	0	0	0	0	0	0	0	0	4	0	0	1	4	1	0	0	0	0	0	0	0	0	6
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	1	0	0	0	0	0	0	0	0	3	0	1	2	0	1	0	0	0	0	0	0	0	0	4
Totals	5	17	48	108	64	28	7	1	0	0	0	0	0	278	3	14	55	94	87	33	14	6	0	0	0	0	0	306	8	31	103	194	151	61	21	7	0	0	0	0	0	576
% of Totals	2%	6%	18%	37%	24%	10%	3%	0%						100%	1%	5%	18%	31%	28%	11%	5%	2%						100%	1%	5%	18%	34%	26%	11%	4%	1%						100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
	1	7	14	30	23	15	2	1	0	0	0	0	0	93	2	8	22	32	33	14	4	4	0	0	0	0	0	0	119	3	15	36	62	56	29	6	5	0	0	0	0	0	212
	0%	3%	5%	11%	9%	6%	1%	0%	0%	0%	0%	0%	0%	34%	1%	3%	8%	12%	12%	5%	1%	1%	0%	0%	0%	0%	0%	0%	44%	1%	6%	13%	23%	21%	11%	2%	2%	0%	0%	0%	0%	0%	79%
Peak Hour	8:15	10:30	11:00	9:15	11:30	10:00	7:30	6:15	0:00	0:00	0:00	0:00	0:00	11:30	9:45	9:00	7:45	11:30	8:15	8:15	6:00	9:30	0:00	0:00	0:00	0:00	0:00	0:00	8:30	8:15	10:45	10:30	11:30	11:30	8:15	6:00	9:30	0:00	0:00	0:00	0:00	0:00	11:30
Peak Volume	1	4	6	9	9	6	1	1	0	0	0	0	0	23	1	3	7	11	10	5	2	2	0	0	0	0	0	0	28	1	7	11	17	17	9	2	2	0	0	0	0	0	50
	4	10	34	70	41	13	5	0	0	0	0	0	0	177	1	6	33	62	54	19	10	2	0	0	0	0	0	0	187	5	16	67	132	95	32	15	2	0	0	0	0	0	364
	1%	4%	13%	26%	15%	5%	2%	0%	0%	0%	0%	0%	0%	66%	0%	2%	12%	23%	20%	7%	4%	1%	0%	0%	0%	0%	0%	0%	69%	2%	6%	25%	49%	35%	12%	6%	1%	0%	0%	0%	0%	0%	135%
Peak Hour	12:15	18:15	15:30	17:30	18:15	18:00	18:00	12:00	12:00	12:00	12:00	12:00	12:00	17:30	12:00	13:45	15:15	18:00	18:15	18:15	15:00	12:15	12:00	12:00	12:00	12:00	12:00	12:00	18:15	12:15	18:30	15:30	17:30	18:15	18:00	18:00	12:15	12:00	12:00	12:00	12:00	12:00	18:00
Peak Volume	1	4	7	20	10	4	4	0	0	0	0	0	0	37	1	2	7	15	18	6	5	1	0	0	0	0	0	0	47	2	5	12	30	28	9	6	1	0	0	0	0	0	79
	0	1	4	10	10	5	1	1	0	0	0	0	0	32	0	0	8	9	10	4	1	0	0	0	0	0	0	0	32	0	1	12	19	20	9	2	1	0	0	0	0	0	64
	0%	0%	1%	4%	4%	2%	0%	0%	0%	0%	0%	0%	0%	12%	0%	0%	3%	3%	4%	1%	0%	0%	0%	0%	0%	0%	0%	0%	12%	0%	0%	4%	7%	7%	3%	1%	0%	0%	0%	0%	0%	0%	24%
Peak Hour	7:00	7:30	8:00	7:00	7:45	8:00	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:45	7:00	7:00	7:45	7:00	8:00	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:45	7:00	7:30	7:45	7:00	7:45	8:00	7:30	7:00	7:00	7:00	7:00	7:00	7:00	7:45
Peak Volume	0	1	4	6	8	3	1	1	0	0	0	0	0	17	0	0	7	7	9	3	1	0	0	0	0	0	0	0	21	0	1	10	13	15	6	2	1	0	0	0	0	0	38
	1	1	11	25	8	2	1	0	0	0	0	0	0	49	0	1	5	7	12	6	2	0	0	0	0	0	0	0	33	1	2	16	32	20	8	3	0	0	0	0	0	0	82
	0%	0%	4%	9%	3%	1%	0%	0%	0%	0%	0%	0%	0%	18%	0%	0%	2%	3%	4%	2%	1%	0%	0%	0%	0%	0%	0%	0%	12%	0%	1%	6%	12%	7%	3%	1%	0%	0%	0%	0%	0%	0%	30%
Peak Hour	16:00	16:00	16:00	16:45	16:00	16:45	16:15	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:45	16:00	17:00	16:15	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00	16:00	16:00	16:00	16:45	16:00	16:15	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:45
Peak Volume	1	1	7	14	6	2	1	0	0	0	0	0	0	26	0	1	3	4	8	4	2	0	0	0	0	0	0	0	18	1	2	9	18	10	5	3	0	0	0	0	0	0	43

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
NORTHBOUND	23	29	29	35	39	270
SOUTHBOUND	24	30	30	36	43	306
TOTALS	24	29	29	36	40	576

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	24-33 mph	171	63%	0	0%
SOUTHBOUND	24-33 mph	193	63%	0	0%
TOTALS	24-33 mph	364	63%	0	0%

Prepared by National Data & Surveying Services

VOLUME

Hancock Rd S/O Stirling Rd/SR 848

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_004

DAILY TOTALS	NB	SB	EB	WB	Total
	270	306	0	0	576

DAILY TOTALS

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	3	10			13
0:15	2	1			3	12:15	10	4			14
0:30	0	0			0	12:30	1	1			2
0:45	0	0			0	12:45	2	4			6
1:00	0	0			0	13:00	2	11			13
1:15	0	1			1	13:15	3	3			6
1:30	0	0			0	13:30	4	6			10
1:45	0	1			1	13:45	5	1			6
2:00	0	0			0	14:00	4	4			8
2:15	0	0			0	14:15	3	1			4
2:30	0	0			0	14:30	3	6			9
2:45	0	0			0	14:45	3	4			7
3:00	0	0			0	15:00	9	2			11
3:15	0	0			0	15:15	3	13			16
3:30	0	0			0	15:30	8	8			16
3:45	0	0			0	15:45	1	3			4
4:00	0	1			1	16:00	3	3			6
4:15	0	0			0	16:15	8	3			11
4:30	0	0			0	16:30	6	5			11
4:45	0	0			0	16:45	9	4			13
5:00	0	0			0	17:00	3	1			4
5:15	0	0			0	17:15	6	4			10
5:30	0	2			2	17:30	8	8			16
5:45	1	3			4	17:45	6	5			11
6:00	1	4			5	18:00	11	8			19
6:15	1	1			2	18:15	12	11			23
6:30	1	0			1	18:30	6	11			17
6:45	1	4			5	18:45	7	13			20
7:00	2	5			7	19:00	5	12			17
7:15	5	0			5	19:15	4	2			6
7:30	3	3			6	19:30	1	2			3
7:45	5	4			9	19:45	1	0			1
8:00	2	3			5	20:00	0	0			0
8:15	6	7			13	20:15	0	0			0
8:30	4	7			11	20:30	2	1			3
8:45	5	3			8	20:45	2	1			3
9:00	7	10			17	21:00	2	2			4
9:15	2	8			10	21:15	2	1			3
9:30	5	6			11	21:30	4	1			5
9:45	3	4			7	21:45	2	1			3
10:00	4	3			7	22:00	0	1			1
10:15	3	4			7	22:15	1	1			2
10:30	3	9			12	22:30	0	1			1
10:45	5	4			9	22:45	1	1			2
11:00	5	3			8	23:00	0	0			0
11:15	7	5			12	23:15	1	1			2
11:30	4	7			11	23:30	0	1			1
11:45	6	6			12	23:45	0	1			1
TOTALS	93	119	0	0	212	TOTALS	177	187	0	0	364
SPLIT%	44%	56%	0%	0%	37%	SPLIT%	49%	51%	0%	0%	63%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	2	1			3
01:00	02:00	0	2			2
02:00	03:00	0	0			0
03:00	04:00	0	0			0
04:00	05:00	0	1			1
05:00	06:00	1	5			6
06:00	07:00	4	9			13
07:00	08:00	15	12			27
08:00	09:00	17	20			37
09:00	10:00	17	28			45
10:00	11:00	15	20			35
11:00	12:00	22	21			43
12:00	13:00	16	19			35
13:00	14:00	14	21			35
14:00	15:00	13	15			28
15:00	16:00	21	26			47
16:00	17:00	26	15			41
17:00	18:00	23	18			41
18:00	19:00	36	43			79
19:00	20:00	11	16			27
20:00	21:00	4	2			6
21:00	22:00	10	5			15
22:00	23:00	2	4			6
23:00	00:00	1	3			4

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	93	119			212
Peak Hour	8:15	8:30			8:15
Peak Volume	22	28			49
Peak Hour Factor	0.786	0.700			0.721
Peak Period	12:00	to	00:00		
Volume	177	187			364
Peak Hour	17:30	18:15			18:00
Peak Volume	37	47			79
Peak Hour Factor	0.771	0.904			0.859
Peak Period	07:00	to	09:00		
Volume	32	32			64
Peak Hour	7:45	7:45			7:45
Peak Volume	17	21			38
Peak Hour Factor	0.708	0.750			0.731
Peak Period	16:00	to	18:00		
Volume	49	33			82
Peak Hour	16:00	17:00			16:45
Peak Volume	26	18			43
Peak Hour Factor	0.722	0.563			0.672

Prepared by National Data & Surveying Services

SPEED

SW 130th Ave/Malalauca Rd S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_005

HOURLY BREAKDOWN

Time	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
5:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
6:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	0	1	4	0	0	0	0	0	0	0	0	0	5
7:00	0	1	0	2	2	0	0	0	0	0	0	0	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	1	0	2	3	0	0	0	0	0	0	0	0	6
8:00	1	1	3	2	5	0	0	0	0	0	0	0	0	12	0	1	1	1	0	0	0	0	0	0	0	0	0	3	1	2	4	3	5	0	0	0	0	0	0	0	0	15
9:00	0	0	1	3	3	2	0	0	0	0	0	0	0	9	0	1	2	2	1	0	0	0	0	0	0	0	0	6	0	1	3	5	4	2	0	0	0	0	0	0	0	15
10:00	0	0	3	2	1	0	0	0	0	0	0	0	0	6	0	1	1	3	3	1	0	0	0	0	0	0	0	9	0	1	4	5	4	1	0	0	0	0	0	0	0	15
11:00	0	2	2	2	3	0	0	0	0	0	0	0	0	9	0	1	1	3	1	1	0	0	0	0	0	0	0	7	0	3	3	5	4	1	0	0	0	0	0	0	0	16
12:00	0	2	4	3	3	0	0	0	0	0	0	0	0	12	0	1	3	2	0	0	0	0	0	0	0	0	0	6	0	3	7	5	3	0	0	0	0	0	0	0	0	18
13:00	0	0	2	4	4	1	0	0	0	0	0	0	0	11	1	0	6	1	0	0	1	0	0	0	0	0	0	9	1	0	8	5	4	1	1	0	0	0	0	0	0	20
14:00	1	1	3	0	1	0	0	0	0	0	0	0	0	6	3	0	3	6	0	0	0	0	0	0	0	0	0	12	4	1	6	6	1	0	0	0	0	0	0	0	0	18
15:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	0	1	2	0	0	0	0	0	0	0	0	3	0	0	0	2	3	0	0	0	0	0	0	0	0	5
16:00	0	0	2	4	4	1	0	0	0	0	0	0	0	11	0	0	2	4	0	0	0	0	0	0	0	0	0	6	0	0	4	8	4	1	0	0	0	0	0	0	0	17
17:00	0	1	1	3	2	1	0	0	0	0	0	0	0	8	0	1	0	4	1	0	1	0	0	0	0	0	0	7	0	2	1	7	3	1	1	0	0	0	0	0	0	15
18:00	0	1	2	2	0	0	0	0	0	0	0	0	0	5	0	3	1	2	1	0	0	0	0	0	0	0	0	7	0	4	3	4	1	0	0	0	0	0	0	0	0	12
19:00	1	0	0	0	1	0	0	0	0	0	0	0	0	2	1	0	1	1	1	0	0	0	0	0	0	0	0	4	2	0	1	1	2	0	0	0	0	0	0	0	0	6
20:00	0	0	2	2	2	0	0	0	0	0	0	0	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2	2	2	1	0	0	0	0	0	0	0	7
21:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	2	1	0	0	0	0	0	0	0	0	0	3	0	0	2	2	1	0	0	0	0	0	0	0	0	5
22:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	1	0	0	0	0	0	0	0	3
23:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	0	1	1	1	0	0	0	0	0	0	0	0	3	0	1	1	1	2	0	0	0	0	0	0	0	0	5
Totals	3	10	25	35	34	6	0	0	0	0	0	0	0	113	6	9	26	35	12	3	2	0	0	0	0	0	0	93	9	19	51	70	46	9	2	0	0	0	0	0	0	206
% of Totals	3%	9%	22%	31%	30%	5%								100%	6%	10%	28%	38%	13%	3%	2%							100%	4%	9%	25%	34%	22%	4%	1%							100%

STATISTICS

	NORTHBOUND														SOUTHBOUND														TOTALS													
00:00 - 12:00	1	4	9	15	14	2	0	0	0	0	0	0	0	45	0	4	7	11	6	2	0	0	0	0	0	0	0	30	1	8	16	26	20	4	0	0	0	0	0	0	0	75
%	1%	4%	8%	13%	12%	2%	0%	0%	0%	0%	0%	0%	0%	40%	0%	4%	6%	10%	5%	2%	0%	0%	0%	0%	0%	0%	0%	27%	1%	7%	14%	23%	18%	4%	0%	0%	0%	0%	0%	0%	0%	66%
Peak Hour	8:00	11:15	11:30	6:15	11:30	8:45	0:00	0:00	0:00	0:00	0:00	0:00	0:00	11:30	0:00	8:15	9:15	9:45	9:45	9:30	0:00	0:00	0:00	0:00	0:00	0:00	0:00	9:45	8:00	10:45	11:30	9:45	11:30	8:45	0:00	0:00	0:00	0:00	0:00	0:00	0:00	11:30
Peak Volume	1	3	4	3	6	2	0	0	0	0	0	0	0	15	0	2	3	4	3	1	0	0	0	0	0	0	0	10	1	4	7	7	7	2	0	0	0	0	0	0	0	24
12:00 - 24:00	2	6	16	20	20	4	0	0	0	0	0	0	0	68	6	5	19	24	6	1	2	0	0	0	0	0	0	63	8	11	35	44	26	5	2	0	0	0	0	0	0	131
%	2%	5%	14%	18%	18%	4%	0%	0%	0%	0%	0%	0%	0%	60%	5%	4%	17%	21%	5%	1%	2%	0%	0%	0%	0%	0%	0%	56%	7%	10%	31%	39%	23%	4%	2%	0%	0%	0%	0%	0%	0%	116%
Peak Hour	13:30	12:00	12:00	16:15	13:15	12:45	12:00	12:00	12:00	12:00	12:00	12:00	12:00	12:00	13:45	18:00	13:30	14:00	14:15	20:00	12:30	12:00	12:00	12:00	12:00	12:00	12:00	13:15	13:45	18:00	13:30	16:15	13:15	12:45	12:30	12:00	12:00	12:00	12:00	12:00	12:00	13:15
Peak Volume	1	2	4	7	5	1	0	0	0	0	0	0	0	12	3	3	8	6	2	1	1	0	0	0	0	0	0	13	4	4	10	10	5	1	1	0	0	0	0	0	0	25
07:00 - 09:00	1	2	3	4	7	0	0	0	0	0	0	0	0	17	0	1	1	1	1	0	0	0	0	0	0	0	0	4	1	3	4	5	8	0	0	0	0	0	0	0	0	21
%	1%	2%	3%	4%	6%	0%	0%	0%	0%	0%	0%	0%	0%	15%	0%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	4%	1%	3%	4%	4%	7%	0%	0%	0%	0%	0%	0%	0%	0%	19%
Peak Hour	8:00	7:00	8:00	7:00	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:00	7:30	8:00	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	8:00	7:30	8:00	8:00	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	1	1	3	2	5	0	0	0	0	0	0	0	0	12	0	1	1	1	1	0	0	0	0	0	0	0	0	3	1	2	4	3	5	0	0	0	0	0	0	0	0	15
16:00 - 18:00	0	1	3	7	6	2	0	0	0	0	0	0	0	19	0	1	2	8	1	0	1	0	0	0	0	0	0	13	0	2	5	15	7	2	1	0	0	0	0	0	0	32
%	0%	1%	3%	6%	5%	2%	0%	0%	0%	0%	0%	0%	0%	17%	0%	1%	2%	7%	1%	0%	1%	0%	0%	0%	0%	0%	0%	12%	0%	2%	4%	13%	6%	2%	1%	0%	0%	0%	0%	0%	0%	28%
Peak Hour	16:00	16:30	16:30	16:15	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:00	16:45	16:00	16:00	16:45	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00	16:00	16:45	16:00	16:15	16:00	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	0	1	3	7	4	1	0	0	0	0	0	0	0	12	0	1	2	4	1	0	1	0	0	0	0	0	0	7	0	2	4	10	4	1	1	0	0	0	0	0	0	17

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
NORTHBOUND	21	28	27	33	36	113
SOUTHBOUND	18	26	26	32	37	93
TOTALS	21	27	27	33	36	206

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	25 - 34 mph	73	65%	0	0%
SOUTHBOUND	21 - 30 mph	61	66%	0	0%
TOTALS	24 - 33 mph	129	63%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 130th Ave/Melaleuca Rd S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_005

DAILY TOTALS	NB	SB	EB	WB	Total
	113	93	0	0	206

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	4	2			6
0:15	0	0			0	12:15	4	2			6
0:30	0	0			0	12:30	2	0			2
0:45	0	1			1	12:45	2	2			4
1:00	0	0			0	13:00	0	1			1
1:15	0	0			0	13:15	4	2			6
1:30	0	0			0	13:30	3	4			7
1:45	0	0			0	13:45	4	2			6
2:00	0	0			0	14:00	1	5			6
2:15	0	0			0	14:15	2	2			4
2:30	0	0			0	14:30	2	4			6
2:45	0	0			0	14:45	1	1			2
3:00	0	0			0	15:00	0	2			2
3:15	0	0			0	15:15	1	1			2
3:30	0	0			0	15:30	0	0			0
3:45	0	0			0	15:45	1	0			1
4:00	0	0			0	16:00	2	2			4
4:15	0	0			0	16:15	2	2			4
4:30	0	0			0	16:30	2	2			4
4:45	1	0			1	16:45	5	0			5
5:00	0	0			0	17:00	3	1			4
5:15	0	0			0	17:15	2	0			2
5:30	1	0			1	17:30	0	3			3
5:45	0	0			0	17:45	3	3			6
6:00	0	1			1	18:00	1	0			1
6:15	0	1			1	18:15	3	4			7
6:30	2	1			3	18:30	0	1			1
6:45	0	0			0	18:45	1	2			3
7:00	3	1			4	19:00	1	3			4
7:15	0	0			0	19:15	1	1			2
7:30	1	0			1	19:30	0	0			0
7:45	1	0			1	19:45	0	0			0
8:00	2	0			2	20:00	0	0			0
8:15	3	1			4	20:15	2	0			2
8:30	1	0			1	20:30	1	0			1
8:45	6	2			8	20:45	3	1			4
9:00	2	1			3	21:00	0	1			1
9:15	2	2			4	21:15	0	0			0
9:30	1	0			1	21:30	0	1			1
9:45	4	3			7	21:45	2	1			3
10:00	1	3			4	22:00	0	1			1
10:15	2	2			4	22:15	0	0			0
10:30	1	2			3	22:30	1	0			1
10:45	2	2			4	22:45	0	1			1
11:00	0	0			0	23:00	1	1			2
11:15	2	2			4	23:15	0	0			0
11:30	5	4			9	23:30	1	1			2
11:45	2	1			3	23:45	0	1			1
TOTALS	45	30	0	0	75	TOTALS	68	63	0	0	131
SPLIT%	60%	40%	0%	0%	36%	SPLIT%	52%	48%	0%	0%	64%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	0	1			1
01:00 02:00	0	0			0
02:00 03:00	0	0			0
03:00 04:00	0	0			0
04:00 05:00	1	0			1
05:00 06:00	1	0			1
06:00 07:00	2	3			5
07:00 08:00	5	1			6
08:00 09:00	12	3			15
09:00 10:00	9	6			15
10:00 11:00	6	9			15
11:00 12:00	9	7			16
12:00 13:00	12	6			18
13:00 14:00	11	9			20
14:00 15:00	6	12			18
15:00 16:00	2	3			5
16:00 17:00	11	6			17
17:00 18:00	8	7			15
18:00 19:00	5	7			12
19:00 20:00	2	4			6
20:00 21:00	6	1			7
21:00 22:00	2	3			5
22:00 23:00	1	2			3
23:00 00:00	2	3			5

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to 12:00			
Volume	45	30			75
Peak Hour	8:00	9:45			9:45
Peak Volume	12	10			18
Peak Hour Factor	0.500	0.833			0.643
Peak Period	12:00	to 00:00			
Volume	68	63			131
Peak Hour	12:00	13:15			13:15
Peak Volume	12	13			25
Peak Hour Factor	0.750	0.650			0.893
Peak Period	07:00	to 09:00			
Volume	17	4			21
Peak Hour	8:00	8:00			8:00
Peak Volume	12	3			15
Peak Hour Factor	0.500	0.375			0.469
Peak Period	16:00	to 18:00			
Volume	19	13			32
Peak Hour	16:15	17:00			16:00
Peak Volume	12	7			17
Peak Hour Factor	0.600	0.583			0.850

Prepared by National Data & Surveying Services

SPEED

SW 127th Ave/Appaloosa Trail S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_006

HOURLY BREAKDOWN

Time	NORTHBOUND														SOUTHBOUND														TOTALS													
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	1	0	0	0	0	0	0	0	3	0	1	0	0	2	1	0	0	0	0	0	0	0	4
1:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	1	1	2	0	0	0	0	0	0	0	0	4	0	0	1	1	2	0	0	0	0	0	0	0	0	6
5:00	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	0	0	0	0	0	0	3
6:00	0	1	3	3	1	0	2	0	0	0	0	0	0	10	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0	1	3	6	1	0	2	0	0	0	0	0	0	13
7:00	1	1	5	8	3	0	0	0	0	0	0	0	0	18	0	0	3	3	1	1	1	0	0	0	0	0	0	9	1	1	8	11	4	1	1	0	0	0	0	0	0	27
8:00	1	0	1	5	9	4	1	0	0	0	0	0	0	21	0	0	6	9	8	3	0	1	0	0	0	0	0	27	1	0	7	14	17	7	1	1	0	0	0	0	0	48
9:00	1	0	1	5	6	10	0	0	0	0	0	0	0	23	1	0	4	5	5	2	0	0	0	0	0	0	0	17	2	0	5	10	11	12	0	0	0	0	0	0	0	40
10:00	0	2	6	5	6	1	0	0	0	0	0	0	0	20	0	1	0	3	5	0	0	0	0	0	0	0	0	9	0	3	6	8	11	1	0	0	0	0	0	0	0	29
11:00	0	2	4	7	2	1	1	0	0	0	0	0	0	17	1	0	2	4	1	2	0	0	0	0	0	0	0	10	1	2	6	11	3	3	1	0	0	0	0	0	0	27
12:00	2	3	3	7	8	3	0	0	0	0	0	0	0	26	2	0	5	7	2	2	3	0	0	0	0	0	0	21	4	3	8	14	10	5	3	0	0	0	0	0	0	47
13:00	1	0	3	9	2	0	2	0	0	0	0	0	0	17	2	1	1	5	4	1	1	1	0	0	0	0	0	16	3	1	4	14	5	1	3	1	0	0	0	0	0	33
14:00	0	1	4	2	1	3	1	1	0	0	0	0	0	13	3	1	3	4	4	3	0	0	0	0	0	0	0	18	3	2	7	6	5	6	1	1	0	0	0	0	0	31
15:00	1	1	2	5	1	3	3	0	0	0	0	0	0	16	3	2	3	7	3	3	0	1	0	0	0	0	0	22	4	3	5	12	4	6	3	1	0	0	0	0	0	38
16:00	0	0	3	5	5	6	2	0	0	0	0	0	0	21	0	3	4	7	7	1	0	1	0	0	0	0	0	23	0	3	7	12	12	7	2	1	0	0	0	0	0	44
17:00	0	0	2	7	5	3	4	0	0	0	0	0	0	21	1	1	2	4	5	4	0	0	0	0	0	0	0	17	1	1	4	11	10	7	4	0	0	0	0	0	0	38
18:00	1	0	5	5	6	4	1	0	0	0	0	0	0	22	0	1	4	6	2	1	0	2	0	0	0	0	0	16	1	1	9	11	8	5	1	2	0	0	0	0	0	38
19:00	1	0	1	3	2	0	1	0	0	0	0	0	0	8	0	0	2	3	3	0	0	0	0	0	0	0	0	8	1	0	3	6	5	0	1	0	0	0	0	0	0	16
20:00	0	0	0	3	5	0	0	0	0	0	0	0	0	8	0	2	1	6	3	1	0	0	0	0	0	0	0	13	0	2	1	9	8	1	0	0	0	0	0	0	0	21
21:00	0	0	1	1	2	2	0	0	0	0	0	0	0	6	0	0	0	4	2	0	1	0	0	0	0	0	0	7	0	0	1	5	4	2	1	0	0	0	0	0	0	13
22:00	0	0	0	1	0	0	0	1	0	0	0	0	0	2	0	1	1	2	7	0	0	0	0	0	0	0	0	11	0	1	1	3	7	0	0	1	0	0	0	0	0	13
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2	0	0	0	1	0	0	0	0	0	3
Totals	9	12	44	84	65	42	18	2	0	0	0	0	0	276	13	13	42	84	66	26	6	7	0	0	0	0	0	257	22	25	86	168	131	68	24	9	0	0	0	0	0	533
% of Totals	3%	4%	16%	30%	24%	15%	7%	1%						100%	5%	5%	16%	33%	26%	10%	2%	3%						100%	4%	5%	16%	32%	25%	13%	5%	2%						100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
NORTHBOUND	115	161	39	42
%	42%	58%	14%	15%
Peak Hour	7:30	17:45	7:30	16:15
Peak Volume	26	28	26	24
SOUTHBOUND	83	174	36	40
%	30%	63%	13%	14%
Peak Hour	8:00	15:30	8:00	16:00
Peak Volume	27	29	27	23
TOTALS	198	335	75	82
%	72%	121%	27%	30%
Peak Hour	8:15	12:00	8:00	16:15
Peak Volume	49	47	48	46

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
NORTHBOUND	24	30	30	38	41	276
SOUTHBOUND	23	29	29	36	41	257
TOTALS	23	29	29	37	41	533

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	25-34 mph	155	56%	0	0%
SOUTHBOUND	25-34 mph	157	61%	0	0%
TOTALS	25-34 mph	312	59%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 127th Ave/Appaloosa Trail S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_006

DAILY TOTALS	NB	SB	EB	WB	Total
	276	257	0	0	533

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	2	6			8
0:15	0	2			2	12:15	8	9			17
0:30	0	0			0	12:30	9	5			14
0:45	1	1			2	12:45	7	1			8
1:00	0	0			0	13:00	3	2			5
1:15	0	0			0	13:15	3	6			9
1:30	1	0			1	13:30	4	4			8
1:45	0	0			0	13:45	7	4			11
2:00	0	0			0	14:00	4	3			7
2:15	0	0			0	14:15	3	7			10
2:30	0	0			0	14:30	3	2			5
2:45	0	0			0	14:45	3	6			9
3:00	0	0			0	15:00	2	4			6
3:15	0	0			0	15:15	6	5			11
3:30	0	0			0	15:30	4	9			13
3:45	0	0			0	15:45	4	4			8
4:00	0	0			0	16:00	4	8			12
4:15	1	0			1	16:15	4	8			12
4:30	0	0			0	16:30	6	3			9
4:45	1	4			5	16:45	7	4			11
5:00	0	0			0	17:00	7	7			14
5:15	0	1			1	17:15	1	5			6
5:30	1	0			1	17:30	4	0			4
5:45	1	0			1	17:45	9	5			14
6:00	1	1			2	18:00	11	3			14
6:15	1	0			1	18:15	3	4			7
6:30	6	1			7	18:30	5	7			12
6:45	2	1			3	18:45	3	2			5
7:00	4	2			6	19:00	2	2			4
7:15	3	1			4	19:15	3	4			7
7:30	5	2			7	19:30	1	1			2
7:45	6	4			10	19:45	2	1			3
8:00	7	4			11	20:00	3	3			6
8:15	8	6			14	20:15	0	5			5
8:30	1	6			7	20:30	0	3			3
8:45	5	11			16	20:45	5	2			7
9:00	8	4			12	21:00	0	3			3
9:15	6	6			12	21:15	4	1			5
9:30	6	2			8	21:30	1	2			3
9:45	3	5			8	21:45	1	1			2
10:00	4	1			5	22:00	0	4			4
10:15	5	2			7	22:15	1	4			5
10:30	5	2			7	22:30	0	1			1
10:45	6	4			10	22:45	1	2			3
11:00	3	1			4	23:00	1	0			1
11:15	5	3			8	23:15	0	0			0
11:30	3	3			6	23:30	0	0			0
11:45	6	3			9	23:45	0	2			2
TOTALS	115	83	0	0	198	TOTALS	161	174	0	0	335
SPLIT%	58%	42%	0%	0%	37%	SPLIT%	48%	52%	0%	0%	63%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	1	3			4
01:00 02:00	1	0			1
02:00 03:00	0	0			0
03:00 04:00	0	0			0
04:00 05:00	2	4			6
05:00 06:00	2	1			3
06:00 07:00	10	3			13
07:00 08:00	18	9			27
08:00 09:00	21	27			48
09:00 10:00	23	17			40
10:00 11:00	20	9			29
11:00 12:00	17	10			27
12:00 13:00	26	21			47
13:00 14:00	17	16			33
14:00 15:00	13	18			31
15:00 16:00	16	22			38
16:00 17:00	21	23			44
17:00 18:00	21	17			38
18:00 19:00	22	16			38
19:00 20:00	8	8			16
20:00 21:00	8	13			21
21:00 22:00	6	7			13
22:00 23:00	2	11			13
23:00 00:00	1	2			3

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	115	83			198
Peak Hour	7:30	8:00			8:15
Peak Volume	26	27			49
Peak Hour Factor	0.813	0.614			0.766
Peak Period	12:00	to	00:00		
Volume	161	174			335
Peak Hour	17:45	15:30			12:00
Peak Volume	28	29			47
Peak Hour Factor	0.636	0.806			0.691
Peak Period	07:00	to	09:00		
Volume	39	36			75
Peak Hour	7:30	8:00			8:00
Peak Volume	26	27			48
Peak Hour Factor	0.813	0.614			0.750
Peak Period	16:00	to	18:00		
Volume	42	40			82
Peak Hour	16:15	16:00			16:15
Peak Volume	24	23			46
Peak Hour Factor	0.857	0.719			0.821

Prepared by National Data & Surveying Services

SPEED

SW 136th Ave/Holatee Trail Bet Mustang Trail & SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_007

HOURLY BREAKDOWN

Time	NORTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	SOUTHBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	1
6:00	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	4	1	0	0	0	0	0	0	0	0	0	5
7:00	0	0	0	1	0	0	0	1	0	0	0	0	0	2	0	0	1	2	0	1	1	0	0	0	0	0	0	5	0	0	1	3	0	1	1	1	0	0	0	0	0	7
8:00	1	0	0	1	1	0	0	0	0	0	0	0	0	3	1	1	2	1	0	0	0	0	0	0	0	0	0	5	2	1	2	2	1	0	0	0	0	0	0	0	0	8
9:00	2	1	1	0	0	0	0	0	0	0	0	0	0	4	1	0	2	2	2	0	0	0	0	0	0	0	0	7	3	1	3	2	2	0	0	0	0	0	0	0	0	11
10:00	1	0	1	0	0	0	0	0	0	0	0	0	0	2	1	1	2	0	0	0	0	0	0	0	0	0	0	4	2	1	3	0	0	0	0	0	0	0	0	0	0	6
11:00	0	2	2	0	0	0	0	0	0	0	0	0	0	4	0	1	4	2	0	0	0	0	0	0	0	0	0	7	0	3	6	2	0	0	0	0	0	0	0	0	0	11
12:00	1	1	0	0	1	0	0	0	0	0	0	0	0	3	0	0	1	4	1	0	0	0	0	0	0	0	0	6	1	1	1	4	2	0	0	0	0	0	0	0	0	9
13:00	1	0	3	4	0	0	0	0	0	0	0	0	0	8	0	4	1	1	0	0	0	0	0	0	0	0	0	6	1	4	4	5	0	0	0	0	0	0	0	0	0	14
14:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	1	2	1	0	0	0	0	0	0	0	0	5	0	1	2	3	1	0	0	0	0	0	0	0	0	6
15:00	0	1	1	1	0	1	1	0	0	0	0	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0	1	1	4	0	1	1	0	0	0	0	0	0	8
16:00	0	1	0	2	1	0	0	0	0	0	0	0	0	4	0	2	2	1	5	0	0	0	0	0	0	0	0	10	0	3	2	3	5	0	0	0	0	0	0	0	0	14
17:00	2	0	1	3	0	0	0	0	0	0	0	0	0	6	0	0	0	2	0	0	0	0	0	0	0	0	0	2	2	0	1	5	0	0	0	0	0	0	0	0	0	8
18:00	0	0	3	1	0	0	0	0	0	0	0	0	0	4	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0	0	3	4	0	0	0	0	0	0	0	0	0	7
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	5
20:00	0	0	2	3	0	0	0	0	0	0	0	0	0	5	1	1	0	1	0	1	0	0	0	0	0	0	0	4	1	1	2	4	0	1	0	0	0	0	0	0	0	9
21:00	0	1	1	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	3
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	0	0	2	0	0	2	0	1	0	0	0	0	0	0	0	0	3
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2	0	1	0	0	0	0	0	0	0	0	4	0	2	2	0	1	0	0	0	0	0	0	0	0	5
Totals	8	8	20	17	3	1	1	1	0	0	0	0	0	59	4	13	20	38	11	3	1	0	0	0	0	0	0	82	12	21	40	47	14	4	2	1	0	0	0	0	0	141
% of Totals	14%	14%	34%	29%	5%	2%	2%	2%						100%	5%	16%	24%	37%	13%	4%	1%							100%	9%	15%	28%	33%	10%	3%	1%	1%						100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
NORTHBOUND				
%	7%	7%	2%	3%
Peak Hour	8:15	17:00	8:00	17:00
Peak Volume	3	2	1	2
SOUTHBOUND				
%	5%	8%	0%	2%
Peak Hour	11:00	12:00	7:00	16:00
Peak Volume	2	1	0	1
TOTALS				
%	12%	15%	3%	5%
Peak Hour	6:00	13:15	7:00	16:30
Peak Volume	3	4	1	1
NORTHBOUND				
%	3%	2%	2%	6%
Peak Hour	6:15	12:45	7:45	16:15
Peak Volume	1	4	1	3
SOUTHBOUND				
%	2%	3%	2%	2%
Peak Hour	7:45	12:00	7:00	16:00
Peak Volume	1	1	1	1
TOTALS				
%	5%	5%	2%	4%
Peak Hour	6:30	12:00	7:00	16:00
Peak Volume	1	1	1	1
NORTHBOUND				
%	2%	3%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	1	1	1	1
SOUTHBOUND				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
TOTALS				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
NORTHBOUND				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
SOUTHBOUND				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
TOTALS				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
NORTHBOUND				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
SOUTHBOUND				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0
TOTALS				
%	0%	0%	0%	0%
Peak Hour	0:00	15:00	7:00	16:00
Peak Volume	0	0	0	0

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
NORTHBOUND	16	24	24	29	40	59
SOUTHBOUND	18	26	25	31	36	82
TOTALS	17	25	25	31	36	141

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	20-29 mph	39	66%	0	0%
SOUTHBOUND	22-31 mph	51	62%	0	0%
TOTALS	20-29 mph	88	62%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 136th Ave/Holatee Trail Bet Mustang Trail & SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_007

DAILY TOTALS	NB	SB	EB	WB	Total
	59	82	0	0	141

DAILY TOTALS

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	1	2			3
0:15	0	0			0	12:15	1	3			4
0:30	0	0			0	12:30	1	0			1
0:45	0	1			1	12:45	0	1			1
1:00	0	0			0	13:00	1	1			2
1:15	0	0			0	13:15	3	2			5
1:30	0	0			0	13:30	2	1			3
1:45	0	0			0	13:45	2	2			4
2:00	0	0			0	14:00	1	2			3
2:15	0	0			0	14:15	0	3			3
2:30	0	0			0	14:30	0	0			0
2:45	0	0			0	14:45	0	0			0
3:00	0	0			0	15:00	2	3			5
3:15	0	0			0	15:15	2	0			2
3:30	0	0			0	15:30	0	0			0
3:45	0	0			0	15:45	1	0			1
4:00	0	0			0	16:00	0	4			4
4:15	0	0			0	16:15	0	3			3
4:30	0	0			0	16:30	2	3			5
4:45	0	0			0	16:45	2	0			2
5:00	0	0			0	17:00	2	0			2
5:15	0	0			0	17:15	1	0			1
5:30	0	0			0	17:30	0	0			0
5:45	0	1			1	17:45	3	2			5
6:00	0	1			1	18:00	2	3			5
6:15	1	0			1	18:15	1	0			1
6:30	0	1			1	18:30	1	0			1
6:45	2	0			2	18:45	0	0			0
7:00	1	1			2	19:00	0	2			2
7:15	1	1			2	19:15	0	2			2
7:30	0	1			1	19:30	0	0			0
7:45	0	2			2	19:45	0	1			1
8:00	1	2			3	20:00	1	0			1
8:15	0	0			0	20:15	1	2			3
8:30	1	1			2	20:30	2	0			2
8:45	1	2			3	20:45	1	2			3
9:00	2	1			3	21:00	3	0			3
9:15	0	2			2	21:15	0	0			0
9:30	1	2			3	21:30	0	0			0
9:45	1	2			3	21:45	0	0			0
10:00	1	1			2	22:00	0	0			0
10:15	0	1			1	22:15	0	2			2
10:30	0	1			1	22:30	0	0			0
10:45	1	1			2	22:45	1	0			1
11:00	1	3			4	23:00	0	0			0
11:15	0	2			2	23:15	0	3			3
11:30	1	0			1	23:30	1	1			2
11:45	2	2			4	23:45	0	0			0
TOTALS	18	32	0	0	50	TOTALS	41	50	0	0	91
SPLIT%	36%	64%	0%	0%	35%	SPLIT%	45%	55%	0%	0%	65%

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	0	1			1
01:00 02:00	0	0			0
02:00 03:00	0	0			0
03:00 04:00	0	0			0
04:00 05:00	0	0			0
05:00 06:00	0	1			1
06:00 07:00	3	2			5
07:00 08:00	2	5			7
08:00 09:00	3	5			8
09:00 10:00	4	7			11
10:00 11:00	2	4			6
11:00 12:00	4	7			11
12:00 13:00	3	6			9
13:00 14:00	8	6			14
14:00 15:00	1	5			6
15:00 16:00	5	3			8
16:00 17:00	4	10			14
17:00 18:00	6	2			8
18:00 19:00	4	3			7
19:00 20:00	0	5			5
20:00 21:00	5	4			9
21:00 22:00	3	0			3
22:00 23:00	1	2			3
23:00 00:00	1	4			5

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	18	32			50
Peak Hour	6:15	8:45			8:45
Peak Volume	4	7			11
Peak Hour Factor	0.500	0.875			0.917
Peak Period	12:00	to	00:00		
Volume	41	50			91
Peak Hour	13:00	15:45			13:15
Peak Volume	8	10			15
Peak Hour Factor	0.667	0.625			0.750
Peak Period	07:00	to	09:00		
Volume	5	10			15
Peak Hour	8:00	7:15			7:15
Peak Volume	3	6			8
Peak Hour Factor	0.750	0.750			0.667
Peak Period	16:00	to	18:00		
Volume	10	12			22
Peak Hour	16:30	16:00			16:00
Peak Volume	7	10			14
Peak Hour Factor	0.875	0.625			0.700

Prepared by National Data & Surveying Services

SPEED

Hancock Rd S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_008

HOURLY BREAKDOWN

Time	NORTHBOUND														SOUTHBOUND														TOTALS													
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	2
5:00	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2	0	0	0	0	0	0	0	0	3
6:00	1	0	2	1	1	0	0	0	0	0	0	0	0	5	1	0	1	2	0	0	0	0	0	0	0	0	0	4	2	0	3	3	1	0	0	0	0	0	0	0	0	9
7:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	2	1	0	0	0	0	0	0	0	0	0	3	0	0	2	1	0	1	0	0	0	0	0	0	0	4
8:00	1	0	2	1	1	2	0	0	0	0	0	0	0	7	0	2	0	0	1	0	1	0	0	0	0	0	0	4	1	2	2	1	2	2	1	0	0	0	0	0	0	11
9:00	1	1	3	3	1	1	0	0	0	0	0	0	0	10	1	1	4	3	2	2	0	0	0	0	0	0	0	13	2	2	7	6	3	3	0	0	0	0	0	0	0	23
10:00	1	1	3	3	3	0	0	0	0	0	0	0	0	11	0	1	3	4	0	1	0	0	0	0	0	0	0	9	1	2	6	7	3	1	0	0	0	0	0	0	0	20
11:00	0	2	1	2	2	0	1	0	0	0	0	0	0	8	0	2	2	2	1	0	0	0	0	0	0	0	0	7	0	4	3	4	3	0	1	0	0	0	0	0	0	15
12:00	2	1	1	1	3	1	0	0	0	0	0	0	0	9	0	0	3	8	0	0	0	0	0	0	0	0	0	11	2	1	4	9	3	1	0	0	0	0	0	0	0	20
13:00	0	0	2	3	3	1	0	0	0	0	0	0	0	9	1	0	0	5	2	0	1	0	0	0	0	0	0	9	1	0	2	8	5	1	1	0	0	0	0	0	0	18
14:00	0	1	2	0	1	0	0	0	0	0	0	0	0	4	0	0	1	0	1	0	1	0	0	0	0	0	0	3	0	1	3	0	2	0	1	0	0	0	0	0	0	7
15:00	0	0	2	2	2	0	0	0	0	0	0	0	0	6	1	1	1	8	3	2	0	0	0	0	0	0	0	16	1	1	3	10	5	2	0	0	0	0	0	0	0	22
16:00	0	0	4	5	1	0	0	0	0	0	0	0	0	10	0	0	1	2	3	1	1	0	0	0	0	0	0	8	0	0	5	7	4	1	1	0	0	0	0	0	0	18
17:00	1	0	3	2	3	0	0	0	0	0	0	0	0	9	1	1	1	1	2	0	0	0	0	0	0	0	0	6	2	1	4	3	5	0	0	0	0	0	0	0	0	15
18:00	1	1	1	2	0	0	0	0	0	0	0	0	0	5	1	2	3	6	3	3	0	0	0	0	0	0	0	24	2	3	4	8	9	3	0	0	0	0	0	0	0	29
19:00	0	0	1	2	2	0	0	0	0	0	0	0	0	5	0	0	1	4	1	0	0	0	0	0	0	0	0	6	0	0	2	6	3	0	0	0	0	0	0	0	0	11
20:00	1	0	1	1	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	1	2	0	0	0	0	0	0	0	0	0	4
21:00	0	1	2	5	0	0	0	0	0	0	0	0	0	8	0	1	2	3	1	0	0	0	0	0	0	0	0	7	0	2	4	8	1	0	0	0	0	0	0	0	0	15
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	2
Totals	9	8	32	33	25	6	1	0	0	0	0	0	0	114	6	11	26	53	26	9	4	0	0	0	0	0	0	135	15	19	58	86	51	15	5	0	0	0	0	0	0	249
% of Totals	8%	7%	28%	29%	22%	5%	1%							100%	4%	8%	19%	39%	19%	7%	3%							100%	6%	8%	23%	35%	20%	6%	2%							100%

STATISTICS

	NORTHBOUND														SOUTHBOUND														TOTALS													
00:00 - 12:00	4	4	11	10	10	4	1	0	0	0	0	0	0	44	2	6	13	14	4	3	1	0	0	0	0	0	0	43	6	10	24	24	14	7	2	0	0	0	0	0	0	87
%	4%	4%	10%	9%	9%	4%	1%	0%	0%	0%	0%	0%	0%	39%	2%	5%	11%	12%	4%	3%	1%	0%	0%	0%	0%	0%	0%	38%	5%	9%	21%	21%	12%	6%	2%	0%	0%	0%	0%	0%	0%	76%
Peak Hour	8:45	10:30	9:30	8:15	11:30	8:00	10:45	0:00	0:00	0:00	0:00	0:00	0:00	9:30	5:30	8:00	8:30	11:45	8:15	8:15	7:45	0:00	0:00	0:00	0:00	0:00	0:00	8:30	8:45	10:30	8:45	9:30	8:15	8:15	7:45	0:00	0:00	0:00	0:00	0:00	0:00	8:45
Peak Volume	2	2	4	3	4	2	1	0	0	0	0	0	0	12	1	2	4	6	3	2	1	0	0	0	0	0	0	13	3	4	7	7	5	4	1	0	0	0	0	0	0	24
12:00 - 24:00	5	4	21	23	15	2	0	0	0	0	0	0	0	70	4	5	13	39	22	6	3	0	0	0	0	0	0	92	9	9	34	62	37	8	3	0	0	0	0	0	0	162
%	4%	4%	18%	20%	13%	2%	0%	0%	0%	0%	0%	0%	0%	61%	4%	4%	11%	34%	19%	5%	3%	0%	0%	0%	0%	0%	0%	81%	8%	8%	30%	54%	32%	7%	3%	0%	0%	0%	0%	0%	0%	142%
Peak Hour	12:00	12:00	15:30	15:30	12:00	12:00	12:00	12:00	12:00	12:00	12:00	12:00	12:00	15:30	12:45	17:30	12:00	18:15	18:00	18:00	12:15	12:00	12:00	12:00	12:00	12:00	12:00	18:00	12:00	17:30	15:30	18:30	18:15	18:00	12:15	12:00	12:00	12:00	12:00	12:00	12:00	18:00
Peak Volume	2	1	4	5	3	1	0	0	0	0	0	0	0	11	1	3	3	9	9	3	1	0	0	0	0	0	0	24	2	3	6	13	10	3	1	0	0	0	0	0	0	29
07:00 - 09:00	1	0	2	1	1	3	0	0	0	0	0	0	0	8	0	2	2	1	1	0	1	0	0	0	0	0	0	7	1	2	4	2	2	3	1	0	0	0	0	0	0	15
%	1%	0%	2%	1%	1%	3%	0%	0%	0%	0%	0%	0%	0%	7%	0%	2%	2%	1%	1%	0%	1%	0%	0%	0%	0%	0%	0%	6%	1%	2%	4%	2%	2%	3%	1%	0%	0%	0%	0%	0%	0%	13%
Peak Hour	8:00	7:00	7:15	8:00	7:30	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:00	8:00	7:00	7:00	8:00	7:00	7:45	7:00	7:00	7:00	7:00	7:00	7:00	8:00	8:00	8:00	7:15	7:00	8:00	8:00	7:45	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	1	0	2	1	1	2	0	0	0	0	0	0	0	7	0	2	2	1	1	0	1	0	0	0	0	0	0	4	1	2	3	1	2	2	1	0	0	0	0	0	0	11
16:00 - 18:00	1	0	7	7	4	0	0	0	0	0	0	0	0	19	1	1	2	3	5	1	1	0	0	0	0	0	0	14	2	1	9	10	9	1	1	0	0	0	0	0	0	33
%	1%	0%	6%	6%	4%	0%	0%	0%	0%	0%	0%	0%	0%	17%	1%	1%	2%	3%	4%	1%	1%	0%	0%	0%	0%	0%	0%	12%	2%	1%	8%	9%	8%	1%	1%	0%	0%	0%	0%	0%	0%	29%
Peak Hour	16:15	16:00	16:00	16:00	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:15	16:45	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:45	16:00	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	1	0	4	5	3	0	0	0	0	0	0	0	0	11	1	1	1	2	3	1	1	0	0	0	0	0	0	8	2	1	5	7	5	1	1	0	0	0	0	0	0	18

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
NORTHBOUND	20	26	27	32	38	114
SOUTHBOUND	22	28	28	34	38	135
TOTALS	21	26	27	33	38	249

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
NORTHBOUND	24-33 mph	73	64%	0	0%
SOUTHBOUND	24-33 mph	87	64%	0	0%
TOTALS	24-33 mph	160	64%	0	0%

Prepared by National Data & Surveying Services

VOLUME

Hancock Rd S/O SW 66th St/Luray Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_008

DAILY TOTALS	NB	SB	EB	WB	Total
	114	135	0	0	249

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	2	3			5
0:15	0	0			0	12:15	5	1			6
0:30	0	0			0	12:30	1	3			4
0:45	0	0			0	12:45	1	4			5
1:00	0	0			0	13:00	2	4			6
1:15	0	0			0	13:15	2	1			3
1:30	0	0			0	13:30	1	3			4
1:45	0	0			0	13:45	4	1			5
2:00	0	0			0	14:00	1	0			1
2:15	0	0			0	14:15	2	0			2
2:30	0	0			0	14:30	0	1			1
2:45	0	0			0	14:45	1	2			3
3:00	0	0			0	15:00	1	4			5
3:15	0	0			0	15:15	3	8			11
3:30	0	0			0	15:30	2	4			6
3:45	0	0			0	15:45	0	0			0
4:00	0	1			1	16:00	3	4			7
4:15	0	0			0	16:15	6	3			9
4:30	0	0			0	16:30	1	1			2
4:45	0	1			1	16:45	0	0			0
5:00	0	0			0	17:00	4	2			6
5:15	0	0			0	17:15	2	1			3
5:30	1	0			1	17:30	3	1			4
5:45	1	1			2	17:45	0	2			2
6:00	1	0			1	18:00	1	4			5
6:15	2	2			4	18:15	0	4			4
6:30	0	0			0	18:30	2	8			10
6:45	2	2			4	18:45	2	8			10
7:00	1	1			2	19:00	1	4			5
7:15	0	0			0	19:15	2	1			3
7:30	0	1			1	19:30	1	1			2
7:45	0	1			1	19:45	1	0			1
8:00	2	1			3	20:00	0	0			0
8:15	2	0			2	20:15	0	0			0
8:30	0	1			1	20:30	2	0			2
8:45	3	2			5	20:45	1	1			2
9:00	5	6			11	21:00	1	3			4
9:15	0	4			4	21:15	2	1			3
9:30	3	1			4	21:30	3	2			5
9:45	2	2			4	21:45	2	1			3
10:00	3	2			5	22:00	0	0			0
10:15	4	3			7	22:15	0	0			0
10:30	1	2			3	22:30	1	0			1
10:45	3	2			5	22:45	0	0			0
11:00	1	1			2	23:00	0	0			0
11:15	4	2			6	23:15	0	0			0
11:30	2	1			3	23:30	1	0			1
11:45	1	3			4	23:45	0	1			1
TOTALS	44	43	0	0	87	TOTALS	70	92	0	0	162
SPLIT%	51%	49%	0%	0%	35%	SPLIT%	43%	57%	0%	0%	65%

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00	0	0			0
01:00 02:00	0	0			0
02:00 03:00	0	0			0
03:00 04:00	0	0			0
04:00 05:00	0	2			2
05:00 06:00	2	1			3
06:00 07:00	5	4			9
07:00 08:00	1	3			4
08:00 09:00	7	4			11
09:00 10:00	10	13			23
10:00 11:00	11	9			20
11:00 12:00	8	7			15
12:00 13:00	9	11			20
13:00 14:00	9	9			18
14:00 15:00	4	3			7
15:00 16:00	6	16			22
16:00 17:00	10	8			18
17:00 18:00	9	6			15
18:00 19:00	5	24			29
19:00 20:00	5	6			11
20:00 21:00	3	1			4
21:00 22:00	8	7			15
22:00 23:00	1	0			1
23:00 00:00	1	1			2

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	44	43			87
Peak Hour	9:30	8:30			8:45
Peak Volume	12	13			24
Peak Hour Factor	0.750	0.542			0.545
Peak Period	12:00	to	00:00		
Volume	70	92			162
Peak Hour	15:30	18:00			18:00
Peak Volume	11	24			29
Peak Hour Factor	0.458	0.750			0.725
Peak Period	07:00	to	09:00		
Volume	8	7			15
Peak Hour	8:00	8:00			8:00
Peak Volume	7	4			11
Peak Hour Factor	0.583	0.500			0.550
Peak Period	16:00	to	18:00		
Volume	19	14			33
Peak Hour	16:15	16:00			16:00
Peak Volume	11	8			18
Peak Hour Factor	0.458	0.500			0.500

Prepared by National Data & Surveying Services

SPEED

SW 66th St/Luray Rd E/O SW 136th Ave/Holatae Trail

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_009

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2	1	0	0	0	0	0	0	0	0	4	0	1	1	2	1	0	0	0	0	0	0	0	0	5
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00	1	1	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	2	0	0	0	0	0	0	0	0	0	3	2	1	0	2	0	0	0	0	0	0	0	0	0	5
6:00	0	0	3	0	0	0	0	0	0	0	0	0	0	3	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	4	1	0	0	0	0	0	0	0	0	0	5
7:00	1	7	3	2	0	1	0	0	0	0	0	0	0	14	3	2	1	3	1	0	0	0	0	0	0	0	0	10	4	9	4	5	1	1	0	0	0	0	0	0	0	24
8:00	2	7	8	3	1	0	0	0	0	0	0	0	0	21	5	2	2	6	0	1	0	0	0	0	0	0	0	16	7	9	10	9	1	1	0	0	0	0	0	0	0	37
9:00	3	2	9	2	1	1	0	0	0	0	0	0	0	18	3	3	2	3	0	2	0	0	0	0	0	0	0	13	6	5	11	11	1	3	0	0	0	0	0	0	0	37
10:00	3	2	3	1	0	0	0	0	0	0	0	0	0	9	2	1	1	2	2	0	0	0	0	0	0	0	0	8	5	3	4	3	2	0	0	0	0	0	0	0	0	17
11:00	2	6	2	2	2	0	0	0	0	0	0	0	0	14	1	4	3	3	4	0	0	0	0	0	0	0	0	15	3	10	5	5	6	0	0	0	0	0	0	0	0	29
12:00	3	4	5	0	1	0	0	0	0	0	0	0	0	13	1	5	4	3	1	0	0	0	0	0	0	0	0	14	4	9	9	3	2	0	0	0	0	0	0	0	0	27
13:00	2	1	5	1	1	0	0	0	0	0	0	0	0	10	1	5	6	5	1	0	0	0	0	0	0	0	0	18	3	6	11	6	2	0	0	0	0	0	0	0	0	28
14:00	2	3	10	3	0	0	0	0	0	0	0	0	0	18	1	8	6	1	1	0	0	0	0	0	0	0	0	17	3	11	16	4	1	0	0	0	0	0	0	0	0	35
15:00	1	1	5	1	0	0	0	0	0	0	0	0	0	8	1	0	4	8	2	2	0	0	0	0	0	0	0	17	2	1	9	9	2	2	0	0	0	0	0	0	0	25
16:00	1	3	5	7	0	1	0	0	0	0	0	0	0	17	0	2	5	1	0	1	0	0	0	0	0	0	0	9	1	5	10	8	0	2	0	0	0	0	0	0	0	26
17:00	2	1	4	0	0	0	0	0	0	0	0	0	0	7	0	6	4	4	2	0	0	0	0	0	0	0	0	16	2	7	8	4	2	0	0	0	0	0	0	0	0	23
18:00	3	2	3	2	1	0	0	0	0	0	0	0	0	11	4	3	2	3	0	0	0	0	0	0	0	0	0	12	7	5	5	5	1	0	0	0	0	0	0	0	0	23
19:00	1	1	1	0	0	0	0	0	0	0	0	0	0	3	1	0	1	2	0	0	0	0	0	0	0	0	0	4	2	1	2	2	0	0	0	0	0	0	0	0	0	7
20:00	0	2	0	0	1	0	0	0	0	0	0	0	0	3	0	2	2	2	0	1	0	0	0	0	0	0	0	7	0	4	2	2	1	1	0	0	0	0	0	0	0	10
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	1
22:00	0	1	1	1	0	0	0	0	0	0	0	0	0	3	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	1	3	1	0	0	0	0	0	0	0	0	0	5
23:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	1	0	0	0	0	0	0	0	0	0	0	3
Totals	28	46	68	25	8	3	0	0	0	0	0	0	0	178	24	44	47	57	15	11	0	0	0	0	0	0	0	195	52	90	115	82	23	11	0	0	0	0	0	0	0	373
% of Totals	16%	26%	38%	14%	4%	2%								100%	12%	23%	24%	29%	8%	4%								100%	14%	24%	31%	22%	6%	3%								100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
EASTBOUND	83	95	35	24
%	47%	53%	20%	13%
Peak Hour	7:45	14:00	7:45	16:00
Peak Volume	24	18	24	17
WESTBOUND	77	118	26	25
%	43%	66%	15%	14%
Peak Hour	8:45	13:30	8:00	17:00
Peak Volume	23	19	16	16
TOTALS	160	213	61	49
%	90%	120%	34%	28%
Peak Hour	8:15	14:00	8:00	16:15
Peak Volume	43	35	37	28

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	15	22	21	27	31	178
WESTBOUND	16	23	23	29	35	195
TOTALS	16	22	22	28	33	373

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	16-25 mph	114	64%	0	0%
WESTBOUND	19-28 mph	112	57%	0	0%
TOTALS	18-27 mph	217	58%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 66th St/Luray Rd E/O SW 136th Ave/Holatee Trail

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_009

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	178	195	373

DAILY TOTALS

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	1	1	12:00			2	6	8
0:15			1	3	4	12:15			3	2	5
0:30			0	0	0	12:30			5	3	8
0:45			0	0	0	12:45			3	3	6
1:00			0	0	0	13:00			3	4	7
1:15			0	0	0	13:15			4	4	8
1:30			0	0	0	13:30			2	7	9
1:45			0	0	0	13:45			1	3	4
2:00			0	0	0	14:00			8	4	12
2:15			0	0	0	14:15			4	5	9
2:30			0	0	0	14:30			4	5	9
2:45			0	0	0	14:45			2	3	5
3:00			0	0	0	15:00			3	6	9
3:15			0	0	0	15:15			2	2	4
3:30			0	0	0	15:30			2	5	7
3:45			0	0	0	15:45			1	4	5
4:00			0	0	0	16:00			5	0	5
4:15			0	0	0	16:15			3	3	6
4:30			1	0	1	16:30			5	4	9
4:45			0	0	0	16:45			4	2	6
5:00			0	0	0	17:00			3	4	7
5:15			0	0	0	17:15			1	1	2
5:30			0	0	0	17:30			0	6	6
5:45			2	3	5	17:45			3	5	8
6:00			0	0	0	18:00			8	6	14
6:15			1	1	2	18:15			2	2	4
6:30			0	1	1	18:30			1	2	3
6:45			2	0	2	18:45			0	2	2
7:00			4	3	7	19:00			2	2	4
7:15			2	1	3	19:15			1	2	3
7:30			2	3	5	19:30			0	0	0
7:45			6	3	9	19:45			0	0	0
8:00			4	3	7	20:00			0	1	1
8:15			8	3	11	20:15			2	3	5
8:30			6	2	8	20:30			1	2	3
8:45			3	8	11	20:45			0	1	1
9:00			6	7	13	21:00			0	1	1
9:15			4	4	8	21:15			0	0	0
9:30			6	4	10	21:30			0	0	0
9:45			2	4	6	21:45			0	0	0
10:00			0	1	1	22:00			1	2	3
10:15			4	3	7	22:15			1	0	1
10:30			3	2	5	22:30			0	0	0
10:45			2	2	4	22:45			1	0	1
11:00			6	3	9	23:00			0	0	0
11:15			3	6	9	23:15			0	1	1
11:30			1	1	2	23:30			1	0	1
11:45			4	5	9	23:45			1	0	1
TOTALS	0	0	83	77	160	TOTALS	0	0	95	118	213
SPLIT%	0%	0%	52%	48%	43%	SPLIT%	0%	0%	45%	55%	57%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			1	4	5
01:00	02:00			0	0	0
02:00	03:00			0	0	0
03:00	04:00			0	0	0
04:00	05:00			1	0	1
05:00	06:00			2	3	5
06:00	07:00			3	2	5
07:00	08:00			14	10	24
08:00	09:00			21	16	37
09:00	10:00			18	19	37
10:00	11:00			9	8	17
11:00	12:00			14	15	29
12:00	13:00			13	14	27
13:00	14:00			10	18	28
14:00	15:00			18	17	35
15:00	16:00			8	17	25
16:00	17:00			17	9	26
17:00	18:00			7	16	23
18:00	19:00			11	12	23
19:00	20:00			3	4	7
20:00	21:00			3	7	10
21:00	22:00			0	1	1
22:00	23:00			3	2	5
23:00	00:00			2	1	3

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			83	77	160
Peak Hour			7:45	8:45	8:15
Peak Volume			24	23	43
Peak Hour Factor			0.750	0.719	0.827
Peak Period	12:00	to	00:00		
Volume			95	118	213
Peak Hour			14:00	13:30	14:00
Peak Volume			18	19	35
Peak Hour Factor			0.563	0.679	0.729
Peak Period	07:00	to	09:00		
Volume			35	26	61
Peak Hour			7:45	8:00	8:00
Peak Volume			24	16	37
Peak Hour Factor			0.750	0.500	0.841
Peak Period	16:00	to	18:00		
Volume			24	25	49
Peak Hour			16:00	17:00	16:15
Peak Volume			17	16	28
Peak Hour Factor			0.850	0.667	0.778

Prepared by National Data & Surveying Services

SPEED

SW 63rd St Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_010

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	2
7:00	1	0	1	2	3	0	0	0	0	0	0	0	0	7	0	0	2	1	0	0	0	0	0	0	0	0	0	3	1	0	3	3	3	0	0	0	0	0	0	0	0	10
8:00	1	0	1	2	1	0	0	0	0	0	0	0	0	5	3	0	1	2	2	0	0	0	0	0	0	0	0	8	4	0	2	4	3	0	0	0	0	0	0	0	0	13
9:00	0	1	1	3	1	0	0	0	0	0	0	0	0	6	1	0	3	3	1	1	0	0	0	0	0	0	0	9	1	1	4	6	2	1	0	0	0	0	0	0	0	15
10:00	2	3	0	2	2	0	0	0	0	0	0	0	0	9	1	1	3	1	3	0	0	0	0	0	0	0	0	9	3	4	3	3	5	0	0	0	0	0	0	0	0	18
11:00	2	3	3	2	0	0	0	0	0	0	0	0	0	10	1	0	2	2	0	0	0	0	0	0	0	0	0	5	3	3	5	4	0	0	0	0	0	0	0	0	0	15
12:00	0	1	2	1	0	0	0	0	0	0	0	0	0	4	1	0	1	2	0	0	0	0	0	0	0	0	0	4	1	1	3	3	0	0	0	0	0	0	0	0	0	8
13:00	1	3	0	1	0	0	0	0	0	0	0	0	0	5	0	0	4	3	0	0	1	0	0	0	0	0	0	8	1	3	4	4	0	0	1	0	0	0	0	0	0	13
14:00	0	3	2	1	0	0	0	0	0	0	0	0	0	6	0	1	0	1	1	1	0	0	0	0	0	0	0	4	0	4	2	2	1	1	0	0	0	0	0	0	0	10
15:00	0	1	1	0	0	1	0	0	0	0	0	0	0	3	0	0	1	3	2	0	0	0	0	0	0	0	0	6	0	1	2	3	2	1	0	0	0	0	0	0	0	9
16:00	1	1	2	5	0	0	0	0	0	0	0	0	0	9	0	0	2	3	0	1	0	0	0	0	0	0	0	6	1	1	4	8	0	1	0	0	0	0	0	0	0	15
17:00	1	0	9	2	2	1	0	0	0	0	0	0	0	15	1	2	2	2	2	1	1	0	0	0	0	0	0	11	2	2	11	4	4	2	1	0	0	0	0	0	0	26
18:00	0	2	7	11	6	2	3	0	0	0	0	0	0	31	0	1	1	4	3	0	0	0	0	0	0	0	0	9	0	3	8	15	9	2	3	0	0	0	0	0	0	40
19:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	1	0	0	0	0	0	0	0	4	0	0	2	3	0	1	0	0	0	0	0	0	0	6
20:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	1	1	0	0	0	0	0	0	0	0	3
21:00	0	1	0	1	3	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	3	0	0	0	0	0	0	0	0	5
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	9	19	31	33	19	4	3	0	0	0	0	0	0	118	8	6	23	32	15	5	2	0	0	0	0	0	0	91	17	25	54	65	34	9	5	0	0	0	0	0	0	209
% of Totals	8%	16%	26%	28%	16%	3%	3%							100%	9%	7%	25%	35%	16%	5%	2%							100%	8%	12%	26%	31%	16%	4%	2%							100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
EASTBOUND	6	3	2	2
%	5%	3%	2%	2%
Peak Hour	9:30	12:15	7:00	16:00
Peak Volume	2	1	1	1
EASTBOUND	7	12	0	1
%	6%	10%	0%	1%
Peak Hour	10:15	12:30	7:00	16:00
Peak Volume	5	3	0	1
EASTBOUND	6	25	2	11
%	5%	21%	2%	9%
Peak Hour	11:15	17:30	7:45	17:00
Peak Volume	4	12	2	9
EASTBOUND	11	22	4	7
%	9%	19%	3%	6%
Peak Hour	9:15	17:45	7:30	17:00
Peak Volume	4	11	3	5
EASTBOUND	7	12	4	2
%	6%	10%	3%	2%
Peak Hour	7:00	18:00	7:00	17:00
Peak Volume	3	6	3	2
EASTBOUND	0	4	0	1
%	0%	3%	0%	1%
Peak Hour	0:00	17:45	7:00	16:15
Peak Volume	0	2	0	1
EASTBOUND	0	3	0	0
%	0%	3%	0%	0%
Peak Hour	0:00	17:45	7:00	16:00
Peak Volume	0	3	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0	0	0
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	37	54	11	17
%	31%	46%	9%	14%
Peak Hour	10:15	17:45	8:00	17:00
Peak Volume	10	13	8	11
EASTBOUND	5	5	5	3
%	4%	4%	4%	3%
Peak Hour	8:00	12:15	8:00	17:00
Peak Volume	4	2	4	2
EASTBOUND	17	36	5	15
%	14%	31%	4%	13%
Peak Hour	13:15	17:30	7:45	17:00
Peak Volume	6	4	4	2
EASTBOUND	44	37	7	12
%	37%	31%	6%	10%
Peak Hour	17:45	17:45	7:30	16:00
Peak Volume	7	16	4	8
EASTBOUND	21	17%	6	4
%	14%	17%	5%	3%
Peak Hour	9:15	17:45	7:15	17:00
Peak Volume	5	9	5	4
EASTBOUND	14	7%	0%	3%
%	1%	7%	0%	3%
Peak Hour	9:00	17:45	7:00	16:15
Peak Volume	1	3	0	1
EASTBOUND	1	4%	0%	1%
%	0%	4%	0%	1%
Peak Hour	0:00	17:45	7:00	17:00
Peak Volume	0	3	0	1
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	0	0%	0%	0%
%	0%	0%	0%	0%
Peak Hour	0:00	12:00	7:00	16:00
Peak Volume	0	0	0	0
EASTBOUND	74	135	23	41
%	63%	114%	19%	35%
Peak Hour	10:15	17:45	7:45	17:00
Peak Volume	19	47	15	26

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	19	26	25	32	37	118
WESTBOUND	20	27	26	33	38	91
TOTALS	19	26	26	32	38	209

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	23-32 mph	70	59%	0	0%
WESTBOUND	21-30 mph	55	60%	0	0%
TOTALS	23-32 mph	123	59%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 63rd St Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_010

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	118	91	209

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	1	1	12:00			1	1	2
0:15			0	0	0	12:15			0	1	1
0:30			0	0	0	12:30			2	2	4
0:45			0	0	0	12:45			1	0	1
1:00			0	0	0	13:00			2	7	9
1:15			0	0	0	13:15			1	0	1
1:30			0	0	0	13:30			2	1	3
1:45			0	0	0	13:45			0	0	0
2:00			0	0	0	14:00			1	1	2
2:15			0	0	0	14:15			3	0	3
2:30			0	0	0	14:30			1	2	3
2:45			0	0	0	14:45			1	1	2
3:00			0	0	0	15:00			1	0	1
3:15			0	0	0	15:15			0	3	3
3:30			0	0	0	15:30			2	1	3
3:45			0	0	0	15:45			0	2	2
4:00			0	0	0	16:00			2	0	2
4:15			0	0	0	16:15			4	2	6
4:30			0	0	0	16:30			1	0	1
4:45			0	0	0	16:45			2	4	6
5:00			0	0	0	17:00			3	3	6
5:15			0	0	0	17:15			2	1	3
5:30			0	0	0	17:30			2	2	4
5:45			0	0	0	17:45			8	5	13
6:00			0	0	0	18:00			10	2	12
6:15			0	0	0	18:15			11	3	14
6:30			0	0	0	18:30			5	3	8
6:45			0	2	2	18:45			5	1	6
7:00			1	1	2	19:00			1	3	4
7:15			0	1	1	19:15			0	1	1
7:30			2	0	2	19:30			0	0	0
7:45			4	1	5	19:45			1	0	1
8:00			1	3	4	20:00			0	0	0
8:15			1	2	3	20:15			1	0	1
8:30			2	1	3	20:30			0	2	2
8:45			1	2	3	20:45			0	0	0
9:00			2	4	6	21:00			2	0	2
9:15			1	2	3	21:15			0	0	0
9:30			0	1	1	21:30			2	0	2
9:45			3	2	5	21:45			1	0	1
10:00			2	0	2	22:00			0	0	0
10:15			4	3	7	22:15			0	0	0
10:30			0	4	4	22:30			0	0	0
10:45			3	2	5	22:45			0	0	0
11:00			2	1	3	23:00			0	0	0
11:15			5	0	5	23:15			0	0	0
11:30			1	2	3	23:30			0	0	0
11:45			2	2	4	23:45			0	0	0
TOTALS	0	0	37	37	74	TOTALS	0	0	81	54	135
SPLIT%	0%	0%	50%	50%	35%	SPLIT%	0%	0%	60%	40%	65%

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00			0	1	1
01:00 02:00			0	0	0
02:00 03:00			0	0	0
03:00 04:00			0	0	0
04:00 05:00			0	0	0
05:00 06:00			0	0	0
06:00 07:00			0	2	2
07:00 08:00			7	3	10
08:00 09:00			5	8	13
09:00 10:00			6	9	15
10:00 11:00			9	9	18
11:00 12:00			10	5	15
12:00 13:00			4	4	8
13:00 14:00			5	8	13
14:00 15:00			6	4	10
15:00 16:00			3	6	9
16:00 17:00			9	6	15
17:00 18:00			15	11	26
18:00 19:00			31	9	40
19:00 20:00			2	4	6
20:00 21:00			1	2	3
21:00 22:00			5	0	5
22:00 23:00			0	0	0
23:00 00:00			0	0	0

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			37	37	74
Peak Hour			10:45	10:15	10:15
Peak Volume			11	10	19
Peak Hour Factor			0.550	0.625	0.679
Peak Period	12:00	to	00:00		
Volume			81	54	135
Peak Hour			17:45	17:45	17:45
Peak Volume			34	13	47
Peak Hour Factor			0.773	0.650	0.839
Peak Period	07:00	to	09:00		
Volume			12	11	23
Peak Hour			7:30	8:00	7:45
Peak Volume			8	8	15
Peak Hour Factor			0.500	0.667	0.750
Peak Period	16:00	to	18:00		
Volume			24	17	41
Peak Hour			17:00	17:00	17:00
Peak Volume			15	11	26
Peak Hour Factor			0.469	0.550	0.500

Prepared by National Data & Surveying Services

SPEED

SW 66th St/Luray Rd Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_011

HOURLY BREAKDOWN

Time	EASTBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	WESTBOUND 5	15	20	25	30	35	40	45	50	55	60	65	70	Total	TOTALS 5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	0	0	2
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	1	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	2
5:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	1	1	1	1	0	0	0	0	0	0	0	4	0	0	1	3	1	1	0	0	0	0	0	0	0	6
6:00	1	0	4	4	2	3	0	0	0	0	0	0	0	14	0	0	2	2	1	0	0	0	0	0	0	0	0	5	1	0	6	6	3	3	0	0	0	0	0	0	0	19
7:00	0	2	4	5	2	0	1	1	0	0	0	0	0	16	0	5	1	4	2	1	0	0	0	0	0	0	0	13	0	7	5	10	4	1	1	1	0	0	0	0	0	29
8:00	1	1	3	5	5	3	0	1	0	0	0	0	0	19	1	1	2	4	7	1	0	1	0	0	0	0	0	17	2	2	5	9	12	4	0	2	0	0	0	0	0	36
9:00	1	0	2	6	4	0	0	0	0	0	0	0	0	13	1	1	6	18	5	2	0	1	0	0	0	0	0	34	2	1	8	24	9	2	0	1	0	0	0	0	0	47
10:00	2	3	3	4	4	1	0	0	0	0	0	0	0	17	0	2	7	1	5	0	0	0	0	0	0	0	0	15	2	5	10	5	9	1	0	0	0	0	0	0	0	32
11:00	0	2	3	3	2	2	0	0	0	0	0	0	0	12	0	3	5	4	10	0	0	1	0	0	0	0	0	23	0	5	8	7	12	2	0	1	0	0	0	0	0	35
12:00	0	0	4	2	8	1	2	0	0	0	0	0	0	17	0	3	8	7	3	1	0	0	0	0	0	0	0	28	0	3	12	3	17	2	2	0	0	0	0	0	0	45
13:00	0	1	6	5	2	2	0	0	0	0	0	0	0	17	0	2	8	6	5	3	0	0	0	0	0	0	0	24	0	3	14	12	7	5	0	0	0	0	0	0	0	41
14:00	0	2	3	4	3	4	0	0	0	0	0	0	0	22	5	3	3	4	2	2	0	0	0	0	0	0	0	25	5	5	12	8	11	6	0	0	0	0	0	0	0	47
15:00	0	1	1	4	7	2	0	1	0	0	0	0	0	16	0	1	6	8	7	3	1	0	0	0	0	0	0	26	0	2	7	12	14	5	1	1	0	0	0	0	0	42
16:00	2	1	4	8	4	2	0	1	0	0	0	0	0	22	0	0	7	11	6	1	0	0	0	0	0	0	0	25	2	1	11	19	10	3	0	1	0	0	0	0	0	47
17:00	0	1	3	6	5	3	0	0	0	0	0	0	0	18	0	3	4	4	4	0	0	0	0	0	0	0	0	15	0	4	7	10	9	3	0	0	0	0	0	0	0	33
18:00	1	0	1	3	0	3	2	0	0	0	0	0	0	10	0	1	5	5	7	2	1	0	0	0	0	0	0	21	1	1	6	8	7	5	3	0	0	0	0	0	0	31
19:00	0	0	0	3	4	1	0	0	0	0	0	0	0	8	0	2	3	4	4	2	1	0	0	0	0	0	0	16	0	2	3	7	8	3	1	0	0	0	0	0	0	24
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	3	1	1	1	0	0	0	0	0	0	0	8	0	3	3	1	1	1	0	0	0	0	0	0	0	9
21:00	0	0	1	3	3	0	0	0	0	0	0	0	0	7	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	4	3	0	0	0	0	0	0	0	0	8
22:00	0	0	2	1	4	0	1	0	0	0	0	0	0	8	1	0	0	1	0	0	0	0	0	0	0	0	0	2	1	0	2	2	4	0	1	0	0	0	0	0	0	10
23:00	0	0	0	2	0	1	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2	0	2	0	0	0	0	0	0	0	4
Totals	**9**	**15**	**45**	**72**	**65**	**29**	**6**	**4**	**0**	**0**	**0**	**0**	**0**	**246**	**8**	**29**	**78**	**86**	**78**	**21**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**306**	**17**	**44**	**123**	**158**	**143**	**50**	**9**	**7**	**0**	**0**	**0**	**0**	**0**	**551**
% of Totals	4%	6%	18%	29%	27%	12%	2%	2%						100%	3%	9%	25%	28%	25%	7%	1%	1%						100%	3%	8%	22%	29%	26%	9%	2%	1%						100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
EASTBOUND	96	149	35	40
%	39%	61%	14%	16%
Peak Hour	10:15	15:45	7:45	16:00
Peak Volume	20	25	19	22
WESTBOUND	114	192	30	40
%	47%	78%	12%	16%
Peak Hour	9:00	12:00	7:30	16:15
Peak Volume	34	28	18	26
TOTALS	210	341	65	80
%	86%	139%	27%	33%
Peak Hour	8:45	15:45	8:00	16:15
Peak Volume	48	49	36	48

Direction	Percentiles 15th	50th	Average	85th	95th	ADT
EASTBOUND	22	29	29	36	40	246
WESTBOUND	21	28	28	34	36	306
TOTALS	22	28	28	35	39	551

Direction	Pace 10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	24-33 mph	137	56%	0	0%
WESTBOUND	24-33 mph	174	57%	0	0%
TOTALS	24-33 mph	311	56%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 66th St/Luray Rd Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_011

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	245	306	551

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			3	7	10
0:15			1	0	1	12:15			4	7	11
0:30			0	1	1	12:30			5	9	14
0:45			0	0	0	12:45			5	5	10
1:00			0	0	0	13:00			7	6	13
1:15			0	1	1	13:15			4	5	9
1:30			0	0	0	13:30			0	4	4
1:45			0	0	0	13:45			6	9	15
2:00			0	1	1	14:00			3	6	9
2:15			0	0	0	14:15			7	5	12
2:30			0	0	0	14:30			4	8	12
2:45			0	0	0	14:45			8	6	14
3:00			0	0	0	15:00			2	7	9
3:15			0	0	0	15:15			6	4	10
3:30			0	0	0	15:30			2	10	12
3:45			0	0	0	15:45			6	5	11
4:00			0	0	0	16:00			7	4	11
4:15			0	0	0	16:15			4	5	9
4:30			0	0	0	16:30			8	10	18
4:45			2	0	2	16:45			3	6	9
5:00			0	0	0	17:00			7	5	12
5:15			0	1	1	17:15			3	4	7
5:30			0	1	1	17:30			7	5	12
5:45			2	2	4	17:45			1	1	2
6:00			2	0	2	18:00			4	8	12
6:15			3	2	5	18:15			2	3	5
6:30			4	1	5	18:30			3	3	6
6:45			5	2	7	18:45			1	7	8
7:00			4	1	5	19:00			4	5	9
7:15			5	3	8	19:15			1	3	4
7:30			1	6	7	19:30			2	6	8
7:45			6	3	9	19:45			1	2	3
8:00			5	5	10	20:00			0	3	3
8:15			5	4	9	20:15			0	2	2
8:30			3	4	7	20:30			1	2	3
8:45			6	4	10	20:45			0	1	1
9:00			4	13	17	21:00			3	1	4
9:15			1	5	6	21:15			0	0	0
9:30			5	10	15	21:30			3	0	3
9:45			3	6	9	21:45			1	0	1
10:00			1	3	4	22:00			3	1	4
10:15			8	2	10	22:15			4	0	4
10:30			5	5	10	22:30			0	0	0
10:45			3	5	8	22:45			1	1	2
11:00			4	8	12	23:00			0	0	0
11:15			2	6	8	23:15			0	1	1
11:30			1	5	6	23:30			1	0	1
11:45			5	4	9	23:45			2	0	2
TOTALS	0	0	96	114	210	TOTALS	0	0	149	192	341
SPLIT%	0%	0%	46%	54%	38%	SPLIT%	0%	0%	44%	56%	62%

DAILY TOTALS

Hourly Intervals

TIME	NB	SB	EB	WB	TOTAL
00:00 01:00			1	1	2
01:00 02:00			0	1	1
02:00 03:00			0	1	1
03:00 04:00			0	0	0
04:00 05:00			2	0	2
05:00 06:00			2	4	6
06:00 07:00			14	5	19
07:00 08:00			16	13	29
08:00 09:00			19	17	36
09:00 10:00			13	34	47
10:00 11:00			17	15	32
11:00 12:00			12	23	35
12:00 13:00			17	28	45
13:00 14:00			17	24	41
14:00 15:00			22	25	47
15:00 16:00			16	26	42
16:00 17:00			22	25	47
17:00 18:00			18	15	33
18:00 19:00			10	21	31
19:00 20:00			8	16	24
20:00 21:00			1	8	9
21:00 22:00			7	1	8
22:00 23:00			8	2	10
23:00 00:00			3	1	4

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			96	114	210
Peak Hour			10:15	9:00	8:45
Peak Volume			20	34	48
Peak Hour Factor			0.625	0.654	0.706
Peak Period	12:00	to	00:00		
Volume			149	192	341
Peak Hour			15:45	12:00	15:45
Peak Volume			25	28	49
Peak Hour Factor			0.781	0.778	0.681
Peak Period	07:00	to	09:00		
Volume			35	30	65
Peak Hour			7:45	7:30	8:00
Peak Volume			19	18	36
Peak Hour Factor			0.792	0.750	0.900
Peak Period	16:00	to	18:00		
Volume			40	40	80
Peak Hour			16:00	16:15	16:15
Peak Volume			22	26	48
Peak Hour Factor			0.688	0.650	0.667

Prepared by National Data & Surveying Services

SPEED

SW 86th St/Luray Rd Bet SW 130th Ave/Melaleuca Rd & SW 127th Ave/Appaloosa Trail

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_012

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	1	1	1	0	0	0	0	0	0	0	0	0	0	3	1	2	0	0	0	0	0	0	0	0	0	0	0	3	2	3	1	0	0	0	0	0	0	0	0	0	0	6
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	1	0	2	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	2
6:00	0	1	1	2	1	0	0	0	0	0	0	0	0	5	0	1	1	0	0	0	0	0	0	0	0	0	0	2	0	2	2	2	1	0	0	0	0	0	0	0	0	7
7:00	0	2	3	1	0	0	0	0	0	0	0	0	0	6	0	2	2	0	0	0	0	0	0	0	0	0	0	4	0	4	5	1	0	0	0	0	0	0	0	0	0	10
8:00	0	2	11	4	2	1	0	0	0	0	0	0	0	20	0	2	2	4	0	0	0	0	0	0	0	0	0	8	0	4	13	6	2	1	0	0	0	0	0	0	0	28
9:00	2	0	5	6	1	1	0	0	0	0	0	0	0	15	0	0	3	3	1	0	0	0	0	0	0	0	0	7	2	0	8	9	2	1	0	0	0	0	0	0	0	22
10:00	0	1	1	5	0	1	0	0	0	0	0	0	0	8	1	1	3	2	0	0	0	0	0	0	0	0	0	7	1	2	4	7	0	1	0	0	0	0	0	0	0	15
11:00	0	3	4	2	2	1	0	0	0	0	0	0	0	12	0	3	7	4	0	1	0	0	0	0	0	0	0	15	0	6	11	6	2	2	0	0	0	0	0	0	0	27
12:00	1	3	2	5	1	0	0	0	0	0	0	0	0	12	1	3	6	4	1	0	0	0	0	0	0	0	0	15	2	6	8	9	2	0	0	0	0	0	0	0	0	27
13:00	3	2	2	4	2	0	0	0	0	0	0	0	0	13	2	2	4	2	1	0	0	0	0	0	0	0	0	11	5	4	6	6	3	0	0	0	0	0	0	0	0	24
14:00	1	2	1	7	5	0	0	0	0	0	0	0	0	16	0	8	6	2	4	0	0	0	0	0	0	0	0	20	1	10	7	9	9	0	0	0	0	0	0	0	0	36
15:00	0	0	3	8	1	0	0	0	0	0	0	0	0	12	0	0	4	7	2	0	0	0	0	0	0	0	0	13	0	0	7	15	3	0	0	0	0	0	0	0	0	25
16:00	2	1	2	6	2	0	0	0	0	0	0	0	0	13	1	3	5	4	0	0	0	0	0	0	0	0	0	13	3	4	7	10	2	0	0	0	0	0	0	0	0	26
17:00	0	2	1	4	0	1	0	0	0	0	0	0	0	8	0	0	2	2	0	0	0	0	0	0	0	0	0	4	0	2	3	6	0	1	0	0	0	0	0	0	0	12
18:00	1	1	4	2	0	1	0	0	0	0	0	0	0	9	1	2	4	2	1	0	0	0	0	0	0	0	0	10	2	3	8	4	1	1	0	0	0	0	0	0	0	19
19:00	0	1	1	3	0	0	0	0	0	0	0	0	0	5	1	0	3	0	1	0	0	0	0	0	0	0	0	5	1	1	4	3	1	0	0	0	0	0	0	0	0	10
20:00	1	1	1	0	0	0	0	0	0	0	0	0	0	3	0	1	1	4	0	0	0	0	0	0	0	0	0	6	1	2	2	4	0	0	0	0	0	0	0	0	0	9
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	1	0	0	0	0	0	0	0	0	5	0	0	4	0	1	0	0	0	0	0	0	0	0	5
22:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	2	1	1	2	0	0	0	0	0	0	0	0	0	0	4
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Totals	12	25	44	62	17	6	0	0	0	0	0	0	0	166	9	31	59	41	12	1	0	0	0	0	0	0	0	153	21	56	103	103	29	7	0	0	0	0	0	0	0	319
% of Totals	7%	15%	27%	37%	10%	4%								100%	6%	20%	39%	27%	8%	1%								100%	7%	18%	32%	32%	9%	2%								100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
EASTBOUND	72	94	26	21
%	43%	57%	16%	13%
Peak Hour	7:45	14:00	7:45	16:00
Peak Volume	21	16	21	13
WESTBOUND	48	105	12	17
%	29%	63%	7%	10%
Peak Hour	11:45	14:15	8:00	16:00
Peak Volume	18	21	8	13
TOTALS	120	199	38	38
%	72%	120%	23%	23%
Peak Hour	11:45	14:00	8:00	16:00
Peak Volume	31	36	28	26

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	18	26	25	30	35	166
WESTBOUND	18	24	24	29	32	153
TOTALS	18	25	24	30	34	319

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	21-30 mph	106	64%	0	0%
WESTBOUND	19-28 mph	102	67%	0	0%
TOTALS	21-30 mph	206	65%	0	0%

Prepared by National Data & Surveying Services

VOLUME

SW 66th St/Luray Rd Bet SW 130th Ave/Melaleuca Rd & SW 127th Ave/Appaloosa Trail

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_012

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	166	153	319

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	2	2	12:00			2	3	5
0:15			2	1	3	12:15			6	5	11
0:30			1	0	1	12:30			3	3	6
0:45			0	0	0	12:45			1	4	5
1:00			0	0	0	13:00			4	2	6
1:15			0	0	0	13:15			5	3	8
1:30			0	0	0	13:30			3	4	7
1:45			0	0	0	13:45			1	2	3
2:00			0	0	0	14:00			4	1	5
2:15			0	0	0	14:15			5	10	15
2:30			0	0	0	14:30			4	5	9
2:45			0	0	0	14:45			3	4	7
3:00			0	0	0	15:00			3	2	5
3:15			0	0	0	15:15			4	3	7
3:30			0	0	0	15:30			3	6	9
3:45			0	0	0	15:45			2	2	4
4:00			0	0	0	16:00			3	1	4
4:15			0	0	0	16:15			2	6	8
4:30			1	0	1	16:30			3	5	8
4:45			2	0	2	16:45			5	1	6
5:00			0	0	0	17:00			2	1	3
5:15			0	0	0	17:15			2	0	2
5:30			0	0	0	17:30			1	2	3
5:45			0	2	2	17:45			3	1	4
6:00			2	0	2	18:00			4	5	9
6:15			0	1	1	18:15			3	2	5
6:30			1	1	2	18:30			2	2	4
6:45			2	0	2	18:45			0	1	1
7:00			1	1	2	19:00			2	3	5
7:15			1	1	2	19:15			1	1	2
7:30			0	2	2	19:30			0	0	0
7:45			4	0	4	19:45			2	1	3
8:00			4	1	5	20:00			0	1	1
8:15			6	3	9	20:15			2	0	2
8:30			7	2	9	20:30			1	1	2
8:45			3	2	5	20:45			0	4	4
9:00			4	3	7	21:00			0	2	2
9:15			5	1	6	21:15			0	1	1
9:30			3	3	6	21:30			0	1	1
9:45			3	0	3	21:45			0	1	1
10:00			0	3	3	22:00			0	1	1
10:15			4	1	5	22:15			1	1	2
10:30			3	2	5	22:30			0	0	0
10:45			1	1	2	22:45			1	0	1
11:00			5	6	11	23:00			0	1	1
11:15			4	2	6	23:15			1	0	1
11:30			1	0	1	23:30			0	0	0
11:45			2	7	9	23:45			0	0	0
TOTALS	0	0	72	48	120	TOTALS	0	0	94	105	199
SPLIT%	0%	0%	60%	40%	38%	SPLIT%	0%	0%	47%	53%	62%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			3	3	6
01:00	02:00			0	0	0
02:00	03:00			0	0	0
03:00	04:00			0	0	0
04:00	05:00			3	0	3
05:00	06:00			0	2	2
06:00	07:00			5	2	7
07:00	08:00			6	4	10
08:00	09:00			20	8	28
09:00	10:00			15	7	22
10:00	11:00			8	7	15
11:00	12:00			12	15	27
12:00	13:00			12	15	27
13:00	14:00			13	11	24
14:00	15:00			16	20	36
15:00	16:00			12	13	25
16:00	17:00			13	13	26
17:00	18:00			8	4	12
18:00	19:00			9	10	19
19:00	20:00			5	5	10
20:00	21:00			3	6	9
21:00	22:00			0	5	5
22:00	23:00			2	2	4
23:00	00:00			1	1	2

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			72	48	120
Peak Hour			7:45	11:00	8:15
Peak Volume			21	15	30
Peak Hour Factor			0.750	0.536	0.833
Peak Period	12:00	to	00:00		
Volume			94	105	199
Peak Hour			14:00	14:15	14:00
Peak Volume			16	21	36
Peak Hour Factor			0.800	0.525	0.600
Peak Period	07:00	to	09:00		
Volume			26	12	38
Peak Hour			7:45	8:00	8:00
Peak Volume			21	8	28
Peak Hour Factor			0.750	0.667	0.778
Peak Period	16:00	to	18:00		
Volume			21	17	38
Peak Hour			16:00	16:00	16:00
Peak Volume			13	13	26
Peak Hour Factor			0.650	0.542	0.813

Prepared by National Data & Surveying Services

SPEED

Mustang Trail Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_013

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS													
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	1	1	2	2	1	0	0	0	0	0	0	0	7	0	0	0	2	3	0	0	0	0	0	0	0	0	5	0	1	1	4	5	1	0	0	0	0	0	0	0	12
1:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	2	1	0	0	0	0	0	0	0	0	3
2:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2	0	0	1	0	0	0	0	1	0	0	0	0	0	2
4:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0	0	0	0	0	0	0	3	0	1	0	2	1	0	0	0	0	0	0	0	0	4
5:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	1	2	2	0	0	0	0	0	0	0	6	1	0	0	1	3	2	0	0	0	0	0	0	0	7
6:00	1	2	2	4	4	2	0	0	0	0	0	0	0	15	0	0	0	4	3	1	0	0	0	0	0	0	0	8	1	2	2	8	7	3	0	0	0	0	0	0	0	23
7:00	0	3	10	14	10	1	0	0	0	0	0	0	0	38	1	0	3	9	6	1	1	0	0	0	0	0	0	21	1	3	13	23	16	2	1	0	0	0	0	0	0	59
8:00	0	3	14	17	9	2	1	2	0	0	0	0	0	48	0	4	5	10	3	4	2	1	0	0	0	0	0	35	0	7	19	27	12	6	3	3	0	0	0	0	0	83
9:00	2	4	8	14	11	3	2	0	0	0	0	0	0	44	2	3	9	12	5	2	1	1	0	0	0	0	0	35	4	7	17	26	16	5	3	1	0	0	0	0	0	79
10:00	3	3	9	6	6	2	0	0	0	0	0	0	0	29	1	4	12	9	6	5	1	0	0	0	0	0	0	38	4	7	21	15	12	7	1	0	0	0	0	0	0	67
11:00	1	3	5	8	7	0	1	1	0	0	0	0	0	26	2	3	6	10	7	3	1	0	0	0	0	0	0	32	3	6	11	18	14	3	2	1	0	0	0	0	0	58
12:00	3	4	3	10	6	6	0	0	0	0	0	0	0	38	0	1	5	16	13	3	0	1	0	0	0	0	0	39	3	5	14	26	19	9	0	1	0	0	0	0	0	77
13:00	1	2	7	18	5	1	0	0	0	0	0	0	0	34	2	1	3	14	13	3	0	1	0	0	0	0	0	37	3	3	10	32	18	4	0	1	0	0	0	0	0	71
14:00	2	2	8	10	5	1	0	0	0	0	0	0	0	28	3	1	10	11	13	4	1	1	0	0	0	0	0	44	5	3	18	21	18	5	1	1	0	0	0	0	0	72
15:00	2	3	11	15	11	0	0	0	0	0	0	0	0	40	5	6	6	14	12	2	0	0	0	0	0	0	0	45	7	9	17	27	23	2	0	0	0	0	0	0	0	85
16:00	2	3	6	10	10	0	0	0	0	0	0	0	0	31	0	1	12	27	15	5	1	0	0	0	0	0	0	61	2	4	18	37	25	5	1	0	0	0	0	0	0	92
17:00	1	4	11	15	9	4	1	0	0	0	0	0	0	45	0	0	6	8	7	1	0	1	0	0	0	0	0	23	1	4	17	23	16	5	1	1	0	0	0	0	0	68
18:00	0	0	10	20	5	0	1	0	0	0	0	0	0	36	0	1	8	12	8	2	2	0	0	0	0	0	0	33	0	1	18	32	13	2	3	0	0	0	0	0	0	69
19:00	0	3	3	7	6	4	1	0	0	0	0	0	0	30	0	0	4	12	2	1	1	0	0	0	0	0	0	20	0	3	13	19	8	5	2	0	0	0	0	0	0	50
20:00	0	6	6	5	3	0	0	0	0	0	0	0	0	20	1	0	3	1	2	1	0	0	0	0	0	0	0	8	1	6	9	6	5	1	0	0	0	0	0	0	0	28
21:00	0	4	3	1	1	1	0	0	0	0	0	0	0	10	1	6	12	14	8	2	0	0	0	0	0	0	0	43	1	10	15	15	9	3	0	0	0	0	0	0	0	53
22:00	0	2	1	3	1	0	0	0	0	0	0	0	0	7	0	1	0	3	1	0	0	0	0	0	0	0	0	5	0	3	1	6	2	0	0	0	0	0	0	0	0	12
23:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	1	0	3	0	0	0	0	0	0	0	0	4	0	0	2	1	3	0	0	0	0	0	0	0	0	6
Totals	19	52	111	181	112	28	7	3	0	0	0	0	0	533	19	33	126	190	140	42	11	7	0	0	0	0	0	568	38	85	237	371	252	70	18	10	0	0	0	0	0	1,081
% of Totals	4%	10%	25%	34%	21%	5%	1%	1%						100%	3%	6%	19%	35%	26%	8%	2%	1%						100%	4%	8%	22%	34%	23%	6%	2%	1%						100%

STATISTICS

	EASTBOUND														WESTBOUND														TOTALS													
00:00 - 12:00	8	19	49	68	50	11	4	3	0	0	0	0	0	212	7	15	36	58	43	18	6	3	0	0	0	0	0	186	15	34	85	126	93	29	10	6	0	0	0	0	0	398
%	2%	4%	9%	13%	9%	2%	1%	1%	0%	0%	0%	0%	0%	40%	1%	3%	7%	11%	8%	3%	1%	1%	0%	0%	0%	0%	0%	35%	3%	8%	16%	24%	17%	5%	2%	1%	0%	0%	0%	0%	0%	75%
Peak Hour	10:30	11:15	8:15	8:15	9:00	11:30	8:30	7:45	0:00	0:00	0:00	0:00	0:00	8:15	10:30	8:15	9:15	8:30	11:45	11:30	7:15	2:30	0:00	0:00	0:00	0:00	0:00	8:30	10:30	8:45	9:15	8:30	11:45	11:30	8:30	7:45	0:00	0:00	0:00	0:00	0:00	8:15
Peak Volume	4	6	17	20	11	5	3	2	0	0	0	0	0	54	3	5	15	14	17	6	2	1	0	0	0	0	0	40	7	9	21	31	23	11	5	3	0	0	0	0	0	89
12:00 - 24:00	11	33	82	113	62	17	3	0	0	0	0	0	0	321	12	18	70	132	97	24	5	4	0	0	0	0	0	362	23	51	152	245	159	41	8	4	0	0	0	0	0	683
%	2%	6%	15%	21%	12%	3%	1%	0%	0%	0%	0%	0%	0%	60%	2%	3%	13%	25%	18%	5%	1%	1%	0%	0%	0%	0%	0%	68%	4%	10%	29%	46%	30%	8%	2%	1%	0%	0%	0%	0%	0%	126%
Peak Hour	12:15	20:15	16:30	17:30	15:45	12:00	17:15	12:00	12:00	12:00	12:00	12:00	12:00	12:30	14:45	15:00	16:00	15:30	15:15	14:15	17:30	12:30	12:00	12:00	12:00	12:00	12:00	16:00	14:45	20:30	16:30	15:30	15:15	12:00	17:30	12:30	12:00	12:00	12:00	12:00	12:00	15:15
Peak Volume	4	7	13	23	12	6	2	0	0	0	0	0	0	45	7	6	12	27	16	6	2	2	0	0	0	0	0	61	10	12	21	39	26	9	4	2	0	0	0	0	0	97
07:00 - 09:00	0	6	24	31	19	3	1	2	0	0	0	0	0	86	1	4	8	19	15	5	3	1	0	0	0	0	0	56	1	10	32	50	34	8	4	3	0	0	0	0	0	142
%	0%	1%	5%	6%	4%	1%	0%	0%	0%	0%	0%	0%	0%	16%	0%	1%	2%	4%	3%	1%	1%	0%	0%	0%	0%	0%	0%	11%	0%	2%	6%	9%	6%	2%	1%	1%	0%	0%	0%	0%	0%	27%
Peak Hour	7:00	7:30	8:00	8:00	7:00	7:15	7:45	7:45	7:00	7:00	7:00	7:00	7:00	8:00	7:00	8:00	7:45	7:45	7:45	8:00	7:15	7:45	7:00	7:00	7:00	7:00	7:00	8:00	7:00	7:30	8:00	7:45	7:45	8:00	8:00	7:45	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	0	5	14	17	10	2	1	2	0	0	0	0	0	48	1	4	7	13	9	4	2	1	0	0	0	0	0	35	1	7	19	29	19	6	3	3	0	0	0	0	0	83
16:00 - 18:00	3	7	17	25	19	4	1	0	0	0	0	0	0	76	0	1	18	35	22	6	1	1	0	0	0	0	0	84	3	8	35	60	41	10	2	1	0	0	0	0	0	160
%	1%	1%	3%	5%	4%	1%	0%	0%	0%	0%	0%	0%	0%	14%	0%	0%	3%	7%	4%	1%	0%	0%	0%	0%	0%	0%	0%	16%	1%	2%	7%	11%	8%	2%	0%	0%	0%	0%	0%	0%	0%	30%
Peak Hour	16:00	16:45	16:30	17:00	16:00	17:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:15	16:30	16:00	16:00	16:15	16:00	16:30	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	2	5	13	15	10	4	1	0	0	0	0	0	0	45	0	1	12	27	15	5	1	1	0	0	0	0	0	61	2	5	21	37	25	6	1	1	0	0	0	0	0	92

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	21	27	27	33	38	533
WESTBOUND	22	28	28	34	38	548
TOTALS	22	28	28	34	38	1081

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	23-32 mph	336	63%	0	0%
WESTBOUND	25-34 mph	338	62%	0	0%
TOTALS	23-32 mph	657	61%	0	0%

Prepared by National Data & Surveying Services

VOLUME

Mustang Trail Bet SW 148th Ave & Hancock Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_013

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	533	548	1,081

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			1	0	1	12:00			8	11	19
0:15			2	3	5	12:15			9	9	18
0:30			4	1	5	12:30			9	9	18
0:45			0	1	1	12:45			12	10	22
1:00			0	0	0	13:00			13	13	26
1:15			1	0	1	13:15			11	9	20
1:30			0	1	1	13:30			5	8	13
1:45			1	0	1	13:45			5	7	12
2:00			0	0	0	14:00			7	11	18
2:15			0	0	0	14:15			5	15	20
2:30			0	0	0	14:30			5	8	13
2:45			1	0	1	14:45			11	10	21
3:00			0	0	0	15:00			14	8	22
3:15			0	2	2	15:15			9	17	26
3:30			0	0	0	15:30			8	14	22
3:45			0	0	0	15:45			9	6	15
4:00			0	0	0	16:00			11	23	34
4:15			0	0	0	16:15			6	14	20
4:30			1	1	2	16:30			6	9	15
4:45			0	2	2	16:45			8	15	23
5:00			0	1	1	17:00			12	6	18
5:15			0	2	2	17:15			9	7	16
5:30			1	0	1	17:30			8	4	12
5:45			0	3	3	17:45			16	6	22
6:00			2	3	5	18:00			8	6	14
6:15			3	1	4	18:15			10	13	23
6:30			2	1	3	18:30			10	12	22
6:45			8	3	11	18:45			8	2	10
7:00			10	3	13	19:00			13	8	21
7:15			9	6	15	19:15			5	8	13
7:30			9	4	13	19:30			6	1	7
7:45			10	8	18	19:45			6	3	9
8:00			9	7	16	20:00			2	2	4
8:15			14	7	21	20:15			6	0	6
8:30			12	12	24	20:30			4	3	7
8:45			13	9	22	20:45			8	3	11
9:00			15	7	22	21:00			3	7	10
9:15			8	12	20	21:15			2	23	25
9:30			14	10	24	21:30			4	9	13
9:45			7	6	13	21:45			1	4	5
10:00			6	10	16	22:00			2	4	6
10:15			5	11	16	22:15			1	0	1
10:30			7	9	16	22:30			3	1	4
10:45			11	8	19	22:45			1	0	1
11:00			8	7	15	23:00			1	0	1
11:15			6	8	14	23:15			0	2	2
11:30			5	6	11	23:30			0	1	1
11:45			7	11	18	23:45			1	1	2
TOTALS	0	0	212	186	398	TOTALS	0	0	321	362	683
SPLIT%	0%	0%	53%	47%	37%	SPLIT%	0%	0%	47%	53%	63%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			7	5	12
01:00	02:00			2	1	3
02:00	03:00			1	0	1
03:00	04:00			0	2	2
04:00	05:00			1	3	4
05:00	06:00			1	6	7
06:00	07:00			15	8	23
07:00	08:00			38	21	59
08:00	09:00			48	35	83
09:00	10:00			44	35	79
10:00	11:00			29	38	67
11:00	12:00			26	32	58
12:00	13:00			38	39	77
13:00	14:00			34	37	71
14:00	15:00			28	44	72
15:00	16:00			40	45	85
16:00	17:00			31	61	92
17:00	18:00			45	23	68
18:00	19:00			36	33	69
19:00	20:00			30	20	50
20:00	21:00			20	8	28
21:00	22:00			10	43	53
22:00	23:00			7	5	12
23:00	00:00			2	4	6

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			212	186	398
Peak Hour			8:15	8:30	8:15
Peak Volume			54	40	89
Peak Hour Factor			0.900	0.833	0.927
Peak Period	12:00	to	00:00		
Volume			321	362	683
Peak Hour			12:30	16:00	15:15
Peak Volume			45	61	97
Peak Hour Factor			0.865	0.663	0.713
Peak Period	07:00	to	09:00		
Volume			86	56	142
Peak Hour			8:00	8:00	8:00
Peak Volume			48	35	83
Peak Hour Factor			0.857	0.729	0.865
Peak Period	16:00	to	18:00		
Volume			76	84	160
Peak Hour			17:00	16:00	16:00
Peak Volume			45	61	92
Peak Hour Factor			0.703	0.663	0.676

Prepared by National Data & Surveying Services

SPEED

Old Sheridan St Bet SW 136th Ave/Holatee Trail & SW 130th Ave/Melaleuca Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_014

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1
7:00	0	2	1	0	1	0	0	0	0	0	0	0	0	4	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	2	2	0	1	0	0	0	0	0	0	0	0	5
8:00	0	1	1	0	1	0	0	0	0	0	0	0	0	3	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	1	2	0	1	0	1	0	0	0	0	0	0	5
9:00	0	0	1	2	1	0	0	0	0	0	0	0	0	4	3	1	2	1	0	1	0	0	0	0	0	0	0	8	3	1	3	3	1	1	0	0	0	0	0	0	0	12
10:00	3	0	3	1	0	0	0	0	0	0	0	0	0	7	1	2	0	0	2	0	0	0	0	0	0	0	0	5	4	2	3	1	2	0	0	0	0	0	0	0	0	12
11:00	3	0	0	2	0	0	0	0	0	0	0	0	0	5	1	1	1	2	1	1	0	0	0	0	0	0	0	7	4	1	1	4	1	1	0	0	0	0	0	0	0	12
12:00	1	0	3	4	2	0	1	0	0	0	0	0	0	11	2	1	0	4	0	0	0	0	0	0	0	0	0	7	3	1	3	8	2	0	1	0	0	0	0	0	0	18
13:00	0	1	1	1	0	1	0	0	0	0	0	0	0	4	0	1	0	1	1	0	1	0	0	0	0	0	0	4	0	2	1	2	1	1	1	0	0	0	0	0	0	8
14:00	0	0	0	0	1	2	0	0	0	0	0	0	0	3	2	3	0	2	1	1	0	0	0	0	0	0	0	9	2	3	0	2	2	3	0	0	0	0	0	0	0	12
15:00	1	0	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	1	0	0	0	0	0	0	0	0	0	2	1	1	0	2	0	0	0	0	0	0	0	0	0	4
16:00	0	2	2	2	2	0	0	0	0	0	0	0	0	8	2	1	0	4	1	0	0	0	0	0	0	0	0	8	2	3	2	6	3	0	0	0	0	0	0	0	0	16
17:00	0	0	4	1	3	0	0	0	0	0	0	0	0	8	0	1	2	0	0	0	0	0	0	0	0	0	0	3	0	1	6	1	3	0	0	0	0	0	0	0	0	11
18:00	0	0	3	2	1	0	0	0	0	0	0	0	0	6	0	0	0	0	1	2	1	0	0	0	0	0	0	4	0	0	3	2	2	2	1	0	0	0	0	0	0	10
19:00	1	0	1	1	1	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	1	0	0	0	0	0	0	0	0	4
20:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3	1	0	1	2	0	0	0	0	0	0	0	0	0	4	1	0	2	4	0	0	0	0	0	0	0	0	0	7
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:00	0	0	2	1	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2	2	0	0	0	0	0	0	0	0	0	4
Totals	9	6	23	21	13	3	2	0	0	0	0	0	0	77	12	12	10	28	8	5	3	0	0	0	0	0	0	78	21	18	33	41	21	8	5	0	0	0	0	0	0	147
% of Totals	12%	8%	30%	27%	17%	4%	3%							100%	17%	17%	14%	29%	11%	7%	4%							100%	14%	12%	22%	28%	14%	5%	3%							100%

STATISTICS

	00:00 - 12:00	12:00 - 24:00	07:00 - 09:00	16:00 - 18:00
EASTBOUND	6	3	0	0
	8%	4%	0%	0%
	10:45	12:00	7:00	16:00
	5	1	0	0
EASTBOUND	3	17	2	6
	4%	22%	3%	8%
	7:00	17:30	7:30	16:15
	2	5	2	4
EASTBOUND	0	0	0	0
	0%	0%	0%	0%
	7:00	12:00	7:00	16:00
	0	0	0	0
EASTBOUND	1	0	0	0
	1%	0%	0%	0%
	12:00	12:00	7:00	16:00
	1	0	0	0
EASTBOUND	0	0	0	0
	0%	0%	0%	0%
	12:00	12:00	7:00	16:00
	0	0	0	0
EASTBOUND	0	0	0	0
	0%	0%	0%	0%
	12:00	12:00	7:00	16:00
	0	0	0	0
EASTBOUND	0	0	0	0
	0%	0%	0%	0%
	12:00	12:00	7:00	16:00
	0	0	0	0
EASTBOUND	0	0	0	0
	0%	0%	0%	0%
	12:00	12:00	7:00	16:00
	0	0	0	0
EASTBOUND	25	52	7	16
	32%	68%	9%	21%
	10:15	12:00	7:30	16:15
	8	11	5	9
WESTBOUND	5	7	0	2
	6%	9%	0%	3%
	9:00	12:00	7:00	16:00
	3	2	0	2
WESTBOUND	4	8	0	2
	5%	10%	0%	3%
	10:30	13:45	7:00	16:15
	3	3	0	2
WESTBOUND	6	4	2	2
	8%	5%	3%	3%
	7:30	16:30	7:30	16:30
	2	2	0	2
WESTBOUND	3	17	0	4
	4%	22%	0%	5%
	11:45	12:00	7:00	16:00
	4	4	0	4
WESTBOUND	4	4	0	1
	5%	5%	0%	1%
	10:00	12:15	7:00	16:00
	2	1	0	1
WESTBOUND	2	3	0	0
	3%	4%	0%	0%
	8:30	17:45	7:00	16:00
	1	2	0	0
WESTBOUND	1	2	1	0
	1%	3%	1%	0%
	7:45	12:30	7:45	16:00
	1	1	1	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
WESTBOUND	25	45	3	11
	32%	58%	4%	14%
	11:30	16:15	7:30	16:15
	10	10	2	10
TOTALS	11	10	0	2
	14%	13%	0%	3%
	10:45	12:00	7:00	16:00
	6	3	0	2
TOTALS	7	14	3	4
	9%	14%	4%	5%
	10:30	16:15	7:30	16:15
	3	4	2	4
TOTALS	12	21	4	6
	16%	27%	5%	10%
	7:30	17:00	7:30	17:00
	4	6	0	3
TOTALS	9	32	0	7
	12%	42%	0%	9%
	11:45	12:00	7:30	16:15
	7	8	0	3
TOTALS	7	14	2	6
	9%	18%	3%	8%
	6:15	12:15	7:00	16:00
	2	3	0	1
TOTALS	2	6	0	0
	3%	8%	0%	0%
	8:30	14:00	7:00	16:00
	1	3	0	0
TOTALS	2	3	1	0
	3%	4%	1%	0%
	4:30	12:30	7:45	16:00
	1	2	1	0
TOTALS	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
TOTALS	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
TOTALS	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
TOTALS	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
TOTALS	0	0	0	0
	0%	0%	0%	0%
	0:00	12:00	7:00	16:00
	0	0	0	0
TOTALS	50	97	10	27
	65%	126%	13%	35%
	11:30	16:15	7:30	16:15
	17	19	7	19

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	18	26	25	33	39	77
WESTBOUND	15	26	25	33	41	70
TOTALS	16	26	25	33	39	147

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	21-30 mph	44	57%	0	0%
WESTBOUND	25-34 mph	33	47%	0	0%
TOTALS	23-32 mph	75	51%	0	0%

Prepared by National Data & Surveying Services

VOLUME

Old Sheridan St Bet SW 136th Ave/Holatee Trail & SW 130th Ave/Melaleuca Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_014

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	77	70	147

DAILY TOTALS

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			1	1	2
0:15			0	0	0	12:15			3	5	8
0:30			0	0	0	12:30			4	1	5
0:45			0	1	1	12:45			3	0	3
1:00			0	0	0	13:00			1	1	2
1:15			0	0	0	13:15			1	1	2
1:30			0	0	0	13:30			2	0	2
1:45			0	0	0	13:45			0	2	2
2:00			0	0	0	14:00			1	3	4
2:15			0	0	0	14:15			0	1	1
2:30			0	0	0	14:30			1	2	3
2:45			0	0	0	14:45			1	3	4
3:00			0	0	0	15:00			1	0	1
3:15			0	0	0	15:15			0	0	0
3:30			0	0	0	15:30			0	1	1
3:45			0	0	0	15:45			1	1	2
4:00			0	0	0	16:00			2	0	2
4:15			0	0	0	16:15			1	4	5
4:30			0	0	0	16:30			4	3	7
4:45			0	0	0	16:45			1	1	2
5:00			0	0	0	17:00			3	2	5
5:15			1	0	1	17:15			0	1	1
5:30			0	0	0	17:30			1	0	1
5:45			1	0	1	17:45			4	0	4
6:00			0	0	0	18:00			2	0	2
6:15			0	0	0	18:15			3	0	3
6:30			0	0	0	18:30			0	4	4
6:45			0	1	1	18:45			1	0	1
7:00			1	0	1	19:00			2	0	2
7:15			0	0	0	19:15			2	0	2
7:30			1	1	2	19:30			0	0	0
7:45			2	0	2	19:45			0	0	0
8:00			0	0	0	20:00			0	1	1
8:15			2	1	3	20:15			1	0	1
8:30			1	1	2	20:30			0	3	3
8:45			0	0	0	20:45			2	0	2
9:00			2	2	4	21:00			0	0	0
9:15			0	4	4	21:15			0	1	1
9:30			1	0	1	21:30			0	0	0
9:45			1	2	3	21:45			0	0	0
10:00			1	0	1	22:00			0	0	0
10:15			3	0	3	22:15			0	0	0
10:30			1	2	3	22:30			0	0	0
10:45			2	3	5	22:45			0	2	2
11:00			2	1	3	23:00			2	0	2
11:15			0	2	2	23:15			0	0	0
11:30			3	2	5	23:30			1	0	1
11:45			0	2	2	23:45			0	1	1
TOTALS	0	0	25	25	50	TOTALS	0	0	52	45	97
SPLIT %	0%	0%	50%	50%	34%	SPLIT %	0%	0%	54%	46%	66%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			0	1	1
01:00	02:00			0	0	0
02:00	03:00			0	0	0
03:00	04:00			0	0	0
04:00	05:00			0	0	0
05:00	06:00			2	0	2
06:00	07:00			0	1	1
07:00	08:00			4	1	5
08:00	09:00			3	2	5
09:00	10:00			4	8	12
10:00	11:00			7	5	12
11:00	12:00			5	7	12
12:00	13:00			11	7	18
13:00	14:00			4	4	8
14:00	15:00			3	9	12
15:00	16:00			2	2	4
16:00	17:00			8	8	16
17:00	18:00			8	3	11
18:00	19:00			6	4	10
19:00	20:00			4	0	4
20:00	21:00			3	4	7
21:00	22:00			0	1	1
22:00	23:00			0	2	2
23:00	00:00			3	1	4

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			25	25	50
Peak Hour			10:15	9:00	10:45
Peak Volume			8	8	15
Peak Hour Factor			0.667	0.500	0.750
Peak Period	12:00	to	00:00		
Volume			52	45	97
Peak Hour			12:00	16:15	16:15
Peak Volume			11	10	19
Peak Hour Factor			0.688	0.625	0.679
Peak Period	07:00	to	09:00		
Volume			7	3	10
Peak Hour			7:30	7:30	7:30
Peak Volume			5	2	7
Peak Hour Factor			0.625	0.500	0.583
Peak Period	16:00	to	18:00		
Volume			16	11	27
Peak Hour			16:15	16:15	16:15
Peak Volume			9	10	19
Peak Hour Factor			0.563	0.625	0.679

Prepared by National Data & Surveying Services

SPEED

Mustang Trail Bet SW 196th Ave/Holatee Trail & SW 130th Ave/Melaleuca Rd

Day: Wednesday
Date: 6/24/2025

City: Southwest Ranches
Project #: FL26_140221_015

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	2
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	1	0	1	1	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	1	2	0	0	0	0	0	0	0	0	0	4
5:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	1	0	0	0	0	0	0	0	3	0	0	1	0	2	1	0	0	0	0	0	0	0	4
6:00	1	0	2	0	1	1	0	0	0	0	0	0	0	5	1	0	1	1	0	0	0	0	0	0	0	0	0	3	2	0	3	1	1	1	0	0	0	0	0	0	0	8
7:00	0	2	1	7	3	0	0	0	0	0	0	0	0	13	0	0	2	1	2	0	0	0	0	0	0	0	0	5	0	2	3	8	5	0	0	0	0	0	0	0	0	18
8:00	4	3	6	12	1	1	0	0	0	0	0	0	0	27	1	2	3	4	5	0	0	0	0	0	0	0	0	15	5	5	9	16	6	1	0	0	0	0	0	0	0	42
9:00	1	2	11	4	2	0	0	0	0	0	0	0	0	20	2	5	4	7	0	0	1	0	0	0	0	0	0	19	3	7	15	11	2	0	1	0	0	0	0	0	0	39
10:00	3	2	5	5	2	1	0	0	0	0	0	0	0	18	3	0	2	2	2	0	0	0	0	0	0	0	0	9	6	2	7	7	4	1	0	0	0	0	0	0	0	27
11:00	1	1	4	3	2	0	0	0	0	0	0	0	0	11	1	2	3	0	3	0	1	0	0	0	0	0	0	10	2	3	7	3	5	0	1	0	0	0	0	0	0	21
12:00	0	0	6	6	2	0	0	1	0	0	0	0	0	15	2	3	3	1	1	1	0	0	0	0	0	0	0	11	2	3	9	7	3	1	0	1	0	0	0	0	0	26
13:00	1	0	3	7	3	0	0	0	0	0	0	0	0	14	0	2	6	4	4	0	0	0	0	0	0	0	0	16	1	2	9	11	7	0	0	0	0	0	0	0	0	30
14:00	2	1	2	4	3	2	0	0	0	0	0	0	0	14	1	0	2	6	3	1	0	0	0	0	0	0	0	13	3	1	4	10	6	3	0	0	0	0	0	0	0	27
15:00	2	3	2	8	3	0	0	0	0	0	0	0	0	18	2	1	4	9	4	0	0	0	0	0	0	0	0	20	4	4	6	17	7	0	0	0	0	0	0	0	0	38
16:00	0	0	4	5	2	2	1	0	0	0	0	0	0	14	0	2	5	11	1	1	1	0	0	0	0	0	0	21	0	2	9	16	3	3	2	0	0	0	0	0	0	35
17:00	0	4	5	3	5	1	0	1	0	0	0	0	0	19	1	4	0	5	1	1	0	0	0	0	0	0	0	12	1	8	5	8	6	2	0	1	0	0	0	0	0	31
18:00	0	0	1	3	1	2	0	0	0	0	0	0	0	7	0	0	3	3	2	1	1	0	0	0	0	0	0	10	0	0	4	6	3	3	1	0	0	0	0	0	0	17
19:00	1	1	0	3	1	2	0	0	0	0	0	0	0	8	0	0	1	3	0	0	0	0	0	0	0	0	0	4	1	1	1	4	1	2	0	0	0	0	0	0	0	12
20:00	0	0	4	3	1	0	0	0	0	0	0	0	0	8	0	1	3	0	0	0	0	0	0	0	0	0	0	4	0	1	7	3	1	0	0	0	0	0	0	0	0	12
21:00	1	1	0	1	1	0	0	0	0	0	0	0	0	4	1	2	0	0	1	0	0	0	0	0	0	0	0	4	2	3	0	1	2	0	0	0	0	0	0	0	0	8
22:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	2	3	0	0	0	0	0	0	0	0	0	5	0	0	2	5	0	0	0	0	0	0	0	0	0	7
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	2
Totals	19	20	58	77	33	12	1	2	0	0	0	0	0	222	15	24	46	62	31	6	4	0	0	0	0	0	0	188	34	44	104	139	64	18	5	2	0	0	0	0	0	410
% of Totals	9%	9%	26%	35%	15%	5%	0%	1%						100%	8%	13%	24%	33%	16%	3%	2%							100%	8%	11%	25%	34%	16%	4%	1%	0%						100%

STATISTICS

00:00 - 12:00	12	10	31	32	11	3	0	0	0	0	0	0	0	99	8	9	16	16	14	1	2	0	0	0	0	0	0	66	20	19	47	48	25	4	2	0	0	0	0	0	0	165
%	5%	5%	14%	14%	5%	1%	0%	0%	0%	0%	0%	0%	0%	45%	4%	4%	7%	7%	6%	0%	1%	0%	0%	0%	0%	0%	0%	30%	9%	9%	21%	22%	11%	2%	1%	0%	0%	0%	0%	0%	0%	74%
Peak Hour	7:30	8:15	8:45	7:30	7:15	6:00	0:00	11:15	0:00	0:00	0:00	0:00	0:00	8:00	10:15	8:15	7:45	9:15	8:00	4:30	9:00	0:00	0:00	0:00	0:00	0:00	0:00	9:00	9:30	8:15	8:45	8:00	7:15	4:30	9:00	11:15	0:00	0:00	0:00	0:00	0:00	8:00
Peak Volume	4	4	12	12	4	1	0	1	0	0	0	0	0	27	4	5	4	8	5	1	1	0	0	0	0	0	0	19	7	9	16	16	8	1	1	1	0	0	0	0	0	42
12:00 - 24:00	7	10	27	45	22	9	1	2	0	0	0	0	0	123	7	15	30	46	17	5	2	0	0	0	0	0	0	122	14	25	57	91	39	14	3	2	0	0	0	0	0	245
%	3%	5%	12%	20%	10%	4%	0%	1%	0%	0%	0%	0%	0%	55%	3%	7%	14%	21%	8%	2%	1%	0%	0%	0%	0%	0%	0%	55%	6%	11%	26%	41%	18%	6%	1%	1%	0%	0%	0%	0%	0%	110%
Peak Hour	14:15	17:00	16:30	12:30	17:00	17:45	16:00	12:00	12:00	12:00	12:00	12:00	12:00	17:00	12:00	12:15	15:30	16:00	13:15	17:30	16:00	12:00	12:00	12:00	12:00	12:00	12:00	15:15	14:15	17:00	13:30	14:45	13:15	17:45	16:00	12:00	12:00	12:00	12:00	12:00	12:00	15:00
Peak Volume	4	4	9	10	5	3	1	1	0	0	0	0	0	19	2	4	7	11	5	2	1	0	0	0	0	0	0	23	5	8	10	18	9	5	2	1	0	0	0	0	0	38
07:00 - 09:00	4	5	7	19	4	1	0	0	0	0	0	0	0	40	1	2	5	5	7	0	0	0	0	0	0	0	0	20	5	7	12	24	11	1	0	0	0	0	0	0	0	60
%	2%	2%	3%	9%	2%	0%	0%	0%	0%	0%	0%	0%	0%	18%	0%	1%	2%	2%	3%	0%	0%	0%	0%	0%	0%	0%	0%	9%	2%	3%	5%	11%	5%	0%	0%	0%	0%	0%	0%	0%	0%	27%
Peak Hour	7:30	7:30	8:00	7:30	7:15	7:45	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:15	7:30	7:45	7:45	8:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00	7:30	7:30	8:00	8:00	7:15	7:45	7:00	7:00	7:00	7:00	7:00	7:00	7:00	8:00
Peak Volume	4	3	6	12	4	1	0	0	0	0	0	0	0	27	1	2	4	4	5	0	0	0	0	0	0	0	0	15	5	5	9	16	8	1	0	0	0	0	0	0	0	42
16:00 - 18:00	0	4	9	8	7	3	1	1	0	0	0	0	0	33	1	6	5	16	2	2	1	0	0	0	0	0	0	33	1	10	14	24	9	5	2	1	0	0	0	0	0	66
%	0%	2%	4%	4%	3%	1%	0%	0%	0%	0%	0%	0%	0%	15%	0%	3%	2%	7%	1%	1%	0%	0%	0%	0%	0%	0%	0%	15%	0%	5%	6%	11%	4%	2%	1%	0%	0%	0%	0%	0%	0%	30%
Peak Hour	16:00	17:00	16:30	16:00	17:00	16:00	16:00	17:00	16:00	16:00	16:00	16:00	16:00	17:00	17:00	17:00	16:00	16:00	16:15	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	17:00	17:00	16:15	16:00	17:00	16:00	16:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	0	4	9	5	5	2	1	1	0	0	0	0	0	19	1	4	5	11	2	1	1	0	0	0	0	0	0	21	1	8	10	16	6	3	2	1	0	0	0	0	0	35

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	20	26	26	33	36	222
WESTBOUND	19	27	26	33	36	188
TOTALS	19	26	26	33	36	410

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	21-30 mph	135	61%	0	0%
WESTBOUND	22-31 mph	116	62%	0	0%
TOTALS	22-31 mph	250	61%	0	0%

Prepared by National Data & Surveying Services

VOLUME

Mustang Trail Bet SW 136th Ave/Holatee Trail & SW 130th Ave/Melaleuca Rd

Day: Wednesday
Date: 6/24/2026

City: Southwest Ranches
Project #: FL26_140221_015

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	222	188	410

DAILY TOTALS

15-Minutes Interval

TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			0	0	0	12:00			4	2	6
0:15			0	1	1	12:15			4	1	5
0:30			0	0	0	12:30			3	4	7
0:45			1	0	1	12:45			4	4	8
1:00			0	0	0	13:00			5	2	7
1:15			0	0	0	13:15			3	6	9
1:30			0	0	0	13:30			3	4	7
1:45			0	0	0	13:45			3	4	7
2:00			0	0	0	14:00			3	1	4
2:15			0	0	0	14:15			4	6	10
2:30			0	0	0	14:30			4	2	6
2:45			0	0	0	14:45			3	4	7
3:00			0	0	0	15:00			7	4	11
3:15			0	0	0	15:15			4	6	10
3:30			0	0	0	15:30			4	4	8
3:45			0	0	0	15:45			3	6	9
4:00			0	0	0	16:00			4	7	11
4:15			1	0	1	16:15			3	3	6
4:30			1	0	1	16:30			1	6	7
4:45			1	1	2	16:45			6	5	11
5:00			0	1	1	17:00			6	3	9
5:15			0	1	1	17:15			3	3	6
5:30			1	0	1	17:30			2	2	4
5:45			0	1	1	17:45			8	4	12
6:00			1	1	2	18:00			1	3	4
6:15			1	0	1	18:15			2	4	6
6:30			1	0	1	18:30			4	3	7
6:45			2	2	4	18:45			0	0	0
7:00			3	0	3	19:00			1	0	1
7:15			3	2	5	19:15			0	3	3
7:30			7	1	8	19:30			3	1	4
7:45			0	2	2	19:45			4	0	4
8:00			10	3	13	20:00			0	1	1
8:15			8	5	13	20:15			1	1	2
8:30			2	4	6	20:30			2	1	3
8:45			7	3	10	20:45			5	1	6
9:00			7	4	11	21:00			1	3	4
9:15			4	4	8	21:15			1	0	1
9:30			4	6	10	21:30			1	0	1
9:45			5	5	10	21:45			1	1	2
10:00			4	1	5	22:00			0	4	4
10:15			5	4	9	22:15			1	0	1
10:30			3	2	5	22:30			0	1	1
10:45			6	2	8	22:45			1	0	1
11:00			4	1	5	23:00			0	0	0
11:15			6	2	8	23:15			0	0	0
11:30			0	4	4	23:30			0	1	1
11:45			1	3	4	23:45			0	1	1
TOTALS	0	0	99	66	165	TOTALS	0	0	123	122	245
SPLIT%	0%	0%	60%	40%	40%	SPLIT%	0%	0%	50%	50%	60%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			1	1	2
01:00	02:00			0	0	0
02:00	03:00			0	0	0
03:00	04:00			0	0	0
04:00	05:00			3	1	4
05:00	06:00			1	3	4
06:00	07:00			5	3	8
07:00	08:00			13	5	18
08:00	09:00			27	15	42
09:00	10:00			20	19	39
10:00	11:00			18	9	27
11:00	12:00			11	10	21
12:00	13:00			15	11	26
13:00	14:00			14	16	30
14:00	15:00			14	13	27
15:00	16:00			18	20	38
16:00	17:00			14	21	35
17:00	18:00			19	12	31
18:00	19:00			7	10	17
19:00	20:00			8	4	12
20:00	21:00			8	4	12
21:00	22:00			4	4	8
22:00	23:00			2	5	7
23:00	00:00			0	2	2

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			99	66	165
Peak Hour			8:00	9:00	8:00
Peak Volume			27	19	42
Peak Hour Factor			0.675	0.792	0.808
Peak Period	12:00	to	00:00		
Volume			123	122	245
Peak Hour			17:00	15:15	15:00
Peak Volume			19	23	38
Peak Hour Factor			0.594	0.821	0.864
Peak Period	07:00	to	09:00		
Volume			40	20	60
Peak Hour			8:00	8:00	8:00
Peak Volume			27	15	42
Peak Hour Factor			0.675	0.750	0.808
Peak Period	16:00	to	18:00		
Volume			33	33	66
Peak Hour			17:00	16:00	16:00
Peak Volume			19	21	35
Peak Hour Factor			0.594	0.750	0.795

2025 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 8630 WEST-W OF US441

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2025 - 01/04/2025	1.05	1.07
2	01/05/2025 - 01/11/2025	1.04	1.06
3	01/12/2025 - 01/18/2025	1.02	1.04
4	01/19/2025 - 01/25/2025	1.01	1.03
5	01/26/2025 - 02/01/2025	1.00	1.02
6	02/02/2025 - 02/08/2025	0.99	1.01
7	02/09/2025 - 02/15/2025	0.98	1.00
* 8	02/16/2025 - 02/22/2025	0.97	0.99
* 9	02/23/2025 - 03/01/2025	0.97	0.99
*10	03/02/2025 - 03/08/2025	0.97	0.99
*11	03/09/2025 - 03/15/2025	0.97	0.99
*12	03/16/2025 - 03/22/2025	0.97	0.99
*13	03/23/2025 - 03/29/2025	0.98	1.00
*14	03/30/2025 - 04/05/2025	0.98	1.00
*15	04/06/2025 - 04/12/2025	0.99	1.01
*16	04/13/2025 - 04/19/2025	0.99	1.01
*17	04/20/2025 - 04/26/2025	0.99	1.01
*18	04/27/2025 - 05/03/2025	0.99	1.01
*19	05/04/2025 - 05/10/2025	0.98	1.00
*20	05/11/2025 - 05/17/2025	0.98	1.00
21	05/18/2025 - 05/24/2025	0.98	1.00
22	05/25/2025 - 05/31/2025	0.99	1.01
23	06/01/2025 - 06/07/2025	1.01	1.03
24	06/08/2025 - 06/14/2025	1.02	1.04
25	06/15/2025 - 06/21/2025	1.03	1.05
26	06/22/2025 - 06/28/2025	1.04	1.06
27	06/29/2025 - 07/05/2025	1.04	1.06
28	07/06/2025 - 07/12/2025	1.05	1.07
29	07/13/2025 - 07/19/2025	1.05	1.07
30	07/20/2025 - 07/26/2025	1.04	1.06
31	07/27/2025 - 08/02/2025	1.03	1.05
32	08/03/2025 - 08/09/2025	1.02	1.04
33	08/10/2025 - 08/16/2025	1.01	1.03
34	08/17/2025 - 08/23/2025	1.00	1.02
35	08/24/2025 - 08/30/2025	1.00	1.02
36	08/31/2025 - 09/06/2025	1.00	1.02
37	09/07/2025 - 09/13/2025	1.00	1.02
38	09/14/2025 - 09/20/2025	1.00	1.02
39	09/21/2025 - 09/27/2025	1.00	1.02
40	09/28/2025 - 10/04/2025	1.00	1.02
41	10/05/2025 - 10/11/2025	1.00	1.02
42	10/12/2025 - 10/18/2025	1.00	1.02
43	10/19/2025 - 10/25/2025	1.00	1.02
44	10/26/2025 - 11/01/2025	1.00	1.02
45	11/02/2025 - 11/08/2025	1.00	1.02
46	11/09/2025 - 11/15/2025	1.00	1.02
47	11/16/2025 - 11/22/2025	1.00	1.02
48	11/23/2025 - 11/29/2025	1.01	1.03
49	11/30/2025 - 12/06/2025	1.03	1.05
50	12/07/2025 - 12/13/2025	1.04	1.06
51	12/14/2025 - 12/20/2025	1.05	1.07
52	12/21/2025 - 12/27/2025	1.04	1.06
53	12/28/2025 - 12/31/2025	1.02	1.04

* PEAK SEASON

09-FEB-2026 17:18:55 830UPD 4_8630_PKSEASON.TXT

Attachment C
Location Map and Traffic Data Figures



Kimley»Horn

© 2026

Figure 1
Study Area
Sunshine Ranches Traffic Calming
Southwest Ranches, Florida



Kimley»Horn

© 2026

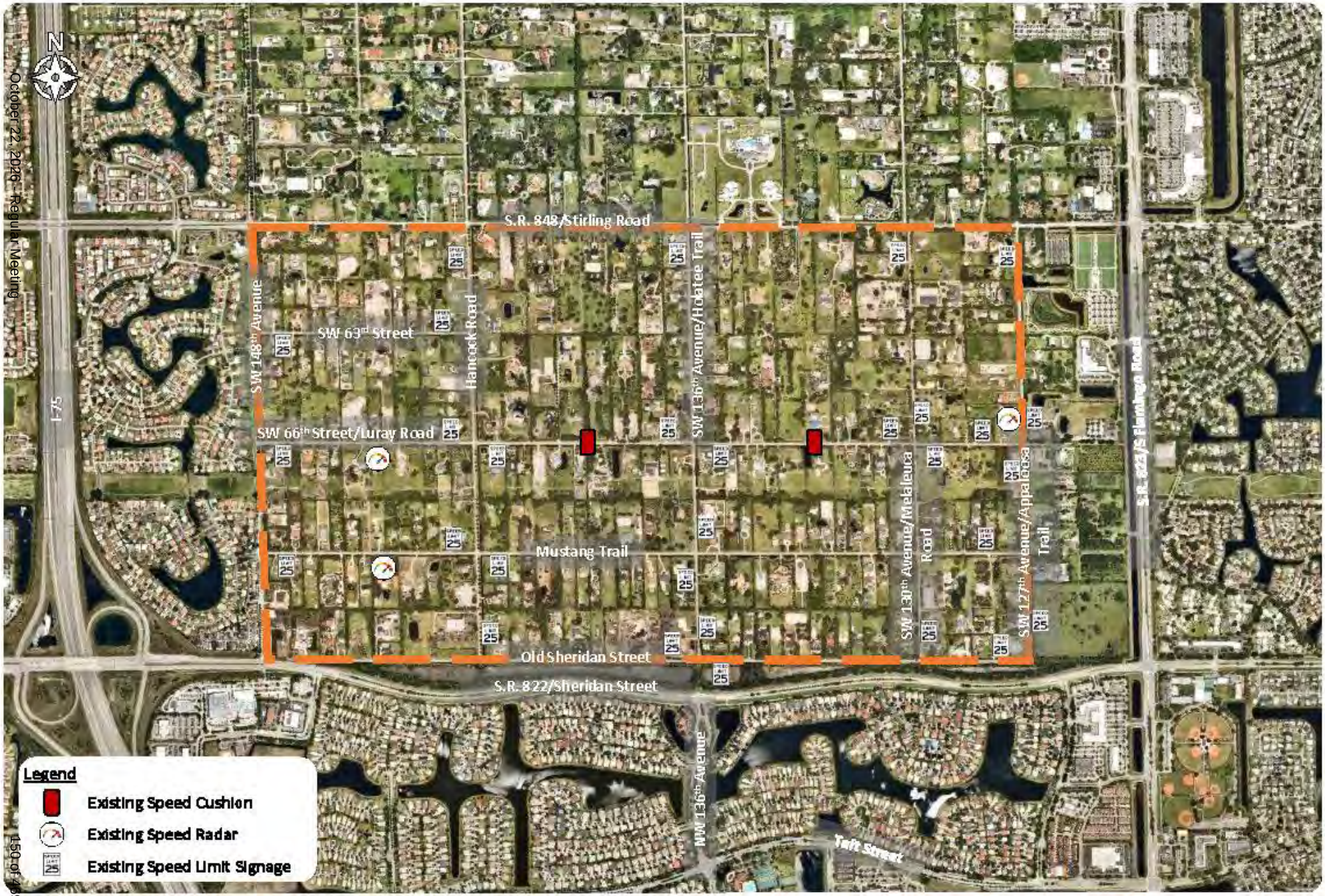
Figure 2
85th Percentile Speed
Sunshine Ranches Traffic Calming
Southwest Ranches, Florida



Kimley»Horn

© 2026

Figure 3
Daily Traffic Volume
Sunshine Ranches Traffic Calming
Southwest Ranches, Florida



Kimley»Horn

© 2026

Figure 4
Existing Traffic Calming Devices
Sunshine Ranches Traffic Calming
Southwest Ranches, Florida



Kimley»Horn

© 2026

Figure 5
Recommended Traffic Calming Devices
Sunshine Ranches Traffic Calming
Southwest Ranches, Florida

This page intentionally left blank

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. Muñiz, 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: Christina Semeraro

DATE: 10/22/26

SUBJECT:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION COMMITTEE'S RECOMMENDATION AND AWARDING NON-EXCLUSIVE CONTRACTS TO CENTURION SECURITY GROUP, LLC AND FPI SECURITY SERVICES, INC. FOR SECURITY GUARD SERVICES UNDER RFP NO. 26-014, FOR USE BY THE TOWN AND MEMBER AGENCIES OF THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AGREEMENTS; AUTHORIZING RENEWALS; AND PROVIDING AN EFFECTIVE DATE.

Recomendation
Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Town Services (Operational)

Background
On August 6, 2026, the Town of Southwest Ranches, serving as Lead Agency for the

Southeast Florida Governmental Purchasing Cooperative, advertised Request for Proposals (RFP) No. 26-014 for Security Guard Services. The solicitation sought qualified firms to provide security personnel and related services on an as-needed basis for the Town and participating cooperative agencies.

On September 2, 2026, the Town received thirteen (13) proposal submissions. A Selection Committee subsequently evaluated the proposals in accordance with the criteria established in the RFP. Following the evaluation process, FPI Security Services, Inc. and Centurion Security Group, LLC were identified as the two highest-ranked firms and recommended for contract negotiations.

The Town conducted negotiations with both firms, resulting in revised pricing and mutually acceptable contract terms. The solicitation expressly permitted multiple awards, and Administration recommends awarding two non-exclusive contracts to provide participating agencies with flexibility in selecting security services based on their respective operational needs, pricing, availability, and contractor performance.

Each agreement provides for an initial two-year term, with the option for two additional two-year renewal periods in accordance with the agreement's terms. Services will be provided at the negotiated contract rates, based on actual needs and authorized assignments. Neither contract guarantees a minimum quantity of services or expenditure.

This procurement represents the Town’s first solicitation as Lead Agency for the Southeast Florida Governmental Purchasing Cooperative, promoting regional collaboration and cost savings through cooperative purchasing. Each participating agency will independently execute, administer, and pay for its own purchases under the awarded contracts.

Fiscal Impact/Analysis

The agreements establish negotiated unit rates for security guard services and do not create a guaranteed expenditure or minimum purchase commitment. Town expenditures will be based on actual services authorized and performed, subject to available budget appropriations. Participating cooperative agencies will be independently responsible for their respective purchases and payments.

Staff Contact

Christina Semeraro, Procurement Officer | Russell MuÃ±iz, Town Administrator

ATTACHMENTS:

Resolution -RFP26-014 Security Guard Services coop (002) with doc 106 - TA APP.docx RFP 26-014 Agreement 10.2.26- CSG (002) RJD.pdf
RFP 26-014 Agreement 10.2.26- FPI (002)RJD.pdf
RFP 26-014 Security Guard Services Term Contract - Coop.pdf

RESOLUTION 2027 - XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING THE SELECTION COMMITTEE'S RECOMMENDATION AND AWARDING NON-EXCLUSIVE CONTRACTS TO CENTURION SECURITY GROUP, LLC AND FPI SECURITY SERVICES, INC. FOR SECURITY GUARD SERVICES UNDER RFP NO. 26-014, FOR USE BY THE TOWN AND MEMBER AGENCIES OF THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AGREEMENTS; AUTHORIZING RENEWALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 6, 2026, the Town advertised RFP No. 26-014 Security Guard Services, on behalf of the Town and member agencies of the Southeast Florida Governmental Purchasing Cooperative; and

WHEREAS, on September 2, 2026, the Town received thirteen (13) responses to the solicitation; and

WHEREAS, the Town's Selection Committee evaluated the responsive proposals in accordance with the criteria established in the RFP and recommended that the Town proceed with negotiations with the highest-ranked firms; and

WHEREAS, following negotiations, the Town desires to award non-exclusive contracts to Centurion Security Group, LLC and FPI Security Services, Inc. for Security Guard Services, at the negotiated rates and under the terms and conditions set forth in their respective Agreements; and

WHEREAS, the resulting contracts shall be available for use by the Town and member agencies of the Southeast Florida Governmental Purchasing Cooperative in accordance with their respective needs and applicable procurement procedures; and

WHEREAS, each Agreement shall have an initial term of two (2) years, with two (2) additional two-year renewal terms available at the discretion of the Town Administrator, pursuant to the terms and conditions of the respective Agreement.

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

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

Section 2. The Town Council hereby accepts the Selection Committee's recommendation and approves the award of non-exclusive contracts under RFP No. 26-014, Security Guard Services, to Centurion Security Group, LLC and FPI Security Services,

Inc. at the negotiated rates and pursuant to the terms and conditions set forth in their respective Agreements.

Section 3. The contracts awarded pursuant to this Resolution shall be available for use by the Town of Southwest Ranches and member agencies of the Southeast Florida Governmental Purchasing Cooperative. The contracts are non-exclusive and do not guarantee either Contractor any minimum quantity, expenditure, number of assignments, or volume of work.

Section 4. The Town Council hereby approves an initial contract term of two (2) years and authorizes the Town Administrator, at the Town Administrator's discretion and subject to the terms and conditions of the respective Agreement, to exercise up to two (2) additional two-year renewal terms.

Section 5. The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to enter into the Agreements in substantially the same form as attached hereto as Composite Exhibit "A," and to make such modifications, additions, and/or deletions as they deem necessary and proper to effectuate the intent of this Resolution.

Section 6. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 22nd day of October, 2026 on a motion by_____ and seconded by_____.

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Hartmann	_____	Abstaining	_____
Kuczenski	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney

1001.2026.106

EXHIBIT A - AGREEMENT

AGREEMENT

BETWEEN THE

TOWN OF SOUTHWEST RANCHES

AND

CENTURION SECURITY GROUP, LLC

FOR

SECURITY GUARD SERVICES
RFP NO. 26-014

AGREEMENT FOR

SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

THIS IS AN AGREEMENT (the "Contract") made and entered into on this _____ day of _____, 2026, by and between the Town of Southwest Ranches, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "Town"), and Centurion Security Group, LLC. (hereinafter referred to as "Contractor").

WHEREAS, the Town desires to contract for Contractor Services to provide professional services related to the SECURITY GUARD SERVICES (the "Services"); and

WHEREAS, the Town advertised a Request for Proposals (RFP), No. 26-014 on August 6, 2026; and

WHEREAS, thirteen (13) proposals were received by the Town on September 2, 2026; and

WHEREAS, the Town has adopted Resolution No. 2027- ____ at a public meeting of the Town Council approving multiple non-exclusive awards under RFP No. 26-014, including an award to Contractor; and

WHEREAS, Contractor's Proposal is attached to this Contract as Exhibit "A" and made a part hereof.

NOW THEREFORE, in consideration of the foregoing premises and the mutual terms and conditions herein, the Town and Contractor hereby agree as follows:

Section 1: Scope of Services

1.1 Upon execution of this Contract, Contractor agrees to perform the duties and responsibilities as defined herein and in the RFP to which this Contract is EXHIBIT "A" and which is made a part hereof by this reference (the "Work"). This Contract, as well as all Exhibits, the RFP, Contractor's Proposal, including all forms attached thereto, and all addenda, specifications, drawings and plans, shall be hereinafter collectively referred to as the "Contract Documents" and incorporated herein by reference. To the extent of any conflict among the Contract Documents, the more stringent criteria relative to Contractor's performance of the Work shall govern over the less stringent criteria.

1.2 All Work rendered pursuant to this Contract by Contractor shall be performed in accordance with the applicable standard of care for persons or entities performing similar work in Broward County, Florida or applicable jurisdiction. Contractor shall perform the Work in strict accordance with the requirements of this Contract, all the Contract Documents, good workman practices for Contractor and all applicable codes, ordinances, rules, laws and regulations governing the Work.

1.3 Cooperative Use. This Contract is awarded pursuant to RFP No. 26-014 for use by members of the Southeast Florida Governmental Purchasing Cooperative. Participating agencies may utilize the Contract through their own purchase order, agreement, or other

authorized procurement instrument and shall be independently responsible for ordering, administering, accepting, and paying for services procured by that agency. The Town shall have no financial responsibility or liability for services ordered by another participating agency.

Section 2: Term of this Contract and Contract Time

2.1 The Town and Contractor agree that Contractor shall perform all Work under this Contract for:

SECURITY GUARD SERVICES
RFP NO. 26-014

2.2 The Town shall have the ability to terminate this Contract as provided in "Section 17: Termination."

2.3 Contractor shall not be entitled to any claim for damages against the Town on account of hindrance or delays from any cause whatsoever. If, however, Contractor is delayed in the prosecution of the Work occasioned by an act of God, or by act or omission on the part of the Town, or due to changes ordered in the Work by the Town which expand the scope and costs of the Work, such act, hindrance, or delay shall only entitle Contractor to receive an extension of time as its sole and exclusive remedy for such hindrance or delay, and Contractor waives any and all other claims against the Town.

2.4 The parties agree that time is of the essence in execution of the Work delineated within the Agreement and any breach of same shall go to the essence hereof, and Contractor, in agreeing to substantially complete the Work within the time herein mentioned, has taken into consideration, and made allowances for all hindrances and delays incident to its Work.

2.5 Prices shall remain firm and fixed during the initial term of the contract in accordance with Exhibit "A."

The initial contract for service is for a two (2) year term. The Contract may be renewed for two (2) additional terms of two (2) years each, upon mutual agreement of the parties, subject to the terms and conditions of the Contract.

For any renewal periods, the Contractor shall submit any proposed contract price increases in writing at least ninety (90) days prior to the renewal date. Requests received after such date shall not be considered and the contract price shall remain unchanged for that renewal period. Increases for renewal periods shall be limited to three percent (3%) for each two-year renewal period, or the U.S. Consumer Price Index (CPI), whichever is lower, and are subject to the discretion of the Town Administrator.

Section 3: Compensation & Method of Payment

3.1 Contractor shall render all Work under the Contract at the final negotiated unit prices set forth in the approved Price Proposal, attached hereto and incorporated herein as Exhibit

"A" ("Contract Rates"). Payment shall be based upon the actual services authorized and satisfactorily performed at the applicable Contract Rates. No minimum quantity, expenditure, or volume of Work is guaranteed under this Contract.

3.1.1 **Overtime.** No overtime premium shall apply unless specifically authorized in advance by the ordering agency. If authorized, any overtime premium shall not exceed one and one-half (1.5) times the applicable regular hourly rate. Overtime resulting solely from the Contractor's scheduling, staffing, or personnel management shall not be billable to the ordering agency at a premium rate.

3.2 The Town shall not be liable for any cost increases or escalation associated with labor, services, materials, equipment or any other costs that may arise during the performance of the Work. Contractor shall perform the Work at the applicable Contract Rates established pursuant to Section 3.1, except as otherwise expressly authorized by the Contract Documents. Any modification to the Contract Rates shall require written approval in accordance with this Contract.

3.3 The Town and Contractor agree that payment will be subject to (a) the delivery of an invoice by Contractor to the Town once every thirty (30) days, and (b) confirmation by the Town that the Work included in the invoice has been performed in accordance with this Contract. Upon verification by the Town that the invoiced Work has adequately been performed, the Town shall have thirty (30) days thereafter to pay the invoice.

3.4 Contractor shall submit invoices for services rendered in accordance with the Contract Rates. Each invoice shall include sufficient supporting documentation to identify and verify the services performed, including, as applicable, the service location, date(s) of service, personnel classification, hours worked, applicable Contract Rate, and any other information reasonably required by the Town. Payment shall be subject to the Town's verification that the invoiced services were authorized and satisfactorily performed in accordance with the Contract Documents. The Town may withhold or dispute payment for services that were not authorized, were not satisfactorily performed, are not adequately documented, or are otherwise inconsistent with the Contract Documents. No payment shall be due for additional or unauthorized services performed without the Town's prior approval.

Section 4: Assignment

4.1 No assignment of this Contract or the Work hereunder shall be valid without the express written consent of the Town, which may be given or withheld, in the Town's sole discretion. All Work to be performed pursuant to this Contract shall be performed by Contractor, and no Work shall be subcontracted to other parties or firms without the prior written consent and approval of the Town Administrator.

Section 5: Insurance

5.1 Throughout the term of this Contract and during applicable statute of limitation periods, Contractor shall maintain, in full force and effect, all of insurance coverages required within the Contract and RFP.

5.2 All Insurance Policies shall be issued by companies that (a) are authorized to transact business in the State of Florida, (b) have agents upon whom service of process may be

made in Broward County, Florida, and (c) have a rating of "A-" or better in accordance with A.M. Best's Key Rating Guide.

5.3 All Insurance Policies shall name and endorse the following as an additional named insured:

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

5.4 All Insurance Policies shall be endorsed to provide that (a) Contractor's insurance is primary to any other insurance available to the Town or any other additional insured with respect to claims covered under the policy and (b) Contractor's insurance applies separately to each insured, against whom claims are made or suit is brought, and (c) that the inclusion of more than one insured shall not operate to increase the insurer's limit of liability. Self-insurance by Contractor shall not be acceptable for providing the required insurance coverages of this Contract.

5.5 If Contractor fails to submit the required insurance certificate, in the manner prescribed within the executed Contract, at the time of execution of this Contract, Contractor shall be deemed in default, and the Contract shall be cancelled or rescinded without liability of the Town.

5.6 Contractor shall carry the following minimum types of insurance:

A. **WORKER'S COMPENSATION**: Worker's Compensation Insurance is to apply to all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. Contractor shall carry Worker's Compensation Insurance with the statutory limits, which shall include employer's liability insurance with a limit of not less than **One Hundred Thousand Dollars ($100,000)** for each incident, and **One Hundred Thousand Dollars ($100,000)** for each disease. Policy(ies) must be endorsed with waiver of subrogation against the Town.

B. **BUSINESS AUTOMOBILE LIABILITY INSURANCE:** Contractor shall carry business automobile liability insurance with minimum limits of **One Million Dollars ($1,000,000)** per occurrence, combined single limits bodily injury liability and property damage. The policy must be no more restrictive than the latest edition of the business automobile liability policy without restrictive endorsements, as filed by the Insurance Services Office, and must include all owned vehicles and all hired or non-owned vehicles.

C. **COMMERCIAL GENERAL LIABILITY:** Contractor shall carry Commercial General Liability Insurance with limits of not less than **One Million Dollars ($1,000,000)** per occurrence combined single limit for bodily injury and property damage, and not less than **Two Million Dollars ($2,000,000)** in the aggregate. The insurance policy must include coverage that is no more restrictive than the latest edition of the commercial general liability policy, without restrictive endorsements as filed by the Insurance Service Office (ISO), and the policy must include coverages for premises

and/or operations, independent Contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, personal injury and explosion, collapse and underground (X-C-U). Personal injury coverage shall include coverage that has the employee and contractual exclusions removed. The ISO form of the policy must be acceptable to the Town.

D. **UMBRELLA / EXCESS LIABILITY:** Contractor shall maintain Umbrella or Excess Liability Insurance with limits of not less than Two Million Dollars ($2,000,000) per occurrence and in the aggregate. Such coverage shall be written on a follow-form basis over the required Commercial General Liability, Automobile Liability, and Employer's Liability policies and shall provide coverage at least as broad as the underlying policies.

5.7 Contractor shall provide the Town with a copy of the Certificates of Insurance or endorsements evidencing the types of insurance and coverages required by this Section prior to beginning Work under this Contract and, at any time thereafter, upon request by the Town.

5.8 Contractor's Insurance Policies shall be endorsed to provide the Town with at least thirty (30) calendar days' prior written notice of cancellation, non-renewal, restrictions, or reduction in coverages or limits. Notice shall be sent to:

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

And

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

5.9 Contractor's Commercial General Liability Insurance policy shall be on an "occurrence" basis only and shall not be a "claims-made" policy.

5.10 If any of Contractor's insurance policies include a general aggregate limit and provides that claims investigation or legal defense costs are included in the general aggregate limit, the general aggregate limit that is required shall be at least five (5) times the occurrence limits specified above in this article.

5.11 Contractor shall not commence operations, and/or labor to complete any of the Work pursuant to this Contract until certification or proof of insurance issued directly by the insurance company underwriting department or insurance agent, detailing terms and provisions of coverage, has been received and approved by the Town.

5.12 If any of Contractor's initial insurance expires prior to the completion of the Work, renewal copies of Policies shall be furnished to the Town at least thirty (30) days prior to the date of their expiration, and the Town shall be an additional named insured by endorsement on all of Contractor's applicable renewal policies.

5.13 **UPON EXECUTION OF THIS CONTRACT, CONTRACTOR SHALL SUBMIT TO THE TOWN COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES REQUIRED HEREIN AND SPECIFICALLY PROVIDE THE ENDORSEMENT TO THE POLICIES THAT SHOWS THE TOWN OF SOUTHWEST RANCHES IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND CONTRACTOR'S WORK UNDER THE CONTRACT.**

5.14 The official title of the owner is the Town of Southwest Ranches. This official title shall be used in all insurance policies and documentation.

5.15 All required insurance policies shall preclude any insurers or underwriter's rights of recovery or subrogation against the Town with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above described insurance.

5.16 Contractor shall ensure that any company issuing insurance to satisfy the requirements contained in this Contract agrees that it shall have no recourse against the Town for payment or assessments in any form on any policy of insurance.

5.17 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the Town is named as an additional named insured shall not apply to the Town in any respect. The Town shall use its best efforts to provide written notice of occurrence within thirty (30) working days after the Town's actual notice of such event.

5.18 Notwithstanding any other provisions of this Contract, Contractor's obligation to maintain all required insurance as specified in this Section of the Contract shall survive the expiration or earlier termination of this Contract.

Section 6: Copyrights and Patent Rights

Contractor warrants that there has been no violation of copyrights, trademarks, or patent rights in manufacturing, producing, and/or selling the item(s) ordered or shipped as a result of this Contract. Contractor agrees to indemnify and hold harmless the Town, its employees, agents, or servants against any and all liability, loss, or expense resulting from any such violation(s).

Section 7: Laws and Regulations

Contractor agrees to comply with all applicable federal, state, county, and local laws, rules, regulations, ordinances and codes in performing all Work under this Contract.

Section 8: Taxes and Costs

All federal, state and local taxes relating to Contractor's Work under this Contract and, similarly, all costs for licenses, permits, or certifications to perform the Work under this Contract shall be paid by Contractor.

Contractor shall pay all sales, consumer, use and other similar taxes. The Town is exempt from Florida sales tax on direct purchases of tangible property or services.

Section 9: Indemnification

To the fullest extent permitted by Florida law, Contractor shall indemnify, defend and hold harmless the Town, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, at both trial and appellate levels, to the extent caused by the negligence, recklessness, or willful misconduct of Contractor and persons employed or utilized by Contractor in the performance of the Work or anyone else for whose actions Contractor may be responsible, regardless of the partial fault of any party indemnified hereunder. Notwithstanding any other provisions of this Contract, Contractor's duty to indemnify, defend and hold the Town harmless shall survive the termination or earlier expiration of this Contract.

Section 10: Non-discrimination

Contractor shall not discriminate against any client, employee or applicant for employment because of race, gender, age, color, religion, sex, sexual orientation, national origin, physical or mental disability, or marital status. Contractor shall take affirmative action to ensure that applicants, subcontractors, independent Contractors, and employees are treated without discrimination in regard to their race, gender, age, color, religion, sex, sexual orientation, national origin, physical or mental disability, or marital status. Contractor shall comply with all applicable sections of the Americans with Disabilities Act. Contractor agrees that compliance with this Article constitutes a material condition to this Contract, and that it is binding upon Contractor, its successors, transferees, and assigns for the period during which Work is provided. Contractor further assures that all subcontractors and independent Contractors are not in violation of the terms of this Section of the Contract.

Section 11: Sovereign Immunity

Nothing in this Contract is intended, nor shall it be construed to waive or modify the Town's Sovereign Immunity defense or the Town's immunities and limitations on liability, as provided for in Florida Statutes, as worded or amended, and all Florida case law interpreting same.

Section 12: Prevailing Party Attorneys' Fees

In the event either party to this Contract incurs legal fees, legal expenses or costs to enforce the terms of this Contract on trial or on appeal, the prevailing party shall be entitled to recover reasonable costs of such action so incurred, including, without limitation, reasonable attorney's fees and costs and expert witness fees and costs incurred.

Section 13 No Third Party Beneficiaries

This Contract is solely for the benefit of the parties hereto and is not entered into for the benefit of any other person or entity. Nothing in this Contract shall be deemed or construed to create or confer any benefit, right or cause of action for any third party or entity.

Section 14: Funding

The obligation of the Town for payment to Contractor for the Work is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship

into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

Section 15: Manner of Performance

Contractor agrees to perform all Work in a professional manner and in accordance with local, state, county, and federal laws, rules, ordinances, regulations, and codes. Contractor agrees that the Work provided shall be provided by employees that are legally employed, educated, trained, experienced, certified, and licensed in all areas encompassed within their designated duties. Contractor agrees to furnish to the Town any and all documentation, certification, authorization, license, permit, or registration currently required by applicable laws, rules, and regulations. Contractor further certifies that it and its employees will keep all licenses, permits, registrations, authorizations, or certifications required by applicable laws or regulations in full force and effect during the term of this Contract. Contractor represents that all persons performing Work under this Contract have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth herein in a professional manner. Failure of Contractor to comply with this paragraph shall constitute a material breach of this Contract.

Section 16: Public Records

The Town is subject to Chapter 119, Florida Statutes, "Public Records Law." No claim of confidentiality or proprietary information in any portion of a response will be honored unless a specific exemption from the Public Records Law exists and is cited in the response. An incorrectly- claimed exemption does not disqualify the firm, only the exemption claimed. Contractor acknowledges the public shall have access, at all reasonable times, to all documents and information pertaining to the Town's contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the Town and the public to all documents subject to disclosures under applicable law.

To the extent that Contractor has been provided access to or has received security sensitive information, as defined by Florida Statutes, Section 119.071 and/or has executed a Confidential Information Acknowledgement and Agreement as part of the RFP process, Contractor shall keep and maintain the security sensitive information as confidential and exempt from public disclosures, as required by Florida Statutes.

Contractor agrees to keep and maintain public records required by the Town to perform the service in Contractor's possession or control in connection with Contractor's performance under this RFP and any contract awarded, and upon the request from the Town's custodian of public records, to provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable amount of time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Contract if Contractor does not transfer the records to the Town.

Upon completion of the Contract, Contractor agrees, at no cost to the Town, to transfer to the Town all public records in possession of Contractor or keep and maintain public records required by the Town to perform the service. If Contractor transfers all public records to the Town upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt

or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology system of the Town.

Contractor's failure or refusal to comply with the provisions of this Section shall result in the immediate termination for cause of the Contract by the Town.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PHONE: (954) 434-0008; EMAIL: DEBRA RUESGA, TOWN CLERK, DRUESGA@SOUTHWESTRANCHES.ORG , TOWN OF SOUTHWEST RANCHES, 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FLORIDA 33330.

Section 17: Termination

The Contract may be terminated upon the following events:

A. **Termination by Mutual Agreement.** In the event the parties mutually agree, in writing, this Contract may be terminated on the terms and dates stipulated therein.

B. **Termination for Convenience.** This Contract may be terminated for convenience by the Town upon the Town providing Contractor with **thirty (30) calendar days'** written notice of the Town's intent to terminate this Contract for convenience. In the event that this Contract is terminated by the Town for convenience, Contractor shall be paid ONLY for Work performed and approved by the Town as of the date that this Contract is terminated, plus any direct and reasonable expense sustained up to the date of receipt of the written notice. In no event shall the Town be liable for consequential damages, including, but not limited to, lost profits on Work not yet performed, and no other compensation or damages, other than as set forth in this Section, shall be paid to or recovered by Contractor in any legal proceeding against the Town. Upon being notified of the Town's election to terminate, Contractor shall immediately cease performing any further Work or incurring additional expenses. Contractor acknowledges and agrees that Ten Dollars ($10.00) of the compensation to be paid by the Town, the adequacy of which is hereby acknowledged by Contractor, is given as specific consideration to Contractor for the Town's right to terminate this Contract for convenience.

C. **Termination for Cause.** In the event of a material breach by Contractor, the Town shall provide Contractor written notice of its material breach. Contractor shall thereafter have fourteen (14) days from the date of its receipt of such notification to cure such material breach. If Contractor does not cure the material breach within that time period, the Town may terminate this Contract immediately. Material breaches shall include, but are not limited to, Contractor's violations of governing standards, failure to carry out the work in strict accordance with the Contract Documents, failure to supply sufficient work forces, violations of State or Federal laws, violation of the Town's policies and procedures, or violation of any of the terms and conditions of this Contract. In the event that the Town elects to terminate

Contractor for cause, as provided for in this Section, and the Town's termination for cause is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

D. **Termination for Lack of Funds.** In the event the funds to finance the Work under this Contract become unavailable, the Town may provide Contractor with thirty (30) days written notice of termination. Nothing in this Contract shall be deemed or construed to prevent the parties from negotiating a new contract in this scenario. In the event that the Town elects to terminate Contractor for lack of funds as provided for in this Section, and the Town's termination for lack of funds is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for Convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

E. **Immediate Termination by the Town.** In addition to any other grounds stated herein, the Town, in its sole discretion, may terminate this Contract immediately upon the occurrence of any of the following events:

1. Contractor's violation of the Public Records Act;
2. Contractor's insolvency, bankruptcy or receivership;
3. Contractor's violation or non-compliance with Section 10 of this Contract;
4. Contractor's failure to maintain any Insurance required by Section 5 of this Contract; or
5. Contractor's violation of Section 18 of this Contract.

If Contractor's services are terminated, the termination will not affect any rights or remedies of the Town against Contractor, then existing, or which may thereafter accrue. Any retention or payment of monies due Contractor by the Town will not release Contractor from liability.

Section 18: Public Entity Crimes Information Statement

Pursuant to Florida Statutes, Section 287.133: "A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." Violation of this Section by Contractor shall result in the Town's immediate termination of this Contract.

Section 19: Change Orders and Modification of Contract

The Town and Contractor may request changes that would increase decrease or otherwise modify the scope of Work to be provided under this Contract. Such changes only become part of this Contract and increase, decrease or otherwise modify the Work or the Contract Price under this Contract if evidenced by a written Change Order executed by the Town and Contractor, with the same formality and of equal dignity associated with the original execution of the Contract.

Section 20: No Waiver of Rights

Neither the Town's review, approval or payment for any of the Work required under this Contract shall be construed to operate as a waiver of any of the Town's rights under this Contract or of any causes of action arising out Contractor's performance of the Work under this Contract, and Contractor shall be and remain liable to the Town for all damages to the Town caused by Contractor's negligent or improper performance of any of the Work furnished under this Contract, irrespective of the Town's review, approval or payment for any of the Work under this Contract. The rights and remedies of the Town provided for, under this Contract, are in addition to all other rights and remedies provided to the Town by law.

Section 21: Jurisdiction and Venue

The exclusive venue for any litigation arising from or relating to the Contract shall be in a court of competent jurisdiction in the 17th Judicial Circuit in and for Broward County, Florida. This Contract shall be governed by the substantive laws of the State of Florida.

Section 22: WAIVER OF RIGHT TO JURY TRIAL

By entering into this Contract, CONTRACTOR and the TOWN hereby expressly waive any rights either party may have to a trial by jury in any civil litigation related to or arising out of THIS Contract.

Section 23: Gender

Wherever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine, and all words herein in the feminine gender shall be deemed to include the masculine. All singular words shall include the plural, and all plural words shall include the singular.

Section 24: Time is of the Essence

Time is of the essence for all of Contractor's obligations under this Contract.

Section 25: Days

The terms "days" as referenced in this Contract shall mean consecutive calendar days.

Section 26: Written Mutual Agreement

This Contract is binding upon the parties hereto, their successors and assigns, and replaces and supersedes any and all prior agreements or understandings between the parties hereto, whether written or oral, which are merged herein.

Section 27: No Amendment or Waiver

This Contract may not be changed, altered or modified, except by an instrument in writing signed by all parties hereto, with the same formality and of equal dignity as the execution of this Contract prior to the initiation of any Work reflecting such change.

Section 28: Severability

In the event any term or provision of this Contract shall be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning so as to remain in full force and effect or be deemed severed from the Contract so as not to affect the validity or enforceability of the remaining provisions of the Contract. In case any one or more of the provisions of this Contract shall be determined by appropriate judicial authority to be invalid, illegal or unenforceable, in any respect, the validity of the remaining provisions of this Contract shall be in no way affected, prejudiced, or disturbed thereby.

Section 29: Resolution of Disputes; Florida Statutes, Chapter 558 Not Applicable

To prevent litigation, it is agreed by the parties hereto that the Town Administrator shall solely decide all questions, claims, difficulties and disputes of, whatever nature, which may arise relative to this Contract, including, but not limited to, Contractor's fulfillment of its obligations under this Contract as to the character, quality, amount and value of any Work done or proposed, to be done or furnished, under or by reason of, the Contract. Further, to the extent required or permitted by the agreement between the Town and its professional for this Project, the professional shall have access to the Work, the right to conduct testing or inspections, to reject non-conforming work, and to review pay applications. The Town Administrator's decision shall be reduced to writing, and a copy furnished to Contractor within a reasonable time following submission to the Town of the question, claim, difficulty or dispute as referenced above. The Town Administrator's decision shall be final and conclusive.

During the pendency of any dispute and after a determination thereof, Contractor and the Town shall act in good faith to mitigate any potential damages.

Any party objecting to a dispute determination must notify the other party in writing within ten (10) calendar days of receipt of the written determination. The notice must state the basis of the objection, any adjustment claimed, and reason the party believes it entitled to an adjustment as a result of the determination. Within sixty (60) calendar days thereafter, the parties shall participate in mediation to address all objections to any dispute determination. Neither party shall commence litigation prior to the expiration of the sixty (60) day mediation period. The mediator shall be mutually agreed upon by the parties. Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies provided under State law. A PARTY SPECIFICALLY WAIVES ALL OF ITS RIGHTS, INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR PRICE ADJUSTMENTS, PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING ITS RIGHTS AND REMEDIES UNDER STATE LAW, IF SAID PARTY FAILS TO COMPLY IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. Contractor and the Town hereby waive any rights to a trial by jury.

Section 30: Notice

Whenever either party desires to give notice unto the other, such notice must be in writing by certified or registered mail, postage prepaid, return receipt requested, hand delivery, or facsimile transmission prior to 5:00 p.m. on the date of transmission (e.d.t. or e.s.t. as applicable), or via overnight express courier service. For the present, the parties designate the following individuals as the respective parties and places for giving of notice:

If to the Town:

Town of Southwest Ranches

Town Administrator
13400 Griffin Road
Southwest Ranches, Florida 33330

With a copy to:

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

If to Contractor:

Richard C. Rodriguez, CEO
Centurion Security Group, LLC
13000 SW 120th Street
Miami, Florida 33186

Section 31: Miscellaneous

A. Ownership of Documents. Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Contract by Contractor and all persons or entities employed or otherwise retained by Contractor are and shall remain the property of the Town. In the event of termination of this Contract for any reason, any reports, photographs, surveys and other data and documents prepared by Contractor, whether finished or unfinished, shall become the property of the Town and shall be delivered by Contractor to the Town Administrator within seven (7) days of termination of this Contract for any reason. Any compensation due to Contractor shall be withheld until all documents are received by the Town as provided herein.

B. Independent Contractor. Contractor is an independent contractor of the Town under this Contract. Services provided by Contractor pursuant to this Contract shall be subject to the supervision of Contractor. In providing such services, neither Contractor nor its agents shall act as officers, employees or agents of the Town. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to the Work and services rendered under this Contract shall be exclusively and solely those of Contractor. This Contract shall not constitute or make the Town and Contractor a partnership or joint venture.

C. Conflicts. Neither Contractor nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with Contractor's loyal and conscientious exercise of judgment related to its performance under this Contract. Contractor agrees that none of its officers or employees shall, during the term of this Contract, serve as an expert witness against the Town in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, Contractor agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert

opinion, which is adverse or prejudicial to the interests of the Town in connection with any such pending or threatened legal or administrative proceeding. The limitations of this section shall not preclude Contractor or any other persons from representing themselves in any action or in any administrative or legal proceeding.

In the event Contractor is permitted to utilize subcontractors to perform any services required by this Contract, Contractor agrees to prohibit such subcontractors, by written contract, from having any conflicts within the meaning of this Section.

D. Contingency Fee. Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For a breach or violation of this provision, the Town shall have the right to terminate this Contract without liability and, at its discretion, to deduct from the Contract price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

E. Materiality and Waiver of Breach. The Town and Contractor agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Contract and, therefore, is a material term hereof. The Town's failure to enforce any provision of this Contract shall not be deemed a waiver of such provision or modification of this Contract. A waiver of any breach of a provision of this Contract shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Contract.

F. Joint Preparation. The Town and Contractor both acknowledge that they have sought and received whatever competent advice and legal counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Contract has been their joint effort. The language agreed to herein express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

G. Drug-Free Workplace. Contractor shall maintain a drug-free workplace.

H. Headings. Headings are for convenience of reference only and shall not be considered in any interpretation of this Contract.

I. Binding Authority. Each person signing this Contract on behalf of either party individually warrants that he or she has full legal power to execute this Contract on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Contract.

J. Truth-in-Negotiation Certificate. Signature of this Contract by Contractor shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Contract are accurate, complete, and current at the time of contracting.

K. **Registration Requirement; Termination**. Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-Verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: 1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and 2. All persons (including subvendors/ subcontractors) assigned by Contractor to perform work pursuant to the contract with the Town of Southwest Ranches. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Southwest Ranches; and 3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

L. **Discriminatory Vendor List**. Pursuant to Section 287.134(2)(a), Fla. Stat., an entity or affiliate, as defined in Section 287.134(1), who has been placed on the discriminatory vendor list may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or Contractor under a contract with any public entity; and may not transact business with any public entity. By executing this Agreement, the Contractor represents and warrants that neither it nor any of its affiliates is currently on the discriminatory vendor list.

M. **Non-Exclusive Agreement.** This Agreement is non-exclusive and does not guarantee Contractor any minimum quantity, expenditure, number of assignments, or volume of work.

N. **Foreign Entity Compliance.** Contractor represents and warrants that it is eligible to contract with the Town under all applicable provisions of Sections 287.138, 288.007, and 692.201 through 692.204, Florida Statutes. By executing this Agreement, Contractor further certifies, under penalty of perjury, that it is not prohibited from contracting with the Town under such statutes and is in compliance with all applicable requirements thereof.

O. **Human Trafficking Certification.** Pursuant to Section 787.06, Florida Statutes, Contractor certifies, under penalty of perjury, that it does not use coercion for labor or

services, as defined in Section 787.06, Florida Statutes. Contractor further certifies that the individual executing this Agreement is duly authorized to make this certification on behalf of Contractor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates set forth below. The individual executing this Agreement on behalf of Contractor further declares, under penalties of perjury, that he or she has read the foregoing representations and certifications contained in Sections "N" and "O" of this Agreement, that the facts stated therein are true and correct, and that he or she is duly authorized to execute this Agreement on behalf of Contractor.

CENTURION SECURITY GROUP, LLC and the TOWN OF SOUTHWEST RANCHES, signing by and through its Mayor duly authorized to execute same by Council action on the 9 day of October 2026.

WITNESSES:

Jesserra Gonzalez.

CENTURION SECURITY GROUP, LLC:

By: _____

CEO

Title:

10 day of October 2026

TOWN OF SOUTHWEST RANCHES

By: _____
Steve Breitkreuz, Mayor

____ day of _____, 2026

By: _____
Russell Muñiz, Town Administrator

____ day of _____, 2026

ATTEST:

_____
Debra Ruesga, Town Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Keith M. Poliakoff, Town Attorney
1001.2026.100

Negotiated Rates
October 2026

Proposer Name
Centurion Security Group, LLC

PRICE PROPOSAL FORM

The Respondent shall provide firm-fixed unit prices for the services identified below. Proposed rates shall include all labor, supervision, equipment, vehicles (where applicable), uniforms, overhead, profit, insurance, travel, permits, and all other costs necessary to fully perform the services described in this solicitation. This Price Proposal Form is submitted solely for evaluation and contract award purposes and does not constitute a purchase order, guarantee of work, minimum purchase commitment, or authorization to perform services.

SECURITY GUARD SERVICES

A. Standard Service Rates:

Service	Unit	Proposed Rate
Unarmed Security Officer	Per Hour	$ 24.55
Armed Security Officer	Per Hour	$ 25.75
Security Supervisor	Per Hour	$ 27.60
Unarmed Foot Patrol Officer	Per Hour	$ 24.55
Golf Cart Patrol Officer, including cart	Per Hour	$ 27.64
Vehicle Patrol Officer, including vehicle	Per Hour	$ 36.17

Note: Unarmed Security Officers, Armed Security Officers, Security Supervisors, Foot Patrol Officers, Golf Cart Patrol Officers, and Vehicle Patrol Officers may be assigned duties including, but not limited to, access control, credential verification, metal detector screening, bag inspections, crowd management, patrol, parking control, site monitoring, incident response, and other related security functions consistent with their assigned role and applicable licensure.

B. Optional Service Rates:

Description	Unit	Proposed Rate
Bicycle Patrol Officer	Per Hour	$ 27.74
K-9 Security Team	Per Hour	$ N/A

Description	**Unit**	**Proposed Rate**
Executive Protection	Per Hour	$ N/A
Event Command Post /Mobile Command Unit	Per Hour	$ N/A
Temporary Access Control /Credentialing Personnel	Per Hour	$ 27.29
Parking & Traffic Control Personnel	Per Hour	$ N/A
Drone Observation Support *(where legally permissible)*	Per Hour	$ N/A
Other (Describe)*	_____	$ SEE ATTACHED

*Respondents may attach a separate sheet identifying and pricing additional municipal security-related services that are incidental to and consistent with the scope of this solicitation. Only those additional services expressly accepted by the Town as part of the awarded contract shall become part of the resulting Agreement.

Firm Name: Centurion Security Group, LLC **Date:** October 6th, 2026

Authorized Representative (Print): Richard C. Rodriguez **Signature:** 

Firm name: Centurion Security Group, LLC
Authorized Representative: Richard C. Rodriguez

Description	Weekly Quantity /Hours	Unit Rate	Weekly Amount	Monthly Quantity /Hours	Monthly Amount
[1]Golf Cart, including one fully burdened cart	1	$76.15	$76.15	4.33	$330.00
[2]Roving Patrol Officer for Golf Cart	40	$24.55/hour	$982.00	173.33	$4,255.33
Total Golf Cart Pricing			**$1,058.15**		**$4,585.33**
[3]Vehicle, including one fully burdened vehicle	1	$530.77	$530.77	4.33	$2,300.00
[4]Roving Patrol Officer for Vehicle	40	$25.75/hour	$1,030.00	173.33	$4,463.33
Total Vehicle Pricing			**$1,560.77**		**$6,763.33**
Combined Total			**$2,618.92**		**$11,348.66**

Footnotes

[1] *Assumes full-time (40 hours) use of one (1) fully burdened golf cart at a weekly rate of $76.15, including gas, maintenance, and insurance, but excluding the Roving Officer rate.*

[2] *Assumes one full-time (40 hours) Roving Officer for the golf cart.*

[3] *Assumes full-time (40 hours) use of one (1) fully burdened vehicle at a weekly rate of $530.77, including gas, maintenance, and insurance, but excluding the Roving Officer rate.*

[4] *Assumes one full-time (40 hours) Roving Officer for the vehicle.*

This page intentionally left blank

CAPABILITY & SUPPLEMENTAL PRICING STATEMENT

RFP 26-014: Town of Southwest Ranches Municipal Security Solutions

Presented by Charlie Group Operational LLC in Strategic Partnership with Centurion Security Group

State Agency Licenses

- Private Investigative Agency: A 3100115
- Security Agency: B 3400223
- Security Officer School: DS 3100036

Individual State Licenses (A. Arakas)

- Class C (Private Investigator) | Class MB (Agency Manager)
- Class K (Firearms Instructor) | Class G (Armed Security)
- Class D (Security Officer) | Class DI (Instructor)

Cooperative Purchasing Discount: To maximize value for the Town of Southwest Ranches and its cooperative partners, Charlie Group Operational LLC extends a **35% discount** off standard specialized training, consulting, executive protection, and investigative service rates for municipal employees.

Please note: Larger class sizes are eligible for even larger volume-based tier discounts.

Service Category	Standard Rate	35% Discount	Final Member Rate
1. Operational Guard Support			
Guard & Patrol Services (Incl. Last-Minute)	Standard Baseline	Baseline Matched	Matched SW Ranches Coop Price
2. Specialized Services & Executive Protection			
Executive Protection Services	$113.00 / hr	-$39.55	**$73.45 / hr**
Vulnerability Assessments*	Case-by-Case	35% Applied	**Case-by-Case***
3. Consulting & Investigative Services (Class C Licensed)			
Security Analysis (Typically ~4 hrs/site)	$135.00 / hr	-$47.25	**$87.75 / hr**
Basic Background Checks	$135.00 / file	-$47.25	**$87.75 / file**
Private Investigations & Surveillance	$135.00 / hr	-$47.25	**$87.75 / hr**

* Evaluated on a case-by-case basis depending on project scope, facility size, and operational complexities (e.g., standard executive office, probation office, or critical infrastructure such as water treatment plants).

Detailed Rate Schedule (Continued)

Service Category	Standard Rate	35% Discount	Final Member Rate
4. Professional, HR & Compliance Training			
Full-Day New Hire Onboarding (HR, Violence, Harassment, Fire, Safety)**	$400.00 / std	-$140.00	**$260.00 / std**
Active Shooter Workshop**	$135.00 / std	-$47.25	**$87.75 / std**
Custom Conflict Awareness**	$135.00 / std	-$47.25	**$87.75 / std**
Refuse to be a Victim Seminar**	$135.00 / std	-$47.25	**$87.75 / std**
Tactical Onboarding (De-escalation & 1st Amend.)**	$135.00 / std	-$47.25	**$87.75 / std**
5. Emergency Medical Training (Rates for Municipal/Town Staff)			
CPR (Hands-On Only)**	$55.00 / std	-$19.25	**$35.75 / std**
CPR & First Aid	$135.00 / std	-$47.25	**$87.75 / std**
CPR, First Aid & AED (Adult, Child, Infant)	$145.00 / std	-$50.75	**$94.25 / std**
Basic Life Support (BLS) - Excl. First Aid	$155.00 / std	-$54.25	**$100.75 / std**
First Aid for Severe Trauma (FAST)	$135.00 / std	-$47.25	**$87.75 / std**
Emergency Medical Response (EMR)	$635.00 / std	-$222.25	**$412.75 / std**
6. Tactical & Less-Lethal Certifications			
ASP Baton Certification	$135.00 / std	-$47.25	**$87.75 / std**
Tactical Flashlight Training	$135.00 / std	-$47.25	**$87.75 / std**
Saber Pepper Spray Training	$135.00 / std	-$47.25	**$87.75 / std**
7. State Tactical Licensing			
40-Hour Class D Security Officer License	$155.00 / std	-$54.25	**$100.75 / std**
28-Hour Class G Armed Security License	$350.00 / std	-$122.50	**$227.50 / std**

VALUE-ADD GUARANTEE FOR GUARD OPERATIONS

All Centurion Security Group and Charlie Group Operational guard deployments include our comprehensive New Hire Onboarding & Tactical Course (covering CPR, De-escalation, Active Shooter, First Amendment Auditor, Workplace Violence, Harassment, and Fire Safety) for assigned personnel at

This page intentionally left blank

CENTURION SECURITY GROUP, LLC
Commitment * Dedication * Professionalism



PROPOSAL FOR

SECURITY GUARD SERVICES – TERM CONTRACT

RFP No.: 26-014

Prepared For:

Town of Southwest Ranches
13400 Griffin Road, Southwest Ranches, FL 33330
Contact Person: Christina Semeraro, Procurement Officer
Phone: (954) 434-0008
Email: csemeraro@swranches.org

Prepared By:

Centurion Security Group, LLC
FEIN: 27-2991319
Contact Person: Richard Rodriguez, CEO
rrodriguez@CenturionSecurityGroup.com
Federal Tax ID Number: 27-2991319

Due Date: September 2, 2026

Table of Contents

SECTION 1 – QUALIFICATIONS AND EXPERIENCE **1**
- **1.1 Firm Overview** **1**
- **1.2 Relevant Governmental Security Experience** **1**
- **1.3 Key Personnel** **2**
- **1.4 Licenses, Certifications and Qualifications** **2**

SECTION 2 – RESOURCES AND STAFFING PLAN **3**
- **2.1 Organizational Structure** **3**
- **2.2 Staffing Resources and Capacity** **3**
- **2.3 Personnel Scheduling Approach** **4**
- **2.4 Supervisory Plan** **5**
- **2.5 Quality Assurance** **5**
- **2.6 Geographic Service Area** **6**
- **2.7 Equipment, Vehicles and Operational Resources** **6**

SECTION 3 – KNOWLEDGE OF THE WORK, APPLICABLE REGULATIONS AND PERFORMANCE APPROACH **7**
- **3.1 Understanding of Scope** **7**
- **3.2 Security Operations Approach** **7**
- **3.3 Special Events, Government Meetings, and Emergency Response** **7**
- **3.4 Training, Incident Reporting, and Compliance** **8**
- **3.5 Subcontracting Plan** **9**

SECTION 4 – CLIENT PERFORMANCE REFERENCES **10**
- **4.1 Client References** **10**
- **4.2 Client History** **11**

SECTION 5 – SAMPLE INVOICES AND USAGE REPORTS **12**
- **5.1 Sample Reports** **12**
- **5.2 Sample Invoice** **20**

SECTION 6 – PRICE **23**

SECTION 7 – REQUIRED FORMS AND DOCUMENTATION **25**
- **7.1 Offeror's Qualification Statement** **25**
- **7.2 Price Proposal Form** **26**
- **7.3 Acknowledgement of Addenda** **28**
- **7.4 Disclosure of Ownership Interest Affidavit** **29**
- **7.5 Subcontractor List** **32**
- **7.6 Drug Free Workplace Certification** **33**
- **7.7 Sworn Statement on Public Entity Crimes** **34**
- **7.8 Non-Collusion Affidavit** **37**
- **7.9 Certificate of Authority** **39**
- **7.10 Client History Form** **40**
- **7.11 Anti-Lobbying Certification** **41**
- **7.12 OSHA Acknowledgment** **42**
- **7.13 Proposer Confirmation of Qualifications** **43**

7.14 Client Performance References Form **45**
7.15 Liability Claims Form **50**
7.16 Signed IRS W-9 **51**
7.17 Proof of Insurance **52**
7.18 44 CFR Part 18 Certification Regarding Lobbying **53**
7.19 E-Verify Memorandum of Understanding **54**
7.20 E-Verify Registration Proof **77**
7.21 Federal, State, and Local Requirements Certification **79**
7.22 Licenses **83**
7.23 Key Personnel Licenses **84**
7.24 Key Personnel Resumes **88**

SECTION 1 – QUALIFICATIONS AND EXPERIENCE

1.1 Firm Overview

Centurion Security Group, LLC (hereafter also referred to as “Centurion” or “CSG”) is a Florida-licensed security services firm headquartered in Miami, Florida (FEIN 27-2991319). Founded in 2010, CSG has over 15 years of experience providing armed and unarmed security services throughout Florida. The company is led by experienced security, military, operational, and administrative professionals who actively oversee contract performance, staffing, training, compliance, and client relations.

CSG provides security services for governmental, municipal, transportation, healthcare, educational, commercial, residential, and critical infrastructure clients. Services include armed and unarmed officers, supervisory personnel, access control, foot, vehicle, and golf cart patrols, visitor screening, event security, emergency response support, and technology-enabled workforce management through the TrackTik platform. Centurion combines **boots-on-the-ground security expertise** with **advanced technology, automation, real-time reporting**, and **data analytics** to enhance situational awareness, accountability, operational visibility, and service quality, while experienced security professionals remain central to all operational decision-making.

Current public-sector clients include Miami-Dade Water & Sewer Department, Miami-Dade County Transit, Broward County Libraries, the Florida Department of Health, the Florida Department of Children and Families, the Florida Department of Highway Safety and Motor Vehicles, the City of Dania Beach, the City of Tampa, and Escambia County. CSG also has **experience supporting cooperative-member agencies and jurisdictions**, including Broward County, Dania Beach, and Pembroke Pines, with additional operations performed in Coral Springs, Davie, Hollywood, Lauderdale Lakes, Lauderhill, Miami Beach, Miami Gardens, Miramar, Opa-Locka, and Pompano Beach.

CSG is fully capable of providing all services required under RFP No. 26-014, including armed and unarmed security officers, supervisors, patrol services, event security, government meeting security, emergency response staffing, access control, and screening operations. Key strengths include a Miami-based headquarters, a statewide workforce of more than 650 licensed security professionals, 24/7 dispatch support, reserve staffing capacity, experienced public-sector management, and technology-driven reporting and accountability systems.

1.2 Relevant Governmental Security Experience

CSG has extensive experience providing security services for municipal, governmental, public-facing, transit, infrastructure, parking, event, and emergency-response environments.

Miami-Dade Water & Sewer Department (2017-Present)
Approximately 49 personnel supporting critical infrastructure security, access control, patrol services, CCTV monitoring, incident reporting, dispatch operations, and emergency response. Contract value exceeds $3.5 million annually.

Broward County Libraries Division (2023-2027)
Security services at 26 public library locations, including access control, patrol services, customer assistance, incident reporting, and multi-site supervision. Contract value: $16.7 million.

Miami-Dade County Department of Transportation and Public Works - Transit (2023-Present)
Transit security operations including patrols, public interaction, surveillance monitoring, incident response, and supervisory oversight. Contract value exceeds $1.9 million annually.



City of Dania Beach
Municipal security services including armed patrols, access control, administrative facilities, courthouse, marina, and parking area security.

1.3 Key Personnel

Name	Position	Proposed Role
Richard C. Rodriguez	CEO	Executive Oversight / Authorized Representative
Alexandros Arakas	EVP, Government Operations	Contract Manager / Project Manager
Karen E. Prindle	Major / Account Manager	Operations Management / Quality Assurance
Carlos Ojeda	Security Chief	Field Supervision / Training Support
Marie A. Ortega Heflin-El	COO	Staffing, Scheduling, and Resource Management
Edward A. Heflin-El Jr.	Founder & President	Strategic Oversight

The management team will support implementation, staffing, scheduling, compliance, quality assurance, emergency response coordination, and client communications. Additional supervisors and dispatch personnel will be assigned as required.

1.4 Licenses, Certifications and Qualifications

CSG maintains all licenses and authorizations required to perform security services in Florida, including:

- Florida Class "B" Security Agency License No. B1000166
- Florida Class "BB" Branch Office License No. BB3500019
- Active Florida LLC Registration
- FEIN 27-2991319

CSG confirms that all personnel assigned under this contract will possess the licenses required by Florida law, including Class "D" licenses for unarmed officers and Class "D" and "G" licenses for armed officers. Personnel will successfully complete Level 2 background screening and receive training in de-escalation, emergency response, crowd management, customer service, incident reporting, and other assignment-specific duties.

Copies of applicable licenses, registrations, and supporting compliance documentation are included in the **Section 7 - Required Forms and Documentation** section of this proposal.

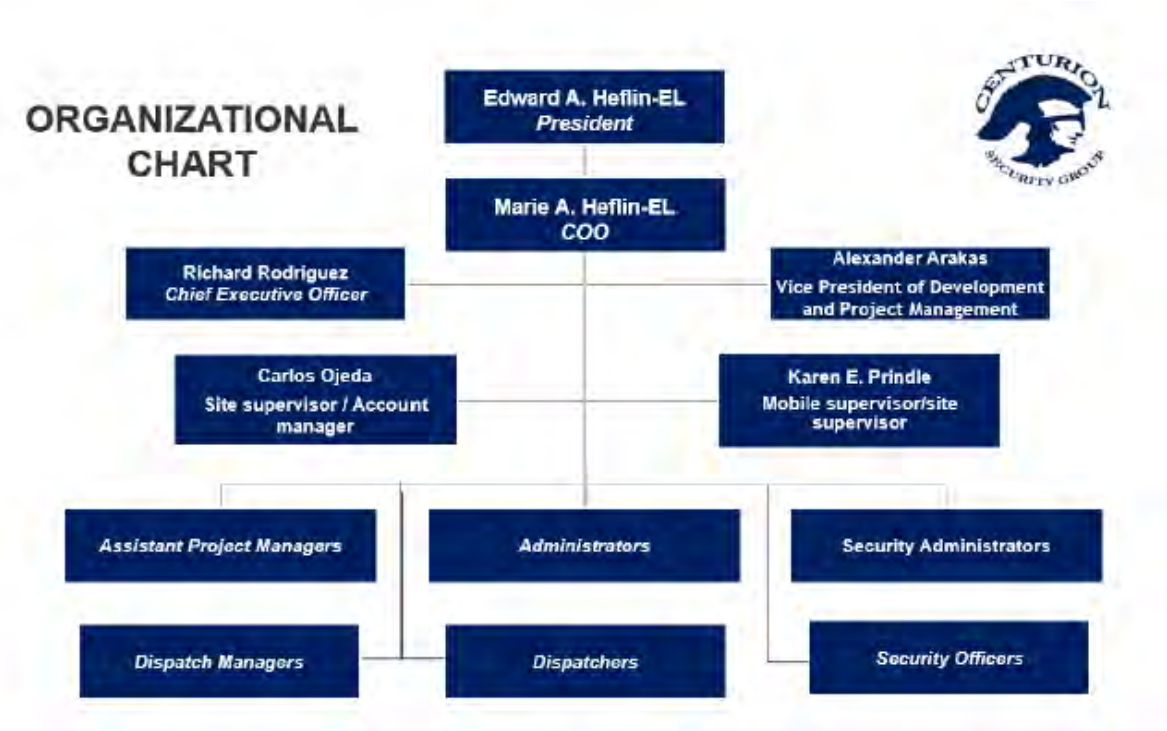
SECTION 2 – RESOURCES AND STAFFING PLAN

2.1 Organizational Structure

Centurion maintains an established management structure designed to support routine assignments, special events, emergency operations, and cooperative agency deployments throughout Florida.

The operations team oversees contract implementation, staffing, client communication, quality assurance, incident management, training, and emergency response coordination. Dedicated scheduling personnel manage daily staffing, shift coverage, overtime, reserve staffing deployment, and emergency assignments using workforce management technology.

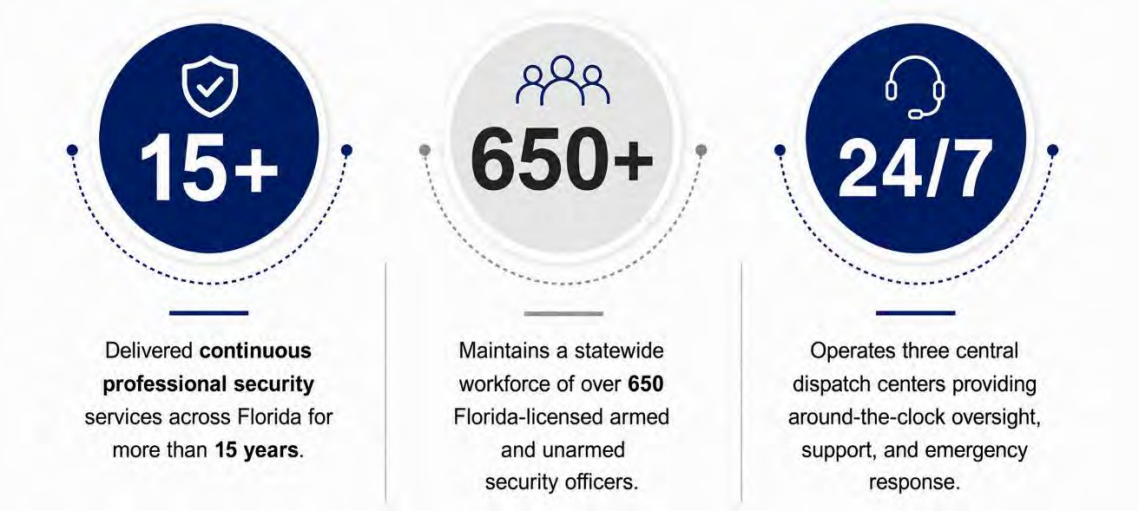
Organizational chart



2.2 Staffing Resources and Capacity

CSG maintains a workforce of more than **650 licensed security professionals statewide**, including armed and unarmed officers, supervisors, patrol personnel, event security staff, screening personnel, and reserve staffing resources. CSG possesses the staffing depth necessary to support scheduled assignments, on-call requests, emergency deployments, special events, and simultaneous service requests from multiple agencies.

The RFP's estimated annual demand of approximately **30,132 hours** falls well within CSG's operational capacity. Existing staffing infrastructure, reserve personnel, active recruiting efforts, regional supervisors, and 24/7 dispatch support allow the company to accommodate large-scale cooperative utilization while maintaining service to existing clients.



2.3 Personnel Scheduling Approach

CSG utilizes centralized workforce scheduling supported by management oversight and 24/7 dispatch operations.

Routine Coverage

Schedules are built in advance and monitored daily to ensure uninterrupted coverage.

On-Call and Short-Notice Assignments

Qualified personnel are maintained on-call and may be deployed for urgent assignments as operational needs arise.

Emergency Requests

Emergency staffing requests are routed through dispatch and supervisory personnel for immediate resource deployment.

Holidays, Weekends, and Overnight Coverage

CSG routinely staffs 24/7 operations throughout Florida and maintains personnel specifically available for:

- Holiday operations
- Weekend assignments
- Overnight shifts
- Emergency response operations

Call-Off Procedures

Employees must immediately report absences to dispatch and supervision.

Backup Coverage Procedures

Vacant shifts are filled through:

- Relief officers
- Reserve personnel
- Supervisory resources
- On-call staff

Staffing Assurance Methods

No assignment will be left uncovered. Management continuously monitors attendance and staffing status through scheduling and reporting systems.

2.4 Supervisory Plan

CSG utilizes a multi-layer supervisory approach to ensure contract compliance and service quality. Field supervisors conduct routine inspections and provide direct support to assigned personnel, while Account Managers perform scheduled and unannounced site visits. Performance is evaluated through site inspections, attendance monitoring, incident reviews, activity reports, and client feedback. Performance concerns are addressed through counseling, retraining, corrective action, or personnel replacement when necessary. Supervisory and management personnel remain available 24/7 through dispatch and direct communication channels.

CSG acknowledges the Town's right to request removal and replacement of any employee whose performance is deemed unacceptable.

2.5 Quality Assurance

CSG utilizes a structured quality assurance program supported by supervisory oversight and technology-based reporting.

Performance Monitoring

Management reviews officer activity, patrol completion, attendance, incident reports, and supervisory inspections.

Incident Review Process

All incidents are reviewed by supervisory personnel for completeness, accuracy, and corrective action needs.

Attendance Monitoring

Electronic scheduling and reporting systems provide real-time status and attendance accountability.

Service Quality Inspections

Regular inspections evaluate:

- Appearance
- Performance
- Licensing compliance
- Professional conduct
- Post order compliance

Client Complaint Management

All complaints are documented, investigated, resolved, and tracked for quality improvement purposes.

Key Performance Indicators (KPIs)

- Post Coverage Rate: 99%+

- Attendance Rate: 98%+
- Emergency Response Time: As operationally feasible
- Incident Report Submission: Next business day or sooner
- Customer Satisfaction: Monitored through client feedback and management reviews

2.6 Geographic Service Area

CSG provides security services throughout Florida, including:

- Miami-Dade County
- Broward County
- Palm Beach County
- Hillsborough County
- Escambia County
- Volusia County
- Orange County
- Additional Florida jurisdictions

Local Facilities

CSG's corporate headquarters is located in Miami, Florida, with management, recruiting, scheduling, and operational support resources serving South Florida.

Dispatch Capabilities

CSG maintains 24/7 dispatch and communications support capable of coordinating routine and emergency operations.

Southeast Florida Cooperative Support

The company's established South Florida presence and statewide workforce provide the capacity necessary to support the Town and participating cooperative agencies throughout Southeast Florida.

2.7 Equipment, Vehicles and Operational Resources

CSG furnishes all equipment necessary to perform contracted services. Available resources include:

- Patrol vehicles
- Golf carts
- Portable radios
- Mobile communications equipment
- Smartphones and reporting devices
- Handheld metal detectors
- Walk-through screening equipment (as required)
- Traffic control devices
- Flashlights
- Professional uniforms and identification badges
- Body-worn cameras (when requested and available)
- TrackTik workforce management and reporting platform

All required equipment will be furnished by CSG at no cost to the Town unless otherwise agreed.

SECTION 3 – KNOWLEDGE OF THE WORK, APPLICABLE REGULATIONS AND PERFORMANCE APPROACH

3.1 Understanding of Scope

CSG understands that the Town and participating agencies require a flexible security services provider capable of delivering scheduled, on-call, and emergency security services for government facilities, public meetings, special events, and patrol operations. CSG can provide:

- Scheduled security services for routine facility operations
- On-call security services for short-notice requirements
- Emergency security services during disasters and urgent incidents
- Government facility security and access control
- Event and meeting security
- Foot, golf cart, and vehicle patrol services
- Screening, bag inspection, and metal detector operations

Our approach emphasizes public safety, professionalism, customer service, rapid response capability, and compliance with all contract requirements.

3.2 Security Operations Approach

CSG provides both armed and unarmed security personnel to support government facilities, public meetings, special events, emergency operations, and patrol assignments.

Unarmed officers provide access control, visitor management, facility monitoring, customer service, de-escalation, patrol operations, and incident reporting while maintaining a professional and welcoming environment.

Armed officers are deployed only when authorized and required by the assignment. All armed personnel possess valid Florida Class “D” and Class “G” licenses, maintain required firearms qualifications, and operate under site-specific post orders, use-of-force requirements, and client directives.

CSG provides foot, golf cart, and vehicle patrol services based on site requirements and operational priorities. Patrol officers conduct inspections of buildings, grounds, access points, parking areas, lighting conditions, perimeter features, and public spaces while documenting observations through electronic reporting systems and supervisory review processes.

3.3 Special Events, Government Meetings, and Emergency Response

CSG has extensive experience supporting public events, community gatherings, government functions, and municipal operations. Services may include crowd management, queue management, access control, parking and traffic coordination, bag inspections, metal detector screening, VIP support, restricted-area enforcement, and emergency evacuation assistance.

For Town Council meetings, board meetings, public hearings, workshops, and community meetings, security personnel provide entrance monitoring, visitor screening, access control, metal detector operations, and support for orderly public participation while maintaining a safe environment.

CSG maintains emergency response capabilities to support continuity of operations during hurricanes, disasters, civil emergencies, and recovery efforts. Services may include facility security, shelter support, perimeter control, access management, crowd management, and protection of critical assets. Emergency requests are coordinated through management, dispatch personnel, reserve staffing pools, relief officers, supervisors, and mobile response resources.

3.4 Training, Incident Reporting, and Compliance

Training Program

CSG utilizes a blended three-phase training model consisting of classroom instruction, practical exercises, and supervised field training. Programs are delivered by qualified instructors with law enforcement, military, security operations, and public safety experience.



Unlike providers that rely primarily on third-party resources, CSG maintains **in-house certified training personnel** who oversee security, emergency preparedness, de-escalation, and professional development training. This supports consistent standards, faster deployment readiness, ongoing refresher training, and prompt implementation of client-specific requirements.

Prior to deployment, personnel receive training in access control, patrol operations, incident reporting, customer service, conflict resolution and de-escalation, emergency response, crowd management, workplace safety, hazard awareness, screening, and visitor management. Screening personnel receive additional instruction in magnetometer and handheld metal detector operations, bag inspections, alarm response, prohibited-item recognition, and visitor screening.

Site-specific field training and supervised practical experience are completed before independent assignment. CSG also provides ongoing in-service, refresher, and professional development training to keep personnel current with security procedures, regulatory requirements, industry practices, and client expectations.

Customer Service and Public Interaction

Because security officers are often the first point of contact for residents, visitors, contractors, employees, and elected officials, CSG emphasizes professionalism, courtesy, cultural awareness, communication, problem-solving, and maintaining a safe and welcoming environment while supporting security objectives.

De-Escalation and Conflict Resolution

CSG's de-escalation program emphasizes active listening, verbal de-escalation, crisis communication, conflict-resolution strategies, behavioral observation, situational awareness, and professional interaction during high-stress situations. Scenario-based exercises prepare personnel to address disruptive individuals, public complaints, crowded events, governmental meetings, and other emotionally charged situations. When necessary, officers promptly coordinate with law enforcement and emergency responders while maintaining safety and order.

Emergency Preparedness, First Aid, and CPR

CSG emphasizes emergency preparedness and life-safety readiness through training in emergency response, evacuation assistance, incident command coordination, hazard identification, severe weather, public disturbances, facility emergencies, and emergency communications. Personnel maintain First Aid and CPR certifications through recognized providers and receive instruction in CPR, AED utilization, Basic First Aid, bleeding control, emergency scene assessment, and medical emergency response. This enables officers to provide immediate assistance until professional responders arrive and supports the Town's emergency preparedness objectives.

Incident Reporting and Compliance

CSG maintains comprehensive reporting procedures to ensure timely, accurate, and complete documentation. Significant events are immediately reported to supervisors and designated client representatives, while Daily Activity Reports and Incident Reports document observations, actions taken, notifications, and final disposition. Major incidents and special events may include supervisory after-action reviews and corrective-action recommendations.

All personnel undergo background screening, and licenses and certifications are verified before deployment and continuously monitored. Through the TrackTik workforce management platform, CSG oversees training records, licensing and certification status, renewal deadlines, and workforce compliance documentation. CSG maintains policies, procedures, training programs, and compliance monitoring processes to ensure adherence to applicable federal, state, local, and contractual requirements.

Through this integrated approach to training, customer service, de-escalation, emergency preparedness, incident reporting, and compliance, CSG provides a professional, highly trained, and service-oriented workforce capable of supporting the Town's facilities, events, governmental meetings, and emergency operations while promoting safety, protecting public assets, and reinforcing public confidence.

3.5 Subcontracting Plan

Centurion Security Group will self-perform 100% of the services required under this contract. No subcontractors, third-party staffing agencies, or outside firms will be utilized. All personnel assigned to this contract will be direct employees of Centurion Security Group and subject to the company’s hiring, training, supervision, quality assurance, and compliance programs.

SECTION 4 – CLIENT PERFORMANCE REFERENCES

4.1 Client References

CSG completed the Client Performance References form with the proposal submission. The form contains the required agency names, contact information, contract values, services provided, and performance periods for three governmental clients.

Miami-Dade Water and Sewer Department
CSG has provided armed and unarmed security services for multiple Miami-Dade Water and Sewer Department facilities since 2017. Services have included access control, facility security, patrol services, visitor management, and protection of critical public infrastructure. This long-term relationship demonstrates CSG's ability to maintain reliable staffing, regulatory compliance, and consistent service quality in a complex governmental environment.

Broward County Libraries Division
CSG currently provides armed and unarmed security services for Broward County Libraries facilities. Services include public facility security, access control, patrol operations, customer service, incident response, and interaction with library patrons and staff. The successful performance of this contract reflects CSG's experience operating in public-facing government facilities while maintaining a safe and welcoming environment.

City of Dania Beach
CSG provides armed security guard services for the City of Dania Beach, including access control, patrol services, and security presence at municipal facilities. Through this engagement, CSG has demonstrated its ability to deliver responsive, professional security services that support the operational and public safety objectives of a local government agency.



Experience Supporting Cooperative Member Agencies

Centurion Security Group has existing experience **supporting agencies and jurisdictions represented within the Southeast Florida Governmental Purchasing Cooperative Group**. CSG's documented governmental experience includes security services for Broward County through the Broward County Libraries Division, municipal security services for the City of Dania Beach, and security and access-control services for Pembroke Pines Charter Schools. CSG has also performed security operations at governmental facilities and emergency-response locations within Coral Springs, Davie, Hollywood, Lauderdale Lakes, Lauderhill, Miami Beach, Miami Gardens, Miramar, Opa-Locka, Pembroke Pines, and Pompano Beach.

This regional experience demonstrates CSG’s familiarity with South Florida governmental environments, public facilities, access-control operations, patrol requirements, multi-site staffing, and coordination with public-sector representatives. CSG is well positioned to provide responsive services to the Town of Southwest Ranches and participating Cooperative agencies that elect to utilize the resulting contract.

4.2 Client History

Over the past five years, Centurion Security Group has successfully provided armed and unarmed security services to numerous governmental and quasi-governmental agencies throughout Florida. These engagements have included security services for municipal facilities, public buildings, water and utility infrastructure, libraries, administrative offices, community facilities, and special events. CSG's experience includes access control, visitor management, patrol services, alarm response, facility monitoring, event security, and emergency response support.

Representative governmental clients include the Miami-Dade Water and Sewer Department, Broward County Libraries Division, and the City of Dania Beach. These contracts demonstrate CSG's ability to provide professional security personnel, maintain continuous staffing, meet regulatory requirements, and deliver reliable services in public-sector environments. Through these long-term partnerships, CSG has established a proven record of performance, responsiveness, and client satisfaction while supporting the operational and security needs of public agencies throughout South Florida.

SECTION 5 – SAMPLE INVOICES AND USAGE REPORTS

5.1 Sample Reports

Centurion Security Group utilizes the **TrackTik Workforce Management Platform** to provide real-time reporting, patrol verification, incident documentation, GPS tracking, workforce accountability, and supervisory oversight. The platform enables management to monitor contract performance, officer activity, attendance, and compliance while providing clients with timely operational visibility.

Through TrackTik, officer activity, patrol completion, incident reporting, and supervisory inspections are documented electronically and available for management review.

Clients may receive customized reports based on operational requirements, including:

- Daily Activity Reports (DARs)
- Incident Reports
- Patrol Verification Reports
- Officer Attendance and Timekeeping Reports
- GPS Activity Reports
- Site Inspection Reports
- Supervisory Inspection Reports
- Weekly Summary Reports
- Monthly Performance Reports
- Client-Specific Usage Reports

TrackTik also supports workforce management and compliance monitoring through:

- Digital onboarding and personnel record management
- License and certification tracking
- Background screening status monitoring
- Compliance document management
- Automated renewal reminders
- Management dashboards supporting workforce readiness and operational oversight

This technology-enabled approach promotes transparency, regulatory compliance, reporting accuracy, and accountability throughout contract performance.

Sample Daily Activity Report

Item	Information
Site Name	Town Hall and Municipal Facilities
Date	September 15, 2026
Officer	John Smith, Class D Security Officer
Service Type	Unarmed Security Patrol
Hours	7:00 AM – 3:00 PM (8 Hours)
Activities	Access control, visitor assistance, parking area patrols, perimeter inspections, facility security checks, incident monitoring
Incidents	No reportable incidents. All areas inspected and secured.

Daily Summary

Officer completed all scheduled patrol checkpoints utilizing the TrackTik electronic tour verification system. Access points, parking areas, and facility entrances were inspected. No safety hazards, suspicious activity, or unauthorized access was observed.

Daily Activity Report

Employee

Account

Started on: 01/23/2024 12:00am Ended on: 01/23/2024 07:00am

Time	Action	Details
12:43am 01/23/2024	Checkpoint Scan 03. Broward: African-American Research Library	**Checkpoint Name:** Entrance Gates (27th Street)
12:44am 01/23/2024	Checkpoint Scan 03. Broward: African-American Research Library	**Checkpoint Name:** Loading Dock
12:45am 01/23/2024	Checkpoint Scan 03. Broward: African-American Research Library	**Checkpoint Name:** SW Entry Door
12:47am 01/23/2024	Checkpoint Scan 03. Broward: African-American Research Library	**Checkpoint Name:** East Parking Lot
12:49am 01/23/2024	#287114 Activity Log 03. Broward: African-American Research Library	

Current Duty Type
Patrol

Officer(s) On Duty
Heflin

Equipment Type & Status
Cellphone and keys

Notes
All areas checked and secure. All scans complete.

Pic 1



Sample Incident Reports

Centurion Security Group, LLC,
13000 SW 120th Street
Miami Florida 33186
United States of America (the)

Incident Report	
Report #	286155
Report Date	01/12/2024
Report Time	01:03pm
Created By	Kenric Tucker #kt6153
Position	Armed Officer 1
Client	

SAMPLE INCIDENT REPORT -ASSAULT

Information	
Date	01/12/2024
Time	09:52am
Incident or Maintenance Issue Type	Assault / Weapons
Other Incident Type:	Firearms and drugs
Location	City Hall north west parking garage 3rd floor.
Dispatch Notified	
Which Supervisor was Notified	Wilner
Which Property Manager was Notified	
Police Involved	
Force Used	
Arrest Made	
Police Case Number	N/A
Officer's Name and Badge Number	N/A
Police Agency	N/A
Suspect/Subject Information	I Officer, Tucker was monitoring the cameras and noticed two white suspicious males with beards wearing all black in our northwest stairwell in the parking garage third floor . I noticed one of the suspects had a hand gun with a 30 round clip and he was smoking weed. I immediately contacted the sheriffs office, BSO and relayed the information and a play-by-play on what was going on with BSO Dispatch as the officers were approaching. They did take the two suspects in the custody and place them in handcuffs after resisting arrest. I did advice them to issue a no trespass so they can no longer come on city hall property.
EMS Involved	
Fire Involved	
Alarm Number	
Lead Paramedic Name	
Fire Rescue Agency	
Obstacles Present	

Indoor or Outdoor Conditions	
Transported To Hospital	
Hospital Transported To	
Narrative	
Victim Information	
Witness Information	

Consolidated

Photo 1	
Photo 2	
Photo 3	

Photo 4	
Officers Signature	

Centurion Security Group, LLC,
13000 SW 120th Street
Miami Florida 33186
United States of America (the)

SAMPLE 2 - THEFT

Incident Report	
Report #	284260
Report Date	12/25/2023
Report Time	03:24am
Created By	Weedmire Clerisson #2463
Position	Special Night Detail
Client	

Information	
Date	12/25/2023
Time	01:25am
Incident or Maintenance Issue Type	Theft / ArrestTheft / Ar
Other Incident Type:	Theft and aresst two juveniles
Location	African American Research Library
Dispatch Notified	✓
Which Supervisor was Notified	Reyes and dispatcher Tanijah
Which Property Manager was Notified	Wilner
Police Involved	✓
Force Used	
Arrest Made	✓
Police Case Number	34-2312 - 245853
Officer's Name and Badge Number	City of Fort Lauderdale Police
Police Agency	Fort Lauderdale
Suspect/Subject Information	Two juveniles
EMS Involved	
Fire Involved	
Alarm Number	
Lead Paramedic Name	
Fire Rescue Agency	
Obstacles Present	
Indoor or Outdoor Conditions	Dark
Transported To Hospital	
Hospital Transported To	

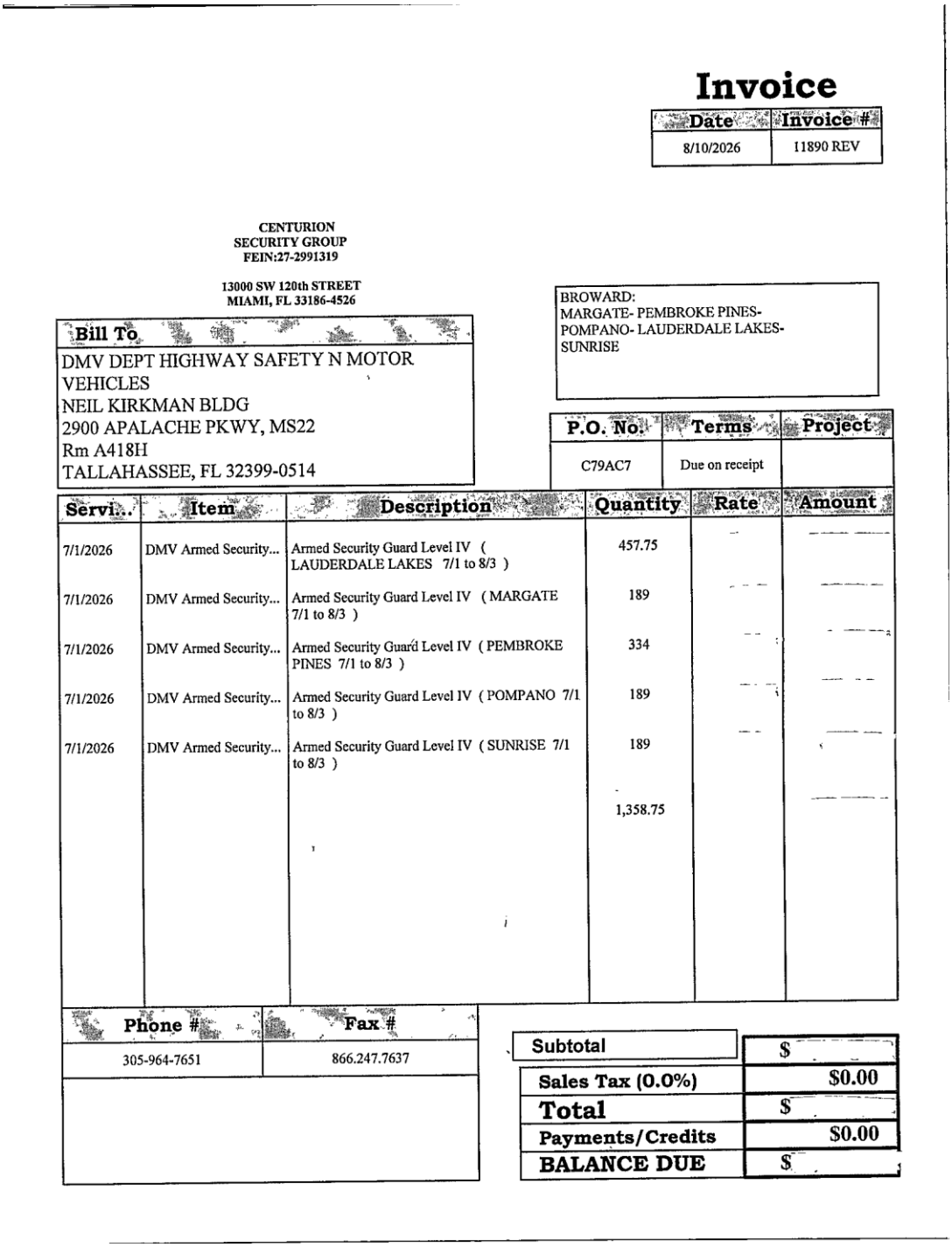
Narrative	At approximately 0125 I Officer Weedmire heard a loud crash, I immediately went to investigate where the sound came from. Upon visual confirmation, I witnessed Five Law enforcement officer patrol vehicles in puirsuit of a grey four door Mercedes-Benz. The suspect was fleeing from the cops and crashed into a property palm tree near the rear premises of the park . After the arrests were made. I, Officer weedmire, approached SGT Lopez FT Lauderdale police officer. The information given by the officer is as follows. Suspects had stolen a vehicle hours prior, an attempt to pull over the vehicle and escalated to a pursuit. Suspects rammed through the main gate of Urban League of Borward County. The suspect crossed over the dividers of the property, causing the vehicle to lose control and crash into a tree, rendering the vehicle inoperable. Description of the vehicle is a sedan possible Mercedes benz law enforcement could not give information on the suspects due to them being juveniles and information was denied, At approximately 0220 A county tow truck entered the property to removed the inoperable vehicle. After I, Officer weedmire, was granted access to the scene to document damages for information purposes. Upon further inspection, no immediate damage to the property was noted. Only plastic debris from the suspects damaged vehicle. Attached are documented pictures of the scene. No further information to report.
Victim Information	No information is given , and suspects are juveniles. Name and information withheld for their safety
Witness Information	No witnesses, Road supervisor Franz Reyes arrived after the incident occurred.

Photo 1	

Photo 4	
Officer's Signature	

5.2 Sample Invoice

Centurion Security Group utilizes a detailed invoicing process supported by TrackTik workforce management technology. Invoices clearly identify the customer, service location, billing period, service classification, hours worked, applicable rates, and total amount due. Supporting documentation, including activity logs, patrol verification records, and incident reports, can be provided upon request. A sample invoice is provided below.



Invoice

Date	Invoice #
8/10/2026	11890 REV

CENTURION
SECURITY GROUP
FEIN:27-2991319

13000 SW 120th STREET
MIAMI, FL 33186-4526

Bill To

DMV DEPT HIGHWAY SAFETY N MOTOR VEHICLES
NEIL KIRKMAN BLDG
2900 APALACHE PKWY, MS22
Rm A418H
TALLAHASSEE, FL 32399-0514

BROWARD:
MARGATE- PEMBROKE PINES-
POMPANO- LAUDERDALE LAKES-
SUNRISE

P.O. No.	Terms	Project
C79AC7	Due on receipt	

Servi...	Item	Description	Quantity	Rate	Amount
7/1/2026	DMV Armed Security...	Armed Security Guard Level IV (LAUDERDALE LAKES 7/1 to 8/3)	457.75		
7/1/2026	DMV Armed Security...	Armed Security Guard Level IV (MARGATE 7/1 to 8/3)	189		
7/1/2026	DMV Armed Security...	Armed Security Guard Level IV (PEMBROKE PINES 7/1 to 8/3)	334		
7/1/2026	DMV Armed Security...	Armed Security Guard Level IV (POMPANO 7/1 to 8/3)	189		
7/1/2026	DMV Armed Security...	Armed Security Guard Level IV (SUNRISE 7/1 to 8/3)	189		
			1,358.75		

Phone #	Fax #
305-964-7651	866.247.7637

Subtotal	$
Sales Tax (0.0%)	$0.00
Total	$
Payments/Credits	$0.00
BALANCE DUE	$

Invoice

Date	Invoice #
8/20/2026	11983

CENTURION
SECURITY GROUP
FEIN:27-2991319

13000 SW 120th STREET
MIAMI, FL 33186-4526

Bill To

BROWARD COUNTY COMMISSION
P.O. BOX 14740
FORT LAUDERDALE
FL 33302-4740
ATTN: ACCOUNTS PAYABLE

K. Hallandale Beach Branch
954-357-6380
300 S Federal Highway,
Hallandale Beach,, FL 33009

P.O. No.	Terms	Project
LBD2600076	Due on receipt	

Servi...	Item	Description	Quantity	Rate	Amount
8/11/2026	L.*Class.II Security O...	Class.II Security Officer (R.B.H.) 8/11 to 17	40		
			40		

Phone #	Fax #
305-964-7651	866.247.7637

Subtotal	$
Sales Tax (0.0%)	$0.00
Total	$
Payments/Credits	$0.00
BALANCE DUE	$

Invoice

Date	Invoice #
8/17/2026	11934

CENTURION
SECURITY GROUP
FEIN:27-2991319

13000 SW 120th STREET
MIAMI, FL 33186-4526

MRB CORAL WAY
REVENUE ISLA

Bill To

ALLIED UNIVERSAL
ATTN: Accounts Payable Department
161 Washington Street,
SUITE 600
Conshohocken, PA 19428

P.O. No.	Terms	Project
	Due on receipt	

Servi...	Item	Description	Quantity	Rate	Amount
7/31/2026	ARMED..SECURITY...	ARMED.. SECURITY JOB # 2452414/987 MRB CORAL WAY REVENUE ISLA (7/31 to 8/13)	711.75		
			711.75		

Phone #	Fax #
305-964-7651	866.247.7637

Subtotal	$
Sales Tax (0.0%)	$0.00
Total	$
Payments/Credits	$0.00
BALANCE DUE	$

SECTION 6 – PRICE

The proposed pricing reflects Centurion Security Group's understanding of the requirements outlined in RFP No. 26-014 for Security Guard Services and is based upon the estimated annual usage quantities provided by the Town and participating cooperative agencies.

The following assumptions and clarifications apply to our pricing proposal:

General Pricing Assumptions

1. All rates are fully burdened and include labor, supervision, uniforms, administrative support, insurance, training, reporting, scheduling, dispatch services, overhead, and profit.
2. Pricing is based upon services being ordered on an as-needed basis with no guaranteed minimum volume.
3. Estimated annual quantities are utilized solely for evaluation purposes and do not constitute a minimum purchase commitment by the Town or participating agencies.
4. Centurion Security Group will furnish and maintain all personnel, equipment, communications devices, uniforms, reporting tools, and other resources necessary to perform the requested services.

Personnel Classification Assumptions ***REFERENCE NEGOTIATED RATES HEREIN***

1. Unarmed Security Officer services are priced at **$27.29 per hour**.
2. Armed Security Officer services are priced at **$32.88 per hour**.
3. Security Supervisor services are priced at **$34.14 per hour**.
4. Unarmed Foot Patrol Officer services are priced at **$27.29 per hour**.
5. Metal Detector Screening services are assumed to be performed by Unarmed Security Officers and are priced at **$27.29 per hour**.
6. Bag Inspection Services are assumed to be performed by Unarmed Security Officers and are priced at **$27.29 per hour**.
7. Temporary Access Control services are assumed to be performed by Unarmed Security Officers and are priced at **$27.29 per hour**.
8. Traffic Control services are assumed to be performed by Unarmed Security Officers and are priced at **$27.29 per hour**.
9. Bicycle Patrol Officer services are assumed to be performed by Unarmed Security Officers utilizing bicycle patrol equipment and are priced at **$27.74 per hour**.
10. Unless specifically requested by the Town or participating agency, screening, access control, bag inspection, bicycle patrol, and traffic control assignments do not require armed personnel and are priced accordingly.

Golf Cart Patrol Officer Assumptions

1. Golf Cart Patrol Officer services are priced at **$27.64 per hour**.
2. Pricing includes one (1) golf cart provided and maintained by Centurion Security Group.

3. The hourly rate includes both the patrol officer and golf cart equipment necessary to perform the assignment.
4. Based on the estimated annual usage identified in the solicitation, golf cart patrol services are anticipated to be requested on a limited and as-needed basis.
5. Centurion Security Group will provide qualified personnel and properly maintained equipment consistent with the requirements of the solicitation.

Vehicle Patrol Officer Assumptions

1. Vehicle Patrol Officer services are priced at **$40.88 per hour**.
2. Pricing includes one fully equipped patrol vehicle, fuel, maintenance, insurance, and associated operating expenses.
3. The hourly rate includes both the patrol officer and vehicle necessary to perform the assignment.

Armed Security Services

1. Armed Security Officer pricing assumes personnel possess all required Florida Class "D" and Class "G" licenses and qualifications required by the solicitation.
2. Armed personnel will only be deployed when specifically requested and authorized by the Town or participating agency.

Optional Services

Optional services identified within this proposal are intended to provide participating agencies with flexibility for special events, public meetings, access control operations, traffic management, pedestrian safety, bicycle patrol assignments, and other municipal security requirements contemplated by the solicitation.

Rates for optional service categories are based on the underlying security officer classification required to perform the assignment and include all labor, supervision, equipment, administrative costs, insurance, overhead, and profit necessary to provide the services in accordance with the requirements of the RFP.

SECTION 7 – REQUIRED FORMS AND DOCUMENTATION

7.1 Offeror's Qualification Statement

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

SECTION 5
REQUIRED FORMS

OFFEROR'S QUALIFICATION STATEMENT
[Please print/type clearly]

NAME: Centurion Security Group, LLC

ADDRESS: 13000 SW 120th Street, Miami, FL 33186

FEIN: 27-2991319

LICENSE NUMBER: B1000166 STATE OR COUNTY: Florida

LICENSE TYPE: Class "B": B1000166; Class "BB": BB3200028
(Attach copy of license)

LICENSE LIMITATIONS, IF ANY: N/A
(Attach a separate sheet, if necessary)

LICENSEE SIGNATURE: _____

LICENSEE NAME: Richard C. Rodriguez, CEO

PROPOSER'S SIGNATURE: _____

PROPOSER'S NAME: Richard C. Rodriguez

PROPOSER'S ADDRESS: 13000 SW 120th Street, Miami, FL 33186

PROPOSER'S PHONE NUMBER: Office: (800) 800-9151 Cell: 305-710-1368

PROPOSER'S EMAIL ADDRESS: rrodriguez@centurionsecuritygroup.com

By: _____

Centurion Security Group, LLC
Name of Corporation/Entity

13000 SW 120th Street, Miami, FL 33186
Address of Corporation/Entity

_____
Signature of President or Authorized Principal By: Richard C. Rodriguez
Title: Chief Executive Officer (CEO)

(If the Proposer is a Corporation, affix corporate seal)

33

7.3 Acknowledgement of Addenda

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

ACKNOWLEDGEMENT OF ADDENDA

Proposer shall indicate receipt of any addendum by initialing below for each addendum received.

Addendum No. 1 No addenda were issued. Only Questions & Answers (Q&A) were provided.

Addendum No. 2 _____

Addendum No. 3_____

Addendum No. 4_____

[Remainder of page intentionally left blank]

7.4 Disclosure of Ownership Interest Affidavit

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

DISCLOSURE OF OWNERSHIP INTEREST AFFIDAVIT

TO: TOWN OF SOUTHWEST RANCHES
OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF Miami-Dade

BEFORE ME, the undersigned authority, this day personally appeared Richard C. Rodriguez, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant appears herein as:

[ ] an individual or

[✓] the Chief Executive Officer (CEO) of Centurion Security Group, LLC.

[position—e.g., sole proprietor, president, partner, etc.] [name & type of entity—e.g., ABC Corp., XYZ Ltd. Partnership, etc.]. The Affiant or the entity the Affiant represents herein seeks to do business with the Town of Southwest Ranches through its the Town Council.

2. Affiant's address is: 13000 SW 120th Street, Miami, FL 33186

3. Attached hereto as Exhibit "A" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater interest in the Affiant's corporation, partnership, or other principal. Disclosure does not apply to profit corporations, government agencies, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with the Town of Southwest Ranches' policy, and will be relied upon by the Town of Southwest Ranches. Affiant further acknowledges that he or she is authorized to execute this document on behalf of the entity identified in paragraph one, if any.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

[Signatures on next page]

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct and complete.

AFFIANT FURTHER SAYETH NAUGHT.

Affiant

Richard C. Rodriguez

(Print Affiant Name)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 25 day of August, 2026,

by Richard Rodriguez (name of person acknowledging).

Notary Public

Jessenia Gonzalez

(Print Notary Name)

State of Florida at Large

My Commission Expires: 5/12/28

Notary Public State of Florida
Jessenia Gonzalez
My Commission HH 526090
Expires 5/12/2028

Disclosure of Ownership Interests

Affiant must identify all entities and individual's owning five percent (5%) or more ownership interest in Affiant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant's principal is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to any nonprofit corporation, government agency, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Marie A. Ortega-Heflin-El (60% Owner)	13000 SW 120th Street, Miami, FL 33186
Edward A. Heflin-El Jr. (40% Owner)	13000 SW 120th Street, Miami, FL 33186

7.5 Subcontractor List

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

SUBCONTRACTOR LIST (if applicable)

Proposer **shall disclose any and all subcontractors** that will be used in the performance of the work under this contract. The Town strongly prefers that all work be self-performed. If subcontractors are proposed, their roles and qualifications must be clearly identified below.

Subcontractors shall not perform work unsupervised; at no time shall a subcontractor be left on-site without oversight by the Contractor unless prior written approval is granted by the Town.

Subcontractor Name	Scope of Work	License Number (if applicable)	Contact Information
N/A			

✓ **Check here if no subcontractors will be used and all work will be self-performed.**

By signing below, the proposer certifies that the information provided above is true and complete and understands that any undisclosed subcontracting may be grounds for disqualification or contract termination.

Firm Name: Centurion Security Group, LLC

Authorized Representative (Print): Richard C. Rodriguez

Signature: 

Date: 02 September, 2026

7.6 Drug Free Workplace Certification

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

DRUG FREE WORKPLACE

Proposer must certify that they will provide a drug-free workplace. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities or contractual services that are under Proposal a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction or plea.

5) Impose a sanction on (or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community), any employee who is so convicted or takes a plea.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

PROPOSER'S SIGNATURE: _____

PROPOSER FIRM: Centurion Security Group, LLC

7.7 Sworn Statement on Public Entity Crimes

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a) FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Town of Southwest Ranches, Florida

by Richard Rodriguez

for Centurion Security Group, LLC

whose business address is 13000 SW 120th Street, Miami, FL 33186

and (if applicable) its Federal Employer Identification Number (FEIN) is 27-2991319

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Para. 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trail court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Para. 287.133(1) (a), Florida Statutes, means:

(i). A predecessor or successor of a person convicted of a public entity crime; or

(ii). An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Para. 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. The statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

_✓_ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO, OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Signatures on next page]

PROPOSER: Centurion Security Group, LLC

By: _____

Richard C. Rodriguez
(Printed Name)

Chief Executive Officer (CEO)
(Title)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 25 day of August, 2026,

by Richard Rodriguez (name of person acknowledging).

Notary Public - State of Florida

_____
Notary Signature

My Commission Expires 5/12/2028

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Jessenia Gonzalez
My Commission HH 526090
Expires 5/12/2028

7.8 Non-Collusion Affidavit

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

NON-COLLUSION AFFIDAVIT

State of Florida) ss:

County of Miami-Dade)

Richard Rodriguez being first duly sworn deposes and says that:

(1) He/She is the CEO (Owner, Partner, Officer, Representative or Agent) of Centurion Security Group, LLC, the proposer that has submitted the attached Proposal;

(2) He/She is fully informed with respect to the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other proposer, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any proposer, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other proposer, or to fix any overhead, profit, or cost elements of the Proposal price or the Bid price of any other proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work; and

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of Proposer or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

[Signatures on next page]

By: _____

Richard C. Rodriguez
(Printed Name)

Chief Executive Officer (CEO)
(Title)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 25 day of August, 2026,

by Richard Rodriguez (name of person acknowledging).

Notary Public - State of Florida

_____
Notary Signature

My Commission Expires 5/12/28

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Jessenia Gonzalez
My Commission HH 526090
Expires 5/12/2028

7.9 Certificate of Authority

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

CERTIFICATE OF AUTHORITY (If Corporation or Limited Liability Company)

State of Florida)
) ss:
County of Miami-Dade)

I HEREBY CERTIFY that a meeting of the Board of Directors of a corporation or authorized representatives of a Limited Liability Company existing under the laws of the State of Florida, held on August 25th, 2026, the following resolution was duly passed and adopted:

"RESOLVED, that Richard Rodriguez, as President of the Corporation or authorized representative of a Limited Liability Company, be and is hereby authorized to execute the Proposal dated, September 02, 2026, to the Town of Southwest Ranches and this Corporation or Limited Liability Company and his execution thereof, attested by the Secretary of the Corporation or Limited Liability Company, and with the Corporate Seal affixed, shall be the official act and deed of this Corporation or Limited Liability Company."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Corporation or

Limited Liability Company this 2nd day of September, 2026.

Secretary: Marie A. Ortega-Heflin-EL, COO & Secretary

(SEAL)

CENTURION SECURITY GROUP CORPORATION SEAL 2010 FLORIDA 2010

PROPOSER FIRM: Centurion Security Group, LLC

7.10 Client History Form

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

CLIENT HISTORY

Please list name of agency, address, phone number, contact person and email of any other Governmental Agencies or Quasi-governmental agencies for which you have conducted business on similar project within the past five years.

NAME OF AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON & EMAIL
Miami-Dade Water & Sewer Department	3071 SW 38th Avenue, Miami, FL 33146	(786) 552-8585	Jack L. Speers Sr. Jack.Speers@miamidade.gov
City of Dania Beach	Dania Beach, FL	(954) 924-6819	Linda Gonzalez lgonzalez@daniabeachfl.gov
Florida Department of Health, Miami-Dade County	Multiple Locations	(786) 423-2115	Vladimir Mendez vladimir.mendez@flhealth.gov
Broward County Libraries Division	Multiple Locations, Broward County, FL	(954) 357-6379	Kate Pierson kpierson@broward.org
Florida Department of Health, Broward County	Multiple Locations	(954) 412-7282	Anthony Todaro anthony.todaro@flhealth.gov
Florida Division of Emergency Management	Multiple Locations Throughout Florida	(850) 545-4047	Taylor Cheney Taylor.Cheney@em.myflorida.com

Proposer's Firm: Centurion Security Group, LLC

7.11 Anti-Lobbying Certification

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

ANTI-LOBBYING CERTIFICATION

Pursuant to the requirements of the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352) and applicable State of Florida lobbying regulations, the undersigned hereby certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
4. The undersigned acknowledges and affirms compliance with the applicable State of Florida lobbying registration and disclosure requirements for entities seeking to influence state or municipal decisions, including but not limited to executive branch lobbying for procurement contracts valued at $20,000 or more, and any applicable local ordinances governing lobbying activities within Florida municipalities.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Contractor/Company Name: Centurion Security Group, LLC
Authorized Representative (Print Name): Richard Rodriguez Title: Chief Executive Officer (CEO)
Signature: _____ Date: September 2nd, 2026

7.12 OSHA Acknowledgment

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

ACKNOWLEDGMENT OF CONFORMANCE WITH O.S.H.A. STANDARDS

TO THE TOWN OF SOUTHWEST RANCHES:

Centurion Security Group, LLC, hereby acknowledges and agrees that as Contractor for the Town of Southwest Ranches within the limits of the Town of Southwest Ranches, Florida, we have the sole responsibility for compliance with all requirements of the Federal Occupational Safety and Health regulations, and agree to indemnify and hold harmless the Town of Southwest Ranches, including its Council Members, officers and employees, from and against any and all legal liability or loss the Town may incur due to Centurion 's failure to comply with such regulations.

ATTEST

Print Name & Designation:
Marie A. Ortega-Heflin-EL,
Chief Operating Officer (COO)
& Secretary

Centurion Security Group, LLC
CONTRACTOR

BY: _____

Richard Rodriguez
Print Name

Date: September 2nd, 2026

Proposer's Firm: Centurion Security Group, LLC

7.13 Proposer Confirmation of Qualifications

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

PROPOSER CONFIRMATION OF QUALIFICATIONS

The Contract will be awarded only to a responsible and eligible Proposer, qualified by experience and capable of providing required insurance, and bonds and in a financial position to do the Work specified within the Request for Proposals, and which can complete the Work within the time schedule specified.

At the time of the Proposal, the Proposer shall hold all qualification certificates and licenses required to be held by the Contractor by Florida Statutes or ordinances of the Town of Southwest Ranches and Broward County in order to perform the Work which is the subject of this Request for Proposals.

All license, certificate and experience requirements must be met by the Proposer (as opposed to the Subcontractor) at the time of Proposal submission. Proposals submitted by Proposers who do not directly hold required licenses and certificates or who rely on another Contractor to meet the license, certificate or experience criteria will be rejected. By executing this Form and submitting its Proposal, Proposer represents that it meets the requirements set forth above, and as set forth in the Proposal Documents, and acknowledges and understands that such representation is material and that the Town shall be relying on this representation with respect to a Contract award.

Proposer: Centurion Security Group, LLC

Proposer's Name: Centurion Security Group, LLC

Proposer's Address: 13000 SW 120th Street,
Miami, FL 33186

Proposer's Phone Number: 800-800-9151

Proposer's Email: rrodriguez@centurionsecuritygroup.com

Contractor's License and License number(s) (attach copies of license(s) required for the work described in this RFP):

Class B Security Agency License No. B1000166

Class BB Branch Office License No. BB3500019

[Signatures on next page]

PROPOSER FIRM: Centurion Security Group, LLC

By: _____

Richard C. Rodriguez
(Printed Name)

Chief Executive Officer (CEO)
(Title)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 25 day of August, 2026,

by Richard Rodriguez (name of person acknowledging).

Notary Public - State of Florida

_____
(Notary Signature)

My Commission Expires: 5/12/2028

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Jessenia Gonzalez
My Commission HH 526090
Expires 5/12/2028

7.14 Client Performance References Form

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

CLIENT PERFORMANCE REFERENCES

In order to receive consideration for an award, it is a requirement that this form be completed and returned with firm's response to this RFP.

Proposer (company name): Centurion Security Group, LLC
Address: 13000 SW 120th Street, Miami, FL 33186
Telephone No: (800) 800-9151
Contact person: Richard C. Rodriguez Title: CEO
Number of years in business: 15 Years
Address of nearest facility: 13000 SW 120th Street, Miami, FL 33186

Provide three (3) organizations, preferably governmental agencies, where these services have been provided:

1. Company Name: Miami-Dade Water & Sewer Department
   Telephone No: (786) 552-8585
   Contact Person: Jack L. Speers Sr.
   Title: Contract Manager / Reference Contact
   Contract Amount: $3,500,000+ Annually
   Project: Armed/Unarmed Security Guard Services - Various Locations
   Email: Jack.Speers@miamidade.gov
   Services Provided: Armed and unarmed security services, access control, patrol services, facility security
   Date Services Provided: 2017 - Present

2. Company Name: Broward County Libraries Division
   Telephone No: (954) 357-6379
   Contact Person: Kate Pierson
   Title: Senior Official
   Contract Amount: $16,726,359
   Project: Armed and Unarmed Security Guard Services
   Email: kpierson@broward.org
   Services Provided: Armed and unarmed security, public facility security, access control, patrols
   Date Services Provided: 01/01/2023 - Present

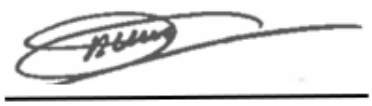
3. Company Name: City of Dania Beach
   Telephone No: (954) 924-6819
   Contact Person: Linda Gonzalez
   Title: Contract Representative
   Contract Amount: $497,536
   Project: Armed Security Guard Services
   Email: lgonzalez@daniabeachfl.gov
   Services Provided: Armed security services, access control, patrol services
   Date Services Provided: 2020 - Present

The following reference forms were completed by Centurion clients and are provided as evidence of our experience, performance, and successful delivery of security services for a diverse range of public- and private-sector organizations throughout Florida.

Miami-Dade Water and Sewer Reference Questionnaire

	Rating				
Question	**Excellent**	**Good**	**Fair**	**Poor**	**Unacceptable**
Did the contractor complete the project on time, in accordance with specifications?	✓				
Did the contractor submit excessive change orders? If yes, how many? _____	**YES**				**(NO)**
How would you rate the firm's responsiveness on administrative and service issues?	✓				
How would you rate the quality and experience of the firm's project manager and on-site personnel?	✓				
Was this awarded under a competitive process?	Yes				
How would you rate the contractor's project management, including management of subcontractors?	✓				
Would you use the contractor again?		**(YES)**			**NO**
Overall, what would you rate their performance?	✓				

Print Name: Jack L. Speers, Sr **Title:** Asst. Security Chief

Signature:  **Date:** 10/08/25

Broward County Libraries Reference Questionnaire

	Rating				
Question	**Excellent**	**Good**	**Fair**	**Poor**	**Unacceptable**
Did the contractor complete the project on time, in accordance with specifications?	Yes				
Did the contractor submit excessive change orders? If yes, how many? _____	**YES**				**NO**
How would you rate the firm's responsiveness on administrative and service issues?	✓				
How would you rate the quality and experience of the firm's project manager and on-site personnel?		✓			
Was this awarded under a competitive process?	Yes				
How would you rate the contractor's project management, including management of sub-contractors?		✓			
Would you use the contractor again?		**YES**			**NO**
Overall, what would you rate their performance?		✓			

Print Name: Kelly Pierson **Title:** Program Project Coordinator

Signature: Kelly Pierson **Date:** 10/08/25

Florida Department of Health, Miami Reference Questionnaire

Question	Rating: Excellent	Good	Fair	Poor	Unacceptable
Did the contractor complete the project on time, in accordance with specifications?	✓				
Did the contractor submit excessive change orders? If yes, how many? _____	YES				(NO)
How would you rate the firm's responsiveness on administrative and service issues?	✓				
How would you rate the quality and experience of the firm's project manager and on-site personnel?	✓				
Was this awarded under a competitive process?		✓			
How would you rate the contractor's project management, including management of subcontractors?	✓				
Would you use the contractor again?		(YES)			NO
Overall, what would you rate their performance?	✓				

Print Name: Vladimir Mendez-Vega

Title: Facilities and Safety Manager

Signature: _____

Date: 10/08/25

City of Dania Beach Reference Questionnaire

Rating

Question	Excellent	Good	Fair	Poor	Unacceptable
Did the contractor complete the project on time, in accordance with specifications?	✓				
Did the contractor submit excessive change orders? If yes, how many? _____	**YES**				**NO** (circled)
How would you rate the firm's responsiveness on administrative and service issues?	✓				
How would you rate the quality and experience of the firm's project manager and on-site personnel?	✓				
Was this awarded under a competitive process?	Yes				
How would you rate the contractor's project management, including management of sub-contractors?	✓				
Would you use the contractor again?	**YES** (circled)				**NO**
Overall, what would you rate their performance?	✓				

Print Name: Linda Gonzalez **Title:** Chief Human Resources Officer

Signature: Linda Gonzalez **Date:** 10/08/25

7.15 Liability Claims Form

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

LIABILITY CLAIMS

Please list the following information for all/any Liability Claims for the past five (5) years. If none state NONE:

1. Name and Location of project: Glorieta Partners Residential Community, Miami-Dade County, Florida

2. Contact information for Project Owner:
   a. Name: Glorieta Partners
   b. Address: Miami-Dade County, Florida
   c. Phone: N/A
   d. Email: N/A

3. Nature of Claim: Alleged negligent security arising from a shooting incident at a residential property.

4. Date of Claim: 2022

5. Resolution Date of Claim and how resolved: Settled for $5,000 nuisance value settlement without admission of liability. No finding of liability against Centurion Security Group, LLC.

6. If applicable:
   a. Court Case Number: 2022-24786
   b. County: Miami-Dade County
   c. State: Florida

PROPOSER FIRM: Centurion Security Group, LLC

7.16 Signed IRS W-9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Centurion Security Group, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

13000 SW 120th Street

Requester's name and address (optional)

6 City, state, and ZIP code

Miami,Florida 33186

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

or

Employer identification number

2 7 – 2 9 9 1 3 1 9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date 7-23-2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

7.17 Proof of Insurance

CENTSEC-01 CSRCL1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Maria Fisk
International Insurance Center Inc 7990 SW 117 Ave Suite 209 Miami, FL 33183	PHONE (A/C, No, Ext): (786) 628-1324 FAX (A/C, No): (305) 279-4045 E-MAIL ADDRESS: maria@iic.cc

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Centurion Security Group LLC 13000 SW 120 Street Miami, FL 33186	INSURER A : Palomar Excess and Surplus Lines Insurance Company	16754
	INSURER B : Progressive Express Insurance Company	10193
	INSURER C : Zenith Insurance Company	13269
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			5300-0483-01	3/16/2026	3/16/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:						PROFESSIONAL LI	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS			878431694	8/18/2026	8/18/2027	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE			5301-0203-01	3/16/2026	3/16/2027	AGGREGATE	$ 2,000,000
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A		Z142586602	3/17/2026	3/17/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liab			5300-0483-01	3/16/2026	3/16/2027	Each Occurrence	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Security Guard Company with Armed and Unarmed Guards

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

7.18 44 CFR Part 18 Certification Regarding Lobbying

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

44 C.F.R. PART 18 - CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, Centurion Security Group, LLC, certifies or affirms the truthfulness and Accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Richard C. Rodriguez, CEO

Name and Title of Contractor's Authorized Official

September 2nd, 2026

Date

7.19 E-Verify Memorandum of Understanding

Company ID Number: 1645923

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR WEB SERVICES EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this Agreement are the Department of Homeland Security (DHS) and Centurion Security Group LLC. (Web Services Employer). The purpose of this agreement is to set forth terms and conditions which the Web Services Employer will follow while participating in E-Verify.

A Web Services Employer is an Employer who verifies employment authorization for its newly hired employees using a Web Services interface.

E-Verify is a program that electronically confirms a newly hired employee's authorization to work in the United States after completion of the Form I-9, Employment Eligibility Verification (Form I-9). This MOU explains certain features of the E-Verify program and describes specific responsibilities of the Web Services Employer, DHS, and the Social Security Administration (SSA).

For purposes of this MOU, the "E-Verify browser" refers to the website that provides direct access to the E-Verify system: https://E-Verify.uscis.gov/emp/. You may access E-Verify directly free of charge via the E-Verify browser.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

Before accessing E-Verify using Web Services access, the Web Services Employer must meet certain technical requirements. This will require the investment of significant amounts of resources and time. If the Web Services Employer is required to use E-Verify prior to completion and acceptance of its Web Services interface, then it must use the E-Verify browser until it is able to use its Web Services interface. The Web Services Employer must also maintain ongoing technical compatibility with E-Verify.

DHS accepts no liability relating to the Web Services Employer's development or maintenance of any Web Services access system.

ARTICLE II
RESPONSIBILITIES

A. RESPONSIBILITIES OF THE WEB SERVICES EMPLOYER

1. By enrolling in E-Verify and signing the applicable MOU, the Web Services Employer asserts that it is a legitimate company which intends to use E-Verify for legitimate purposes only and in accordance with the laws, regulations, and DHS policies and procedures relating to the use of E-Verify.

2. The Web Services Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:

   a. Notice of E-Verify Participation

   b. Notice of Right to Work

3. The Web Services Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Web Services Employer representatives to be contacted about E-Verify. The Web Services Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.

4. The Web Services Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Web Services Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

5. The Web Services Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual. The Web Services Employer will ensure that outdated manuals are promptly replaced with the new version of the E-Verify User Manual when it becomes available.

6. The Web Services Employer agrees that any person accessing E-Verify on its behalf is trained on the most recent E-Verify policy and procedures.

7. The Web Services Employer agrees that any of its representatives who will create E-Verify cases will complete the E-Verify Tutorial before creating any cases.

   a. The Web Services Employer agrees that all of its representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

8. The Web Services E-Verify Employer Agent agrees to obtain the necessary equipment to use E- Verify as required by the E-Verify rules and regulations as modified from time to time.

9. The Web Services E-Verify Employer Agent agrees to, consistent with applicable laws, regulations, and policies, commit sufficient personnel and resources to meet the requirements of this MOU.

10. The Web Services Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Web Services Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Web Services Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Web Services Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Web Services Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

11. The Web Services Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

12. The Web Services Employer agrees that, although it participates in E-Verify, the Web Services Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the anti-discrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to a Web Services Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When a Web Services Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, it establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Web Services Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Web Services Employer must notify DHS and the Web Services Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Web Services Employer continues to employ an employee after receiving a final nonconfirmation, then the Web Services Employer is subject to a rebuttable presumption that it has knowingly employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

13. The Web Services Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability. If, however, the Web Services interface is unavailable due to no fault of E-Verify, then the three day time period is not extended. In such a case, the Web Services Employer must use the E-Verify browser during the outage.

14. The Web Services Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

15. The Web Services Employer must use E-Verify for all new employees. The Web Services Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

16. The Web Services Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Web Services Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Web Services Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Web Services Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Web Services Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B below) to contact DHS with information necessary to resolve the challenge.

17. The Web Services Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Web Services Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status (including denying, reducing, or extending

work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Web Services Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

18. The Web Services Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Web Services Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Web Services Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Web Services Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Web Services Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Web Services Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

19. The Web Services Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Web Services Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Web Services Employer who are authorized to perform the Web Services Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

20. The Web Services Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@uscis.dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

21. The Web Services Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

22. The Web Services Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

    a. The Web Services Employer agrees to cooperate with DHS if DHS requests information about the Web Services Employer's interface, including requests by DHS to view the actual interface operated by the Web Services Employer as well as related business documents. The Web Services Employer agrees to demonstrate for DHS the functionality of its interface to E-Verify upon request.

23. The Web Services Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

24. The Web Services Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

25. The Web Services Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

26. The Web Services Employer agrees to complete its Web Services interface no later than six months after the date the Web Services Employer signs this MOU. E-Verify considers the interface to be complete once it has been built pursuant to the Interface Control Agreement (ICA), submitted to E-Verify for testing, and approved for system access.

27. The Web Services Employer agrees to perform sufficient maintenance on the Web Services interface in accordance with the requirements listed in the ICA. These requirements include, but are not limited to, updating the Web Services interface to ensure that any updates or enhancements are incorporated no later than six months after the issuance of an ICA. Web Services Employers should be aware that this will require the investment of time and resources. Compliance with the requirements of the ICA must be carried out to the satisfaction of DHS and or its assignees.

28. The Web Services Employer agrees that any system or interface it develops will follow the steps for creating E-Verify cases and processing tentative nonconfirmations, as laid out in the ICA, this MOU and the User Manual, including but not limited to allowing an employer to close an invalid case where appropriate, allowing an employer to refer a tentative nonconfirmation only when an employee chooses to contest a tentative nonconfirmation (no automatic referrals), and referring a tentative nonconfirmation

to the appropriate agency at the time the employer prints the referral letter and provides the letter to the employee. The Web Services Employer understands that any failure to make its system or interface consistent with proper E-Verify procedures can result in DHS terminating the Web Services Employer's agreement and access.

29. The Web Services Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Web Services Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. EMPLOYERS THAT ARE FEDERAL CONTRACTORS WITH THE FAR E-VERIFY CLAUSE

NOTE: If you do not have any Federal contracts at this time, this section does not apply to your company. In the future, if you are awarded a Federal contract that contains the FAR E-Verify clause, then you must comply with each provision in this Section. See 48 C.F.R. 52.222.54 for the text of the FAR E-Verify clause and the E-Verify Supplemental Guide for Federal Contractors for complete information.

1. If the Web Services Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Web Services Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Web Services Employer, the Employer may not create a second case for the employee through E-Verify.

   a. A Web Services Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Web Services Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Web Services Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Web Services Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

   b. Web Services Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Web Services Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Web Services Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires

of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. A Web Services Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Web Services Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Web Services Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Web Services Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Web Services Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii. The employee's work authorization has not expired, and

iii. The Web Services Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Web Services Employer shall complete a new Form I-9 consistent with Article II.A.10 or update the previous Form I-9 to provide the necessary information if:

i. The Web Services Employer cannot determine that Form I-9 complies with Article II.A.10,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with Article II.A.10, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Web Services Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Web Services Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Web Services Employer that is not a Federal contractor based on this Article.

3. The Web Services Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Web Services Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Web Services Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Web Services Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Web Services Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If a Web Services Employer experiences technical problems, or has a policy question, the Web Services Employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. After SSA verifies the accuracy of SSA records for employees through E-Verify, DHS agrees to provide the Web Services Employer access to selected data from DHS databases to enable the Web Services Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on employees by electronic means, and

b. Photo verification checks (when available) on employees.

2. DHS agrees to provide to the Web Services Employer appropriate assistance with operational problems that may arise during the Web Services Employer's participation in the E-Verify program. DHS agrees to provide the Web Services Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to make available to the Web Services Employer at the E-Verify Web site www.E-Verify.gov and on the E-Verify Web browser (https://e-verify.uscis.gov/emp/), instructional materials on E-Verify policies, procedures and requirements for both SSA and DHS, including restrictions on the use of E-Verify. DHS agrees to provide training materials on E-Verify.

4. DHS agrees to provide to the Web Services Employer a notice that indicates the Web Services Employer's participation in the E-Verify program. DHS also agrees to provide to the Web Services Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

5. DHS agrees to issue the Web Services Employer a user identification number and password that permits the Employer to verify information provided by its employees with DHS.

6. DHS agrees to safeguard the information provided to DHS by the Web Services Employer, and to limit access to such information to individuals responsible for the verification of employees' employment eligibility and for evaluation of the E-Verify program, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security Numbers and employment eligibility, to enforce the Immigration and Nationality Act (INA) and Federal criminal or anti-discrimination laws, and to administer Federal contracting requirements.

7. DHS agrees to provide a means of automated verification that is designed (in conjunction with SSA verification procedures) to provide confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

8. DHS agrees to provide a means of secondary verification (including updating DHS records as necessary) for employees who contest DHS tentative nonconfirmations and photo non-match tentative nonconfirmations that is designed to provide final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

9. DHS agrees to provide the Web Services Employer with an Interface Control Agreement (ICA). This document will provide technical requirements that the Web Services Employer must meet to create and maintain a Web Services interface to the Verification Information System (VIS). VIS is a composite information system that provides immigration status verification for government agencies and verification of employment authorization for employers participating in E-Verify.

10. DHS agrees to provide periodic system enhancements to improve the ease and accuracy of E-Verify, as needed. DHS will also provide E-Verify enhancements to comply with applicable laws and regulations. As enhancements occur, Web Services Employers must update their Web Services interface to reflect

system changes within the timelines specified in Article V.A.1. DHS will provide the Web Services Employer with an ICA to support the E-Verify release whenever system enhancements are required.

11. DHS agrees to provide to the Web Services Employer guidance on breach notification and a means by which the Web Services Employer can report any and all suspected or confirmed breaches of owned or used systems or data spills related to E-Verify cases. At this time, if the Employer encounters a suspected or confirmed breach or data spill, it should contact E-Verify at 1-888-464-4218.

12. In the event the Web Services Employer is subject to penalties, DHS will issue a Notice of Adverse Action that describes the specific violations if it intends to suspend or terminate the employer's Web Services interface access. The Web Services Employer agrees that DHS shall not be liable for any financial losses to the Web Services Employer, its employees, or any other party as a result of your account suspension or termination and agrees to hold DHS harmless from any such claims.

ARTICLE III
REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Web Services Employer receives a tentative nonconfirmation issued by SSA, the Web Services Employer must print the notice and promptly provide it to the employee so that the employee may determine whether he or she will contest the tentative nonconfirmation. The Web Services Employer must review the tentative nonconfirmation with the employee in private. After the notice has been signed, the Web Services Employer must give a copy of the signed notice to the employee and attach a copy to the employee's Form I-9.

2. The Web Services Employer will refer employees to SSA field offices only as directed by the automated system based on a tentative nonconfirmation, and only after the Web Services Employer records the case verification number, reviews the input to detect any transaction errors, and determines that the employee contests the tentative nonconfirmation. The Web Services Employer will transmit the Social Security Number to SSA for verification again if this review indicates a need to do so. The Web Services Employer will determine whether the employee contests the tentative nonconfirmation as soon as possible after the Employer receives it.

3. If the employee contests an SSA tentative nonconfirmation, the Web Services Employer will provide the employee with a system-generated referral letter and instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Web Services Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary. The Employer agrees to check the E-Verify system regularly for case updates.

4. The Web Services Employer agrees not to ask the employee to obtain a printout from the Social Security Number database (the Numident) or other written verification of the Social Security Number from the SSA.

B. REFERRAL TO DHS

1. If the Web Services Employer receives a tentative nonconfirmation issued by DHS, the Web Services Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Web Services Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Web Services Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Web Services Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Web Services Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Web Services Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Web Services Employer will instruct the employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Web Services Employer finds a photo mismatch, the Web Services Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Web Services Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Web Services Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

   a. Scanning and uploading the document, or

   b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Web Services Employer understands that if it cannot determine whether there is a photo match/ mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Web Services Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Web Services Employer agrees to check the E-Verify system regularly for case updates.

10. DHS agrees to provide the Web Services Employer with an Interface Control Agreement (ICA).

This document will provide technical requirements that the Web Services Employer must meet to create and maintain a Web Services interface to the Verification Information System (VIS). VIS is a composite information system that provides immigration status verification for government agencies and verification of employment authorization for employers participating in E-Verify.

11. DHS agrees to provide periodic system enhancements to improve the ease and accuracy of E-Verify, as needed. DHS will also provide E-Verify enhancements to comply with applicable laws and regulations. As enhancements occur, Web Services Employers must update their Web Services interface to reflect system changes within the timelines specified in Article V.A.1. DHS will provide the Web Services Employer with an ICA to support the E-Verify release whenever system enhancements are required.

ARTICLE IV
SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer or the Web Services E-Verify Employer Agent for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V
SYSTEM SECURITY AND MAINTENANCE

A. DEVELOPMENT REQUIREMENTS

1. Software developed by Web Services Employers must comply with federally-mandated information security policies and industry security standards to include but not limited to:

   a. Public Law 107-347, "E-Government Act of 2002, Title III, Federal Information Security Management Act (FISMA)," December 2002.

   b. Office of Management and Budget (OMB) Memorandum (M-10-15), "FY 2010 Reporting Instructions for the Federal Information Security Management Act and Agency Privacy Management," April 2010.

   c. National Institute of Standards and Technology (NIST) Special Publication (SP) and Federal Information Processing Standards Publication (FIPS).

   d. International Organization for Standardization/International Electrotechnical Commission (ISO/IEC) 27002, Information Technology — Security Techniques — Code of Practice for Information Security Management.

2. The Web Services Employer agrees to update its Web Services interface to the satisfaction of DHS or its assignees to reflect system enhancements within six months from the date DHS notifies the Web Services User of the system update. The Web Services User will receive notice from DHS in the form

of an Interface Control Agreement (ICA). The Web Services Employer agrees to institute changes to its interface as identified in the ICA, including all functionality identified and all data elements detailed therein.

3. The Web Services Employer agrees to demonstrate progress of its efforts to update its Web Services interface if and when DHS requests such progress reports.

4. The Web Services Employer acknowledges that if its system enhancements are not completed to the satisfaction of DHS or its assignees within six months from the date DHS notifies the Web Services Employer of the system update, then the Web Services Employer's E-Verify account may be suspended, and support for previous releases of E-Verify may no longer be available to the Web Services Employer. The Web Services Employer also acknowledges that DHS may suspend its account after the six-month period has elapsed.

5. The Web Services Employer agrees to incorporate error handling logic into its development or software to accommodate and act in a timely fashion should an error code be returned.

6. The Web Services Employer agrees to complete the technical requirements testing which is confirmed upon receiving approval of test data and connectivity between the Web Services Employer and DHS.

7. DHS will not reimburse any Web Services Employer or software developer who has expended resources in the development or maintenance of a Web Services interface if that party is unable, or becomes unable, to meet any of the requirements set forth in this MOU.

8. Housing, development, infrastructure, maintenance, and testing of the Web Services applications may take place outside the United States and its territories, but testing must be conducted to ensure that the code is correct and secure.

9. Tf the Web Services Employer includes an electronic Form I-9 as part of its interface, then it must comply with the standards for electronic retention of Form I-9 found in 8 CFR 274a.2(e).

B. INFORMATION SECURITY REQUIREMENTS

Web Services Employers performing verification services under this MOU must ensure that information that is shared between the Web Services Employer and DHS is appropriately protected comparable to the protection provided when the information is within the DHS environment [OMB Circular A-130 Appendix III].

To achieve this level of information security, the Web Services Employer agrees to institute the following procedures:

1. Conduct periodic assessments of risk, including the magnitude of harm that could result from the unauthorized access, use, disclosure, disruption, modification, or destruction of information and information systems that support the operations and assets of the DHS, SSA, and the Web Services Employer;

2. Develop policies and procedures that are based on risk assessments, cost-effectively reduce information security risks to an acceptable level, and ensure that information security is addressed throughout the life cycle of each organizational information system;

3. Implement subordinate plans for providing adequate information security for networks, facilities, information systems, or groups of information systems, as appropriate;

4. Conduct security awareness training to inform the Web Services Employer's personnel (including contractors and other users of information systems that support the operations and assets of the organization) of the information security risks associated with their activities and their responsibilities in complying with organizational policies and procedures designed to reduce these risks;

5. Develop periodic testing and evaluation of the effectiveness of information security policies, procedures, practices, and security controls to be performed with a frequency depending on risk, but no less than once per year;

6. Develop a process for planning, implementing, evaluating, and documenting remedial actions to address any deficiencies in the information security policies, procedures, and practices of the organization;

7. Implement procedures for detecting, reporting, and responding to security incidents;

8. Create plans and procedures to ensure continuity of operations for information systems that support the operations and assets of the organization;

9. In information-sharing environments, the information owner is responsible for establishing the rules for appropriate use and protection of the subject information and retains that responsibility even when the information is shared with or provided to other organizations [NIST SP 800-37].

10. DHS reserves the right to restrict Web Services calls from certain IP addresses.

11. DHS reserves the right to audit the Web Services Employer's application.

12. Web Services Employers agree to cooperate willingly with the DHS assessment of information security and privacy practices used by the company to develop and maintain the software.

C. DATA PROTECTION AND PRIVACY REQUIREMENTS

1. Web Services Employers must practice proper Internet security; this means using HTTP over SSL/TLS (also known as HTTPS) when accessing DHS information resources such as E-Verify [NIST SP 800-95]. Internet security practices like this are necessary because Simple Object Access Protocol (SOAP), which provides a basic messaging framework on which Web Services can be built, allows messages to be viewed or modified by attackers as messages traverse the Internet and is not independently designed with all the necessary security protocols for E-Verify use.

2. In accordance with DHS standards, the Web Services Employer agrees to maintain physical, electronic, and procedural safeguards to appropriately protect the information shared under this MOU

against loss, theft, misuse, unauthorized access, and improper disclosure, copying use, modification or deletion.

3. Any data transmission requiring encryption shall comply with the following standards:

- Products using FIPS 197 Advanced Encryption Standard (AES) algorithms with at least 256-bit encryption that has been validated under FIPS 140-2.
- NSA Type 2 or Type 1 encryption.

4. User ID Management (Set Standard): All information exchanged between the parties under this MOU will be done only through authorized Web Services Employer representatives identified above.

5. The Web Services Employer agrees to use the E-Verify browser instead of its own interface if it has not yet upgraded its interface to comply with the Federal Acquisition Regulation (FAR) system changes. In addition, Web Services Employers whose interfaces do not support the Form I-9 from 2/2/2009 or 8/7/2009 agree to use the E-Verify browser until the system upgrade is completed.

6. The Web Services Employer agrees to use the E-Verify browser instead of its own interface if it has not completed updates to its system to the satisfaction of DHS or its assignees within six months from the date DHS notifies the Web Services Employer of the system update. The Web Services Employer can resume use of its interface once it is up-to-date, unless the Web Services Employer has been suspended or terminated from continued use of the system.

D. COMMUNICATIONS

1. The Web Services Employer agrees to develop an electronic system that is not subject to any agreement or other requirement that would restrict access and use by an agency of the United States.

2. The Web Services Employer agrees to develop effective controls to ensure the integrity, accuracy and reliability of its electronic system.

3. The Web Services Employer agrees to develop an inspection and quality assurance program that regularly (at least once per year) evaluates the electronic system, and includes periodic checks of electronically stored information. The Web Services Employer agrees to share the results of its regular inspection and quality assurance program with DHS upon request.

4. The Web Services Employer agrees to develop an electronic system with the ability to produce legible copies of applicable notices, letters, and other written, photographic and graphic materials.

5. All information exchanged between the parties under this MOU will be in accordance with applicable laws, regulations, and policies, including but not limited to, information security guidelines of the sending party with respect to any information that is deemed Personally Identifiable Information (PII), including but not limited to the employee or applicant's Social Security number, alien number, date of birth, or other information that may be used to identify the individual.

6. Suspected and confirmed information security breaches must be reported to DHS according to Article V.C.1. Reporting such breaches does not relieve the Web Services Employer from further

requirements as directed by state and local law. The Web Services Employer is subject to applicable state laws regarding data protection and incident reporting in addition to the requirements herein.

E. SOFTWARE DEVELOPMENT RESTRICTIONS

1. DHS reserves the right to terminate the access of any software developer with or without notice who creates or uses an interface that does not comply with E-Verify procedures.

2. Employers are prohibited from Web Services Software development unless they also create cases in E-Verify to verify their new hires' work authorization. Those pursuing software development without intending to use E-Verify are not eligible to receive an ICA. At this time, E-Verify does not permit Web Services software development without also being a Web Services Employer or Web Services E-Verify Employer Agent.

F. PENALTIES

1. The Web Services Employer agrees that any failure on its part to comply with the terms of the MOU may result in account suspension, termination, or other adverse action.

2. DHS is not liable for any financial losses to Web Services Employer, its clients, or any other party as a result of account suspension or termination.

ARTICLE VI
MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Web Services Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Web Services Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Web Services Employer, or a failure on the part of either party to comply with established E-Verify procedures and/or legal requirements. The Web Services Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect

the performance of its contractual responsibilities. Similarly, the Web Services Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Web Services Employer's business.

3. A Web Services Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Web Services Employer must provide written notice to DHS. If the Web Services Employer fails to provide such notice, then that Web Services Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Web Services Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Web Services Employer or the Employer is terminated from E-Verify.

ARTICLE VII
PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Web Services Employer, its agents, officers, or employees.

C. The Web Services Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Web Services Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Web Services Employer.

E. The Web Services Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Web Services Employer and DHS respectively. The Web Services Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Web Services Employer,

its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Web Services Employer.

Approved by:

Web Services Employer Centurion Security Group LLC.	
Name (Please Type or Print) Edward A Heflin-EL	Title
Signature Electronically Signed	Date 02/23/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 02/23/2021

Company ID Number: 1645923

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Centurion Security Group LLC.
Company Facility Address	13000 SW 120th Street Miami, FL 33186
Company Alternate Address	
County or Parish	MIAMI-DADE
Employer Identification Number	272991319
North American Industry Classification Systems Code	541
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	3 site(s)

Company ID Number: 1645923

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FL	3

Company ID Number: 1645923

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	richard rodriguez
Phone Number	3059647651
Fax	
Email	rrodriguez@centurionsecuritygroup.com

Name	Edward A Heflin-EL
Phone Number	3059755525
Fax	8662477637
Email	eheflin@centurionsecuritygroup.com

Name	jessenia gonzalez
Phone Number	3059647651
Fax	
Email	browardhq@centurionsecuritygroup.com

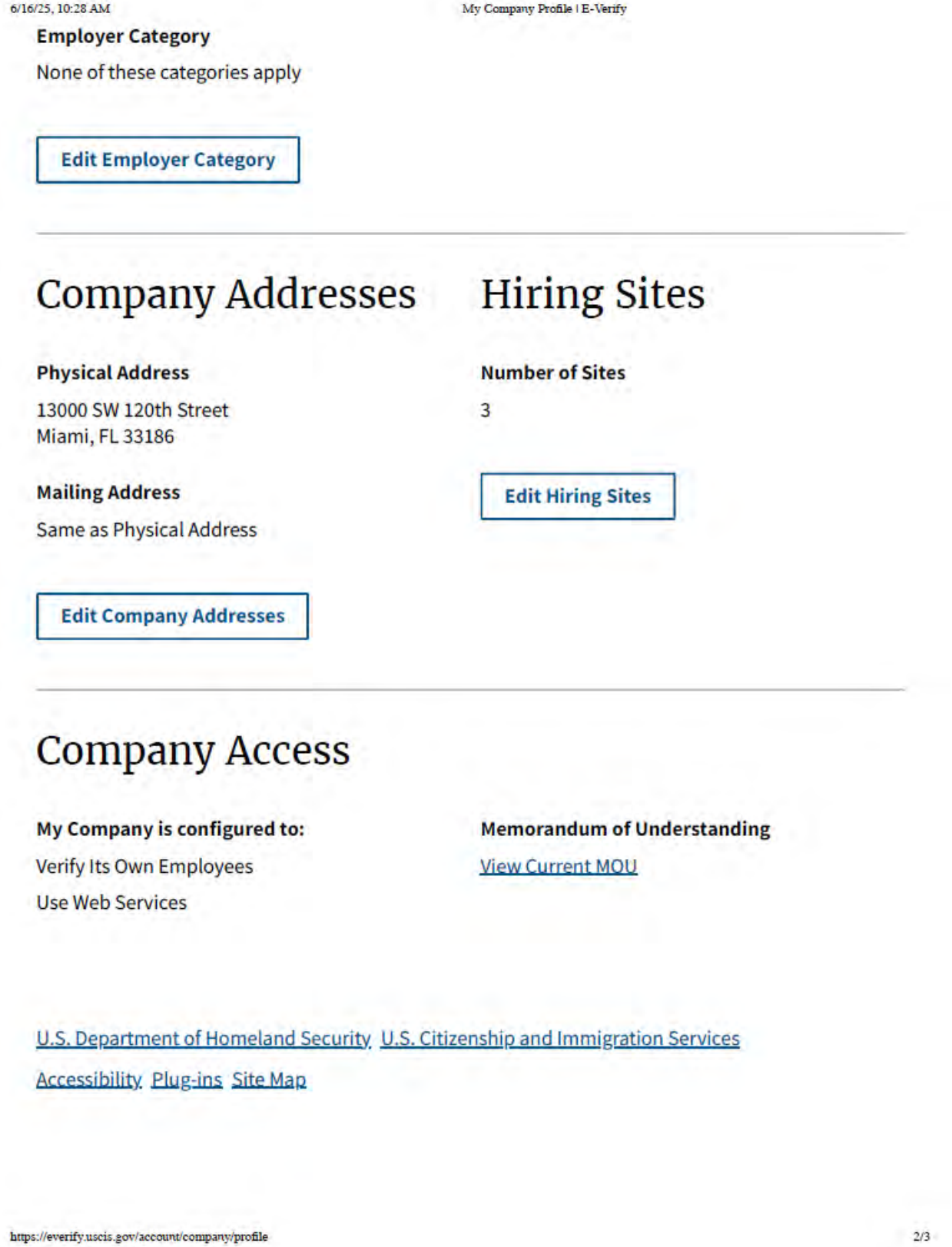


Company ID Number: 1645923



This list represents the first 20 Program Administrators listed for this company.

7.20 E-Verify Registration Proof



6/16/25, 10:28 AM My Company Profile | E-Verify

Employer Category

None of these categories apply

Edit Employer Category

Company Addresses

Physical Address

13000 SW 120th Street
Miami, FL 33186

Mailing Address

Same as Physical Address

Edit Company Addresses

Hiring Sites

Number of Sites

3

Edit Hiring Sites

Company Access

My Company is configured to:

Verify Its Own Employees

Use Web Services

Memorandum of Understanding

View Current MOU

U.S. Department of Homeland Security U.S. Citizenship and Immigration Services

Accessibility Plug-ins Site Map

https://everify.uscis.gov/account/company/profile 2/3

An official website of the United States government Here's how you know

E-Verify Menu

My Company Account

My Company Profile

Company Information

Company Name
Centurion Security Group LLC.

Doing Business As (DBA) Name
Centurion Security Group LLC.

Company ID
1645923

Enrollment Date
Feb 23, 2021

Employer Identification Number (EIN)
272991319

Unique Entity Identifier (UEI)

DUNS Number
212221220

Total Number of Employees
100 to 499

NAICS Code
541

Sector
Professional, Scientific, and Technical Services

Subsector
Professional, Scientific, and Technical Services

Edit Company Information

Employer Category

7.21 Federal, State, and Local Requirements Certification

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

OTHER FEDERAL, STATE AND LOCAL REQUIREMENTS (2 CFR 200 COMPLIANCE)

The Contractor must adhere to all requirements and regulations established by the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA), Florida Department of Transportation (FDOT), Natural Resources Conservation Service (NRCS), U.S. Army Corps of Engineers (USACE) and any other governmental agency with jurisdiction over emergency/disaster response and recovery actions. Notwithstanding anything in this Agreement to the contrary, Contractor also agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and Town orders, statutes, ordinances, rules, and regulations which may pertain to the services required under the Agreement, including but not limited to:

A. ACCESS BY THE GRANTEE, SUBGRANTEE, FEDERAL GRANTOR AGENCY AND COMPTROLLER GENERAL

The Contractor shall allow access by the grantee, sub grantee, Federal grantor agency and Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

B. FEDERAL CLEAN AIR AND WATER ACTS

Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

C. CONTRACT WORK HOURS AND SAFETY STANDARDS

The Contractor shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3702-3704) as supplemented by Department of Labor regulations (29 CFR Part 5).

D. COMPLIANCE WITH THE COPELAND ANTI-KICKBACK ACT

(1) Contractor. The Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

E. BUY AMERICAN ACT

The Contractor shall comply with all applicable standards, orders, or requirements regarding the Buy American Act.

F. SUSPENSION AND DEBARMENT

Non-federal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, sub-awards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

G. ANTI-LOBBYING

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended), Contractors who apply or bid for an award of $100,000 or more shall file the required certification (see page 40). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier-to-tier up to the recipient.

This provision is applicable to all Federal-aid contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

H. EQUAL EMPLOYMENT OPPORTUNITY

The Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60). (All construction contracts awarded in excess of $10,000 by grantees and their contractors or sub-grantees). Additionally, all contractors and subcontractors performing work in connection with this Agreement shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability, or marital status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the Dade County Fair Housing and Employment Commission, or other authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

I. NONDISCRIMINATION

During the performance of this Agreement, Contractor agrees to not discriminate against any employee or applicant for employment because of race, religion, color, sex, handicap, marital status, age, or national origin, and will take affirmative action to ensure that they are afforded equal employment opportunities without discrimination. Such action shall be taken with

reference to, but not be limited to, recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on-the-job training. By entering into this Agreement with the Town, the Contractor attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts). If the Contractor or any owner, subsidiary or other firm affiliated with or related to the Contractor is found by the responsible enforcement agency or the Town to be in violation of the Act, such violation shall render this Agreement void. This Agreement shall be void if the Contractor submits a false affidavit or the Contractor violates the Act during the term of this Agreement, even if the Contractor was not in violation at the time it submitted its affidavit.

J. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

The Contractor shall comply with OSHA as applicable to this Agreement.

K. ENVIRONMENTAL PROTECTION AGENCY (EPA)

The Contractor shall comply with all laws, rules and regulations promulgated by, for, or related to the EPA as applicable to this Agreement.

L. CONFLICTS OF INTEREST

The Contractor shall comply with "Conflicts of Interest" Section 1-19 of the Broward County Code, and Ordinance 2011-19.

M. FLORIDA BUILDING CODE (FBC)

The Contractor shall comply with all applicable provisions of the Florida Building Code (FBC).

N. VIOLATIONS OF LAW

Notwithstanding any other provision of the Agreement, Contractor shall not be required pursuant to the Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including, but not limited to, laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

O. VERIFICATION OF EMPLOYMENT STATUS

Any Contractor/Contractor assigned to perform responsibilities under its contract with a State agency are required to utilize the U.S. Department of Homeland Security's E-Verify system (per the State of Florida Executive Order Number 11-02 "Verification of Employment Status") to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract with the State agency. U.S. Department of Homeland Security's E-Verify System Affirmation Statement should be completed and submitted to Town for any individuals performing work for Contractor under the Agreement.

P. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

Contractors shall comply with the requirements of 2 CFR §200.321 as applicable to this Agreement. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination for cause by Town.

Q. PROCUREMENT OF RECOVERED MATERIALS

Contractors shall comply with the requirements of 2 CFR §200.321, as applicable to this Agreement.

R. DAVIS-BACON ACT REQUIREMENTS – AS APPLICABLE

Contractors shall comply with the requirements of the Davis-Bacon Act, as amended (40 U.S.C. §3141-3148), and as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"), as applicable to this Agreement.

Signature of Contractor's Authorized Official

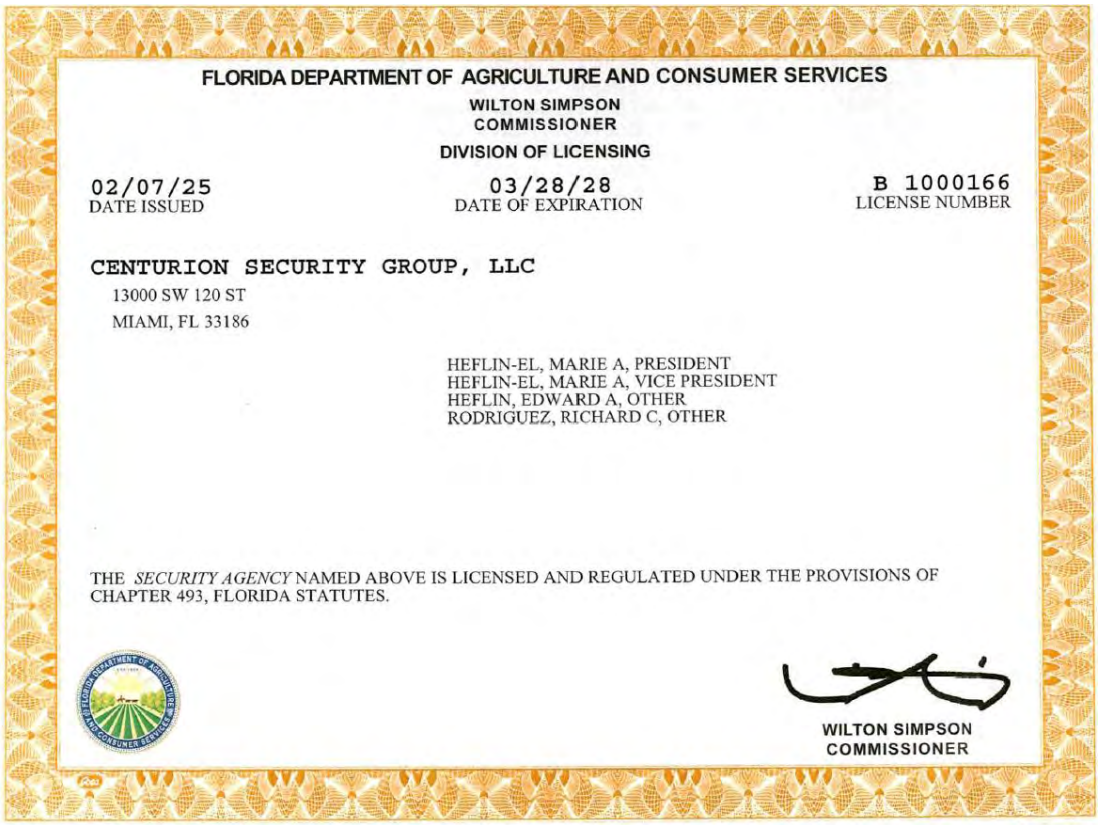
Richard C. Rodriguez

Name and Title of Contractor's Authorized Official

September 2nd, 2026

Date

7.22 Licenses



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

WILTON SIMPSON
COMMISSIONER

DIVISION OF LICENSING

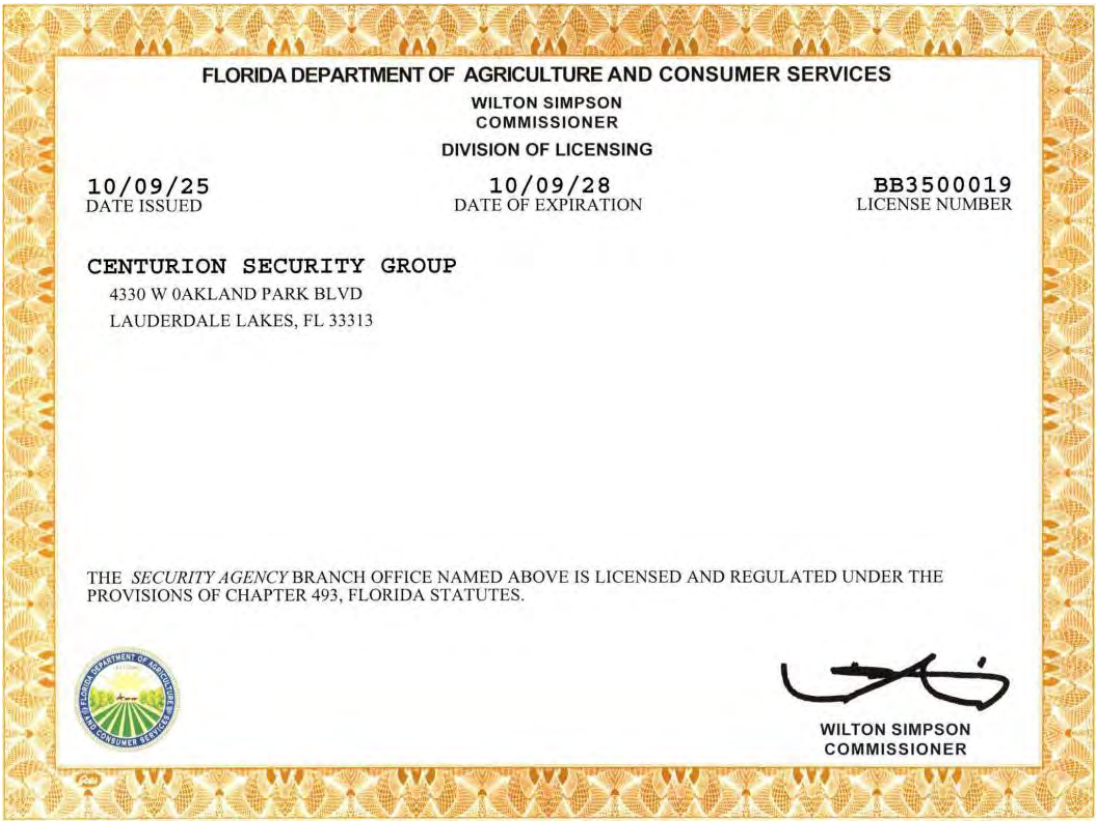
02/07/25	03/28/28	B 1000166
DATE ISSUED	DATE OF EXPIRATION	LICENSE NUMBER

CENTURION SECURITY GROUP, LLC
13000 SW 120 ST
MIAMI, FL 33186

HEFLIN-EL, MARIE A, PRESIDENT
HEFLIN-EL, MARIE A, VICE PRESIDENT
HEFLIN, EDWARD A, OTHER
RODRIGUEZ, RICHARD C, OTHER

THE *SECURITY AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.

WILTON SIMPSON
COMMISSIONER



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

WILTON SIMPSON
COMMISSIONER

DIVISION OF LICENSING

10/09/25	10/09/28	BB3500019
DATE ISSUED	DATE OF EXPIRATION	LICENSE NUMBER

CENTURION SECURITY GROUP
4330 W 0AKLAND PARK BLVD
LAUDERDALE LAKES, FL 33313

THE *SECURITY AGENCY* BRANCH OFFICE NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.

WILTON SIMPSON
COMMISSIONER

This page intentionally left blank

7.24 Key Personnel Resumes

Richard C. Rodriguez

RICHARD C. RODRIGUEZ

Phone: (305) 710-1368
Email: richardrodriguez0704@gmail.com

EDUCATION AND CERTIFICATIONS

- American Bankers Association
- Active Aggressor for Managers
- Physical Security Management
- Pandemic and Disaster Recovery
- Independent Community Bankers of America
- Active Shooter Response
- FEMA
- FEMA IS-907: Active Shooter Response Certification (in progress)

SKILLS AND CORE COMPETENCIES

- Member of the IT Steering Committee
- Member of the Emergency Disaster Recovery Steering Committee
- Member of the Pandemic Committee
- Seventh-degree Black Belt in Chinese Kenpo, certified in close-quarter and self-defense combat
- Fluent in English and Spanish
- Miami-Dade County School Partner

PROFILE

Dedicated Executive Security and Facilities Specialist with extensive experience in physical security, property management, and risk mitigation. I aim to leverage my expertise in a reputable institution that values safety and operational efficiency—a comprehensive understanding of security protocols and facility management practices that enhance organizational effectiveness. I am committed to safeguarding personnel and assets and fostering a culture of safety and compliance within the organization, aiming to contribute to developing and enhancing organizational policies and procedures that address current security challenges and proactively mitigate risks. With a focus on creating a secure environment that supports the institution's overall mission while ensuring the well-being and productivity of all stakeholders.

EXPERIENCE

2020 – Present

Centurion Security Group | CEO

As the CEO at Centurion Security Group, I led the government contract security division's strategic development and operational oversight, ensuring that all services met rigorous compliance standards and operational efficiency.

In this role, I successfully positioned Centurion Security Group as a trusted partner in government security, leveraging my leadership skills and industry expertise to drive growth and operational excellence within the division.

- **Leadership and Management**: Directed a team of administrative executives and managers responsible for armed government contract security, fostering a collaborative environment that encouraged professional growth and excellence in service delivery.
- **Strategic Planning**: Developed and implemented strategic initiatives to enhance the division's operational capabilities, optimizing resource allocation, improving service quality, and expanding contract opportunities within the government sector.
- **Compliance Oversight**: Ensured adherence to all applicable regulations and standards, including those set forth by government agencies, industry best practices, and internal policies, to maintain the integrity and reliability of security operations.

- **Audit Engagement**: Actively participated in comprehensive audits covering a range of responsibilities, from financial accountability to compliance with OSHA regulations and safety protocols, identifying areas for improvement, and implementing corrective actions as necessary.
- **Stakeholder Collaboration**: Engaged with key stakeholders, including government representatives and internal teams, to align security strategies with organizational goals and ensure the highest level of service delivery.
- **Performance Metrics**: Established and monitored performance metrics to evaluate the effectiveness of security operations, making data-driven decisions to enhance efficiency and responsiveness to client needs.
- **Crisis Management**: Developed and executed crisis management plans to address potential security threats, ensuring preparedness and rapid response capabilities across all levels of operations.

1987 – 2020

Executive National Bank | Vice President, Director of Security and Facilities Management

- Reported directly to the Board of Directors and CEO for over 30 years.
- Oversaw the management and security of six bank locations, implementing policies and procedures to safeguard premises and personnel.
- Conducted annual audits and stress tests to evaluate and enhance security measures.

Security and Facilities Manager

- Managed daily operations across multiple bank locations, focusing on security training, vault regulation, key and combination management, and coordination of security personnel.
- Directed maintenance, loss prevention strategies, and renovations, ensuring efficient contractor management.

1983 – 1987

Pinkerton Security Services | Area Manager, Miami, Florida

- Coordinated scheduling and rotation of security guards in Miami, managing daily assignments and providing support to ensure operational effectiveness.

Master Dunnes School of Chinese Kenpo, Inc.| Owner and Primary Operator

- Operated a martial arts training facility for over 20 years, organizing and hosting classes for diverse skill levels.
- Provided specialized close-quarter combat and self-defense training to U.S. Air Marshals, local law enforcement, and military personnel.

Self-Employed Property Manager

- Managed high-end luxury properties in Miami, overseeing maintenance, contractor supervision, physical security, and project coordination.
- Certified NRA Instructor
- D License
- G License
- Emergency Medical Responder

Edward A. Heflin-El Jr.

EDWARD A. HEFLIN-EL JR.

USN Retired

34405 SW 214th Ave., Homestead, FL 33034
Phone: 305-975-5585
Email: Eheflin@CenturionSecurityGroup.com

EDUCATION AND CERTIFICATIONS

- Class D & G Licenses courses
- National Foundation of Certified Professional Service Representative - For License 4-40
- Lackland Air Force Base, Texas - Correctional Custody, Individual Counseling and Brig Management
- University of Maryland, Yokosuka Japan - (college course work - Business Administration)
- Texas University, Yokosuka Japan - (college course work - Business Management)
- Yokosuka Naval Base - Urinalysis Coordinator and chain of custody training
- Yokosuka Naval Base - Shipboard Master-At-Arms and Investigative technique training
- Yokosuka Naval Base - Senior Leadership and Management Training
- Yokosuka Naval Base - Facilitator School
- Yokosuka Naval Base - Instructor School for Small Arms and Marksmanship Training
- University of Indiana - Hazardous material security and transportation courses
- Carol W. Hayes High School, Birmingham, AL - High School Diploma

PROFILE

Edward A. Heflin-EL Jr., USN RETIRED, served in the United States Navy from July 1977 until his retirement in August 2000. His career spans over 40 years in Military and Private Security (Corrections, MP/Law Enforcement, Military Master-At-Arms & Armorer - shipboard). Received counter-terrorism training, Member of the at-sea ship boarding team, Member of the ground special self-defense team, Small Arms Specialist & Instructor, Range Master and Weapons Specialist, Supervisor for the Yokosuka Naval Base ordnance and hazardous material transportation division.

Educational & Academic studies were conducted at the University of Maryland & Texas University abroad. Successfully completed several courses, including Human Behavior and Conflict Resolution. Management training includes Junior and Senior Level Leadership & Management, Departmental Finance and Logistical Support. Special Weapons transportation, delivery and deployment. During his military career, Edward has held high level Top Security and Secret Security Clearances.

An extensive knowledge in the area of Security and Small Business Enterprise Development. Edward was the CEO/Founder and responsible for the successful operations and development of the following companies abroad: Image International Security, Force One Security, Pyramid Security, New Order Security, and Kokyu Denki, Quality Computer Systems, Jimmy Deez Bar & Restaurant operating under the umbrella Sekai Holdings. Edward planned, designed, and implemented major security operations for the United States Navy abroad, and Isn't It Corporation that encompassed an area equal to 2/3 of the cities in Japan. A major undertaking that required the hiring, logistics, management, and supervision of over 3,500 employees throughout Japan.

Edward is also President and 40% owner of Centurion Security Group, LLC. He holds the position of President and leads Centurion in a para-military manner that focuses on results, professionalism and accountability.

Edward also served as President/Executive Director of Airborne Security & Protective Services where he commanded 10 managers and 237 security personnel from January 1, 2010 to December 2010.

SKILLS AND CORE COMPETENCIES

- Leadership & Management Courses & Training
- Staff Training & Development
- Weapons Management & Project Management
- Departmental Budget Administration
- Logistics & Transportation
- Resource & Material Management
- Weapons Inventory Control
- Internal Incident Investigations
- Security Management Operations
- Law Enforcement Experience
- Correctional Custody Specialist
- Small Arms Marksmanship Instructor
- Proficient with in-depth knowledge of computer hardware, software, and a large variety of security software

ADDITIONAL EDUCATION, TRAINING & AWARDS, UNITED STATES NAVY

- Management, Logistics and Training (38+ years)
- Drug & Alcohol Counselor Training
- Advanced Leadership and Management Training
- Human Behavior
- Weapons Specialist
- Conflict Resolution
- Military Master-At-Arms
- Military Achievement Awards (2)
- Shipboard Security Defense Force
- Military Good Conduct Awards (2)
- High Seas Ship Boarding
- Military Achievement Awards (2)
- Fiber Optic MSC Courses & Certification
- Fiber Optic MSC Courses & Repair Course

EXPERIENCE

12/16/2010 – Present
Centurion Security Group, LLC – President

- Plan, develop and implement strategies that will generate top quality human resources, investments and revenues for Centurion Security Group.
- Reorganized the company's mission and objectives that currently results in approximately $949,000 of revenue within a 9-month period.
- Directly oversees the company's executive and middle management team.
- Promote company to a variety of networks and businesses.

01/01/2010 – 12/15/2010 (Unretired)
Airborne Security & Protective Services – Executive Director

- Managed over 5,500 hour and 180+ officers.
- Supervised Junior Directors and Field Supervisors
- Developed and planned company mission and objectives.
- Successfully remarked Airborne as a premier security company.
- Responsible for the company growth in the amount of $1.29 million in one year.
- Built fundraising network that resulted in over $1,350,000 in private investments

3/01/2010 – 7/31/2010
Census Bureau – Enumerator

- Team Leader. Coordinate projects and personnel to complete assignments.
- Manage 15 inbound and outbound call center staff and 8 information processors.
- Recommend strategies to the department lead related to personnel placement, area canvassing, project assignments and completion times.
- Responsible for maintaining accurate and complete documentation for each household interviewed.
- Handle personnel productivity, work schedules, conflicts and job related issues.
- Assist in assessing issues related to areas and addresses considered difficult or dangerous.
- Conduct interviews and gather information to establish what the Census is all about and the benefits of participating.
- Responsible for maintaining accurate and complete documentation using impeccable communications and phone presentation skills.

NOTABLE ACCOMPLISHMENTS

- CEO/founder of Sekai Holding, Inc., Kokyu Electronics, Inc. Jimmy Deez, Image International Security Co., Force One Security, Pyramid Security, New Order Security, encompassing all areas of security, including building, personal protection, event, and club security.
- Direct involvement in the coordination, leadership, supervision and management of joint security forces in the Tokyo, Shibuya, Osaka, and Kobe Japan cities.
- Creating an at-sea small arms certification program that resulted in over 5,000 command personnel being Small Arms, and Officers of the Watch certified.
- Served as the operations manager for two different departments of up to 360 junior and 18 senior level personnel.
- Conventional weapons inventory control officer for several Fleet Commands and Commander Fleet Activities, 7th Fleet.
- Senior Enlisted correctional custody supervisor for the military prison and detainee facility.
- Over 20 years as an Armorer for Fleet & Shore Forces Japan, including high security key and access control officer.
- Weapons specialist and top consultant for trouble shooting for Fleet Technical Support Center Asia (MOTU-7), and surrounding regions.
- Senior enlisted coordinator for the security and decommissioning of the USS Towers.
- Senior Enlisted Security Officer in charge of all aspects of small arms, shipboard security, security teams and related training programs. High Seas Ship Boarding, and Security Team Leader.
- Officer in Charge (OIC) of "chain of custody" items to include key and access control of all weapons & storages, drug & urinalysis coordinator and custodian control.
- Material and maintenance Officer, responsible and accountable for keeping all divisional weapons systems at 98%+ of operational readiness in the war zone.

10/31/2001 – 2/26/2010

HOMES2GO, INC. – Owner & CEO

- Responsible for all business related operations. Plan, coordinate and implement project specifics with regards to human and material asset management.
- Manage data to determine and analyze market trends.
- Develop marketing strategies and implement advertising campaigns.
- Responsible for the development and implementation of business strategies surrounding the purchase and sale of Real Estate to meet company objectives.
- Responsible for the development and implementation of company guidelines.
- Responsible for the development and implementation of company policies and procedures.

1/15/1999 – 10/24/2001

Network Designs (Japan)

- Call Center Help Desk Manager & Point of Sales Network Manager.
- Supervise 10 call center staff and 6 mobile trouble shooting engineers.
- Gather and document issues and resolutions in a computerized database.
- Escalate issues as necessary in accordance with company guideline.
- Identify and escalate customer issues or concerns and take corrective actions.
- Install and repair cable and fiber optic lines. Integrate computers with networks.
- Install and update hardware and software programs.
- Monitor, troubleshoot and repair systems and networks, virtually and manually.
- Handle customer service inquires, resolve problems in a timely manner, use computerized systems & software to gather information and respond.

6/01/1997 – 9/31/2000

United States Navy, Retired (Japan)

- Senior Enlisted Chief Petty Officer - Correctional Custody Specialist
- Security supervisor
- Shipboard Security Defense Force
- Small Arms Weapons Specialist
- Developed, planned and implemented an at sea small arms qualification program that would allow crew members to receive required certifications
- Responsible for maintaining good order and discipline, making arrests and conducting investigations into minor & criminal activities
- Enforce the United States Code of Military Justice and all Command Policies
- Analyze data and make recommendations up the chain of command

This page intentionally left blank

MS. MARIE A. ORTEGA-HEFLIN-EL

CHIEF OPERATING OFFICER (COO)

EDUCATION AND CERTIFICATIONS

- Security Agency
- Investigator Agency Manager
- Private Investigator
- Armed and Unarmed (Class D and G), Security Officer
- Concealed Weapons and Firearms
- Class "MB" License, Class "D" License, Class "G" License, and Class "C" License, in effect for more than two years in the State of Florida

EXPERIENCE

Result-driven owner/manager/coordinator with a variety of experiences and well-developed skills in operations management, coordinating, planning, sales, finance, business development. A tenacious and creative capacity builder and problem solver, who optimizes and streamlines the Centurion operations team. Marie has a proven track record with improving productivity, boosts confidence in her team and commands that the company's goals and expectations are met or exceeded. Marie is a skilled bi-lingual (English and Spanish) communicator who builds and enhances performance and efficiency of all those around her.

PROFILE

Mrs. Heflin-EL currently serves at Centurion's Chief Operating Officer (COO) responsible for managing all operational resources for Centurion. Ms. Ortega manages client accounts, provides directions for the Operations Management Team and handles Centurion's payroll and finances.

Ms. Ortega-Heflin-EL's working history spans over twenty-five years, when she started a career in banking holding positions in the capacity of Collections Manager and Vice President. In 1990 Ms. Heflin-EL saw opportunities in the vehicle recovery industry and pursued a new career as a Private Investigator and Recovery Agent. Within a short time, Ms. Ortega-Heflin-EL acquired significant experience and opened her own business under the name of Hunter Recovery and Investigations. Ms. Ortega-Heflin-EL operated this business successfully for seventeen years in Miami-Dade County.

During those seventeen years, Ms. Ortega-Heflin-EL expanded her knowledge and experience in the field of investigations and security by participating in several investigations and surveillances and working as a District Manager for Kent Security. Ms. Ortega-Heflin-EL continues to practice in the field of private investigations and has acquired additional experience in the area of personal protection through her work in a personal protection team responsible for protecting entertainment VIPs.

As an example of her dedication to community service, Ms. Ortega-Heflin-EL serves as an active member of a local Emergency Disaster Response Team during hurricane season.

While working for Kent Security in 2009, the quality of Ms. Ortega-Heflin-EL's work in the field of investigations led to her promotion to District Manager. Subsequently, she was given the responsibility to oversee and manage over twenty accounts comprised of private condominiums and corporate locations.

Ms. Ortega-Heflin-EL later joined Airborne Security & Protective Services in 2010 as a Private Investigator and Recovery Agent overseeing five active accounts and 160 employees. Later that same year, Ms. Ortega-Heflin-EL became an owner and COO of Centurion Security Group overseeing the hiring, logistics, and management of over 60 employees and 15 senior management staff.

Ms. Ortega-Heflin-EL has remarkable interpersonal, organizational and management skills that have greatly benefited the Centurion Team as we have grown. Ms. Ortega-Heflin-EL currently holds several licenses and certifications issued by the State of Florida: Private Investigator; Security Agency Manager; Recovery Agency; Security Agency; Recovery Agent; Security Officer; and Statewide Concealed Firearms/Weapons Licenses.

This page intentionally left blank

ALEXANDROS ARAKAS

ARMED SECURITY OFFICER | PROJECT MANAGER SCREENER OPERATIONS

Phone: (786) 712-8004
Email: aarakas@centurionsecuritygroup.com

EDUCATION AND CERTIFICATIONS

- Miami Dade Community
- College BS Public Safety/
- Emergency Management 2023
- Miami Dade Community
- College AS Criminal Justice
- Tech 2021
- Robert Morgan High School, Miami, Florida 2001
- Emergency Medical Technician
- Saber Pepper Spray Law Enforcement Instructor
- ASP Baton /Handcuff/ Flashlight Instructor (MIL/LEO/SEC)
- Non-Abusive Psychological/ Physical Intervention Instructor
- First Aid CPR/AED Instructor
- Professional Rescuer Instructor
- Emergency Medical Responder Instructor
- Class C Private Investigator Florida State
- Class MB Agency Manager Florida State
- Class K Firearms Instructor Florida State
- Class G Armed Security Florida State
- Class D Security Officer Florida State
- Class DI Instructor Florida State
- NRA Law Enforcement Handgun/Shotgun Instructor
- NRA Law Enforcement Tactical Shooter Instructor
- NRA Law Enforcement Precision Rifle (SNIPER) Instructor
- NRA Law Enforcement Patrol Rifle (AR-15/M-4/SCAR) Instructor
- NRA Chief Range Safety Officer
- NRA Counselor Instructor
- NRA Basic Handgun Shotgun Rifle Instructor
- Reverent Behavior Protocols Author (Pending Florida State Accreditation)

PROFILE

Experienced and highly skilled security and emergency management professional with over 20 years in law enforcement, military, and private security. Strong background in leadership, tactical training, emergency response, and managing complex security operations. Holds numerous certifications in firearms instruction, emergency medical response, and state security licensing. U.S. Army veteran with combat honors and expertise in disaster response, investigations, and close protection. Proven ability to lead teams, develop policies, and work with government and private organizations.

EXPERIENCE

March 2020 – Present

Centurion Security Group | Executive Vice President

Scope: develop and manage dynamic government armed security operations for a high-level security company

Supervisor: Ed Heflin (305) 975-5585

- Policies and Procedures/Development
- Trainer
- Investigating Misconduct, Fraud, and Complaints
- Emergency Management
- Conflict Resolution
- Meets with Facility/Building Managers and Directs Supervision
- Billing and Payroll
- Operation Coordination and Scheduling
- Planning and Training / Development
- Inventory and Maintenance
- Recruiting and Retention

May 2018 - February 2020

Akal Group Krome Detention | Transportation Lieutenant/ Instructor

Scope: ACA/PBNDS/law Enforcement Firearms/D.T. Instructor Supervise Custody Care and Control Over ICE Detainees at Krome Detention Center

Supervisor Joe Olmedo / Lt. Moore (786) 972-0524

- Supervised Processing Detainees
- Investigated Detainees and Employees for Misconduct, Fraud, and Complaints
- Supervised Property, Commissary, Logs, and Storage
- Supervised Searches and Restraints
- Supervised Health and welfare
- Supervised Camp Security Access/Perimeter
- Supervised Escorts Health Care Meals Court
- Supervised/Organized Vehicle detainee transport

SKILLS AND CORE COMPETENCIES

- Operations and Planning
- Investigations
- Scheduling
- Professional Trainer
- Conflict Resolution
- Able to create Policies and Procedures
- Administration and Career Counseling
- Emergency and Disaster Response
- Close Protection
- 4th Generation Warfare Concepts and Application (Anti-Terrorism)
- Computer Literate with an emphasis on Microsoft Office Applications
- Type 60-80 WPM.

HONORS AND AWARDS

- Combat Infantryman's Badge
- Army Commendation Medal
- War on Terror Expeditionary
- Army Achievement Medal

- Supervised Schedule and Overtime
- Prepared Lessons for Detention Staff
- Instructed Detention Staff on Firearms, Emergency Medical/Behavior, Defensive Tactics
- PREA, Company conduct, and ethics. Policy and Procedures.

May 2008 - Present

Charlie Group Operational | Class K Firearms/Emergency Medical Instructor and Security Self-Contractor

Scope: Properly trains Florida State Security Officers and Private Investigators in the use of Duty Firearms. Certified NRA Law Enforcement Firearms Instructor, Tactical Shooter, Precision Rifle (Sniper), and Handgun/Shotgun.

- Created and Executed Lesson Plans for Firearms and Emergency Medical
- Presented Material/ and Demonstrated Skills
- Run Range Operations
- Qualified and submitted certifications to the Private, County, State, or Federal Levels
- Private Investigations

September 2016 – October 2017

U.S. Security and Associates | Project Manager ISD Dade County Government Center/Courts 2B

Scope: Manage Dynamic Government Security Operation Officer/Screener.

Supervisor: Tim Morris or Victoria Tipacti (305) 910-5145

- Policies and Procedures /Development
- Investigated Misconduct, Fraud, and Complaints
- Emergency Management and Conflict Resolution
- Meet with Facility/ Building Managers and Directs Supervision
- Billing and Payroll / Winteam
- Operation Coordination and Scheduling
- Planning and Training / Development
- Inventory and Maintenance
- Recruiting and Retention

April 2014 – September 2016

Feick Security | Captain Dade County Water and Sewer Security Team WASD

Scope: Coordinate Secured Government Security Supervisors for Multiple Water Treatment Plants and Water Wells.

- Monitored Armed Security Team for Dade County WASD
- Planned and coordinated the supervisor's staff
- Monitored Vehicles and equipment
- Assured Firearms Proficiency for Armed Officers
- Security Shift Supervisor Miami Dade WASD
- Ensured Policies and Protocols are followed
- Maintained Constant Scheduling Needs
- Established a Communication link between Officers and Clients

May 2010 – April 2014

McRoberts Protective | Class K Firearms Trainer/ Supervisor Miami Dade County ISD

Scope: Tactical Firearms Instructor/ Coordinate and supervise GSA Secured Government Facilities (Dade County Courts/Government Center).

- Monitored Armed and Unarmed Security/Screener Staff for Dade County
- Assured Firearms Proficiency for Armed Officers
- Security Shift Supervisor Miami Dade GSA

- Ensured Policies and Protocols are followed
- Maintained Constant Scheduling Needs
- Established a Communication link between Officers and Clients

February 2007 – November 2009

Allied Barton | Security Site Supervisor

Scope: Manage Security Staff Power plants/ as well as commercial Buildings

- Security operations and administration
- Research and development on training and industry standards
- Ensure Policy compliance FPL /Homeland Security CFR 33/ CFR 10
- Career counselor
- Gave security briefings for the property manager and officers
- Held Marine Security (marsec) and Transportation Workers Homeland Security Credentials (twic)

September 2004 – February 2007

Wackenhut Corp. at Turkey Point | Nuclear Security Responder

Scope: Protect Nuclear Facilities from nuclear sabotage

- Ensured Nuclear Regulatory Commission/10CFR regulations are adhered to
- Acted as an advisor for high-threat strategy
- Participated in shift briefings and offered additional expert advice
- Held and Maintained Nuclear Badge Credentials from FPL

June 2001 – September 2004

Wackenhut Corp at Doral Estates| Custom Protection Officer

Scope:/Shift Team Leader: Ensure quality security for upscale residential community

- Controlled all security operations while on shifts
- Maintained post-military appearance
- Offered suggestions to the post-captain
- Reported all happenings to the higher

January 2001 – April 2007

U.S. Army/ Army Guard

Scope: To train and prepare the Infantry Combat Team for Deployment

- Deployed to conduct combat operations for Enduring Freedom Iraqi Freedom, and Noble Eagle
- Deployed to conduct disaster operations for nine state emergencies
- Conducted Reconnaissance and surveillance in order to support mission planning
- Squad Project leader for missions and rehearsals
- Administrator for the squad as well as a career counselor
- Ensured that all members are fit for duty

This page intentionally left blank

KAREN E. PRINDLE

MAJOR | ACCOUNT MANAGER
Phone: 813-690-9324
Email: keprindle@gmail.com

EDUCATION AND CERTIFICATIONS

- Transportation Worker Identification Credential (TWIC)
- Advanced Security Management Certification
- Leadership and Account Management Training

SKILLS AND CORE COMPETENCIES

- Strategic Account Planning
- Client Retention and Growth
- Operational Excellence
- Security Protocol Implementation
- Cross-Functional Team Leadership
- Strategic Account Management
- Client Relationship Development
- Security Operations Leadership
- Risk Assessment
- Team Training and Development
- Operational Planning
- Conflict Resolution
- Performance Reporting
- Exceptional interpersonal communication
- Ability to manage complex, multi-faceted accounts
- Proven track record of client satisfaction
- Adaptable to dynamic business environments

PROFILE

Accomplished security and account management professional with extensive leadership experience in high-stakes environments. Proven track record of strategic account management, team leadership, and operational excellence. Skilled in developing and maintaining client relationships while ensuring top-tier security and service delivery.

EXPERIENCE

October 2022 – Present

Major / Account Manager | Centurion Security Group

- Responsible for strategic account oversight and client relationship management
- Leverages extensive security background to provide comprehensive client solutions
- Manages complex account portfolios with attention to detail and client satisfaction
- Develops and implements strategic account growth initiatives.

July 2019 – October 2022

Captain Site Supervisor / Mobile Supervisor | Centurion Security Group

- Managed site security operations and personnel
- Implemented comprehensive security protocols
- Trained and supervised security teams
- Conducted detailed site assessments and risk management.

January 2019 – May 2019

Sergeant Supervisor (TWIC Card) | City of Tampa / Martinez and Co, Tampa, FL

Location: Amalie Arena, Command Center

- Managed high-security environment at prominent venue
- Coordinated complex security operations
- Maintained strict access control and screening procedures

This page intentionally left blank

CARLOS OJEDA

SECURITY CHIEF | NORTH WEST FLORIDA REGION

Phone: (727) 686-0684
Email: carlos@centurionsecuritygroup.com

EDUCATION AND CERTIFICATIONS

- Civil Justice Certificate, Passaic County Police Academy - 1993
- Port Patrol Certificate, Allied Universal Security - 2018 and 2020
- Purple Heart Recipient.
- Passaic County Police Academy, Wayne, NJ - 04/1993

SKILLS AND CORE COMPETENCIES

- Regional Security Management
- Strategic Security Planning
- Team Leadership
- Risk Assessment
- Schedule Management
- Account Management
- Project Management
- Client Relationship Management
- Customer Relations & Communications
- Payroll Administration
- Performance Evaluations
- Report Writing
- MS Office (Word, Excel, PowerPoint)
- Tactical Operations
- Strategic Planning
- Crisis Management

HONORS AND AWARDS

- Purple Heart – United States Marine Corps

LANGUAGES

- English: Native/Bilingual
- Spanish: Native/Bilingual

PROFILE

Seasoned security professional with extensive military and corporate security management experience. Currently serving as Security Chief for the North West Florida region, leveraging over two decades of Force Recon Special Operations expertise and strategic leadership skills to ensure comprehensive security solutions.

EXPERIENCE

September 2022 – Present

Security Chief, North West Florida Region | Centurion Security Group

- Overseeing security operations and strategic planning for the entire North West Florida region
- Developing and implementing comprehensive security strategies
- Managing and coordinating multiple security teams and client accounts
- Ensuring the highest standards of safety, quality control, and operational efficiency
- Providing advanced training and leadership guidance to regional security personnel
- Conducting critical risk assessments and developing mitigation strategies
- Maintaining direct communication with high-profile clients and stakeholders
- Implementing cutting-edge security technologies and protocols.

Prior to the Regional Security Chief Role

Account Manager | Centurion Security Group

- Developed and maintained relationships with clientele to ensure customer satisfaction
- Provided training and guidance to the Site Supervisor
- Managed multiple accounts simultaneously while meeting deadlines
- Established and maintained close working relationships with staff and clients
- Participated in weekly on-site meetings with clients
- Kept records of employees' attendance and working hours for accurate calculation of billable cycle
- Reviewed employee time sheets for accuracy prior to submission for payroll processing
- Managed daily workflow and scheduled staff for adequate coverage.

August 2020 – August 2022

Account Manager | Allied Universal Security

- Managed and supervised a team of 10+ site security officers to ensure safety, quality control and efficient operations.
- Organized daily workflow for the team, ensuring tasks were completed on time.
- Conducted regular training sessions with staff to ensure compliance with company policies and procedures.
- Established and maintained close working relationships with staff, clients and vendors.
- Monitored daily reports and incident reports submitted by the security officers.
- Communicated daily reports and incident reports to clientele.
- Reviewed written, oral and schematic instructions and relayed key details to laborers.
- Participated in weekly on-site meetings with clientele.

August 2019 – August 2020

Site Supervisor | Allied Universal Security

- Established and maintained close working relationships with staff and clients.
- Provided leadership, insight and mentoring to newly hired employees to supply knowledge of all sites.
- Uphold schedule requirements and quality demands and created work schedules for staff while adhering to labor laws and budget constraints.
- Conducted inventory of uniforms and equipment.
- Monitored staff performance to ensure quality standards were met.
- Reviewed all activity reports submitted by officers.
- Communicated clearly with employees regarding job duties, expectations, and policies.

August 2017 – August 2019

Shift Supervisor | Allied Universal Security

- Assisted the site supervisor on general duties, training and development of newly hired professional security guards, and secured the safety of clients, customers and property.
- Created work schedules for staff while adhering to labor laws and budget constraints.
- Patrolled work areas to inspect operations, identify concerns and implement corrective actions.
- Conducted inventory of uniforms and equipment.
- Monitored staff performance to ensure quality standards were met.
- Reviewed all activity reports submitted by officers.
- Communicated clearly with employees regarding job duties, expectations, and policies.
- Assisted upper management with daily operations to meet standards of service and quality.

1986 – 2008

United States Marine Corps - Force Recon Special Operations

- Served in Force Recon Special Operations for over two decades
- Decorated Veteran - Recipient of the Purple Heart
- Specialized in high-risk, mission-critical operations
- Developed advanced leadership, strategic planning, and crisis management skills.

EXHIBIT A - AGREEMENT

AGREEMENT

BETWEEN THE

TOWN OF SOUTHWEST RANCHES

AND

FPI SECURITY SERVICES, INC.

FOR

SECURITY GUARD SERVICES
RFP NO. 26-014

AGREEMENT FOR

SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

THIS IS AN AGREEMENT (the "Contract") made and entered into on this _____ day of _____, 2026, by and between the Town of Southwest Ranches, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "Town"), and FPI Security Services, Inc. (hereinafter referred to as "Contractor").

WHEREAS, the Town desires to contract for Contractor Services to provide professional services related to the SECURITY GUARD SERVICES (the "Services"); and

WHEREAS, the Town advertised a Request for Proposals (RFP), No. 26-014 on August 6, 2026; and

WHEREAS, thirteen (13) proposals were received by the Town on September 2, 2026; and

WHEREAS, the Town has adopted Resolution No. 2027- ____ at a public meeting of the Town Council approving multiple non-exclusive awards under RFP No. 26-014, including an award to Contractor; and

WHEREAS, Contractor's Proposal is attached to this Contract as Exhibit "A" and made a part hereof.

NOW THEREFORE, in consideration of the foregoing premises and the mutual terms and conditions herein, the Town and Contractor hereby agree as follows:

Section 1: Scope of Services

1.1 Upon execution of this Contract, Contractor agrees to perform the duties and responsibilities as defined herein and in the RFP to which this Contract is EXHIBIT "A" and which is made a part hereof by this reference (the "Work"). This Contract, as well as all Exhibits, the RFP, Contractor's Proposal, including all forms attached thereto, and all addenda, specifications, drawings and plans, shall be hereinafter collectively referred to as the "Contract Documents" and incorporated herein by reference. To the extent of any conflict among the Contract Documents, the more stringent criteria relative to Contractor's performance of the Work shall govern over the less stringent criteria.

1.2 All Work rendered pursuant to this Contract by Contractor shall be performed in accordance with the applicable standard of care for persons or entities performing similar work in Broward County, Florida or applicable jurisdiction. Contractor shall perform the Work in strict accordance with the requirements of this Contract, all the Contract Documents, good workman practices for Contractor and all applicable codes, ordinances, rules, laws and regulations governing the Work.

1.3 Cooperative Use. This Contract is awarded pursuant to RFP No. 26-014 for use by members of the Southeast Florida Governmental Purchasing Cooperative. Participating agencies may utilize the Contract through their own purchase order, agreement, or other

authorized procurement instrument and shall be independently responsible for ordering, administering, accepting, and paying for services procured by that agency. The Town shall have no financial responsibility or liability for services ordered by another participating agency.

Section 2: Term of this Contract and Contract Time

2.1 The Town and Contractor agree that Contractor shall perform all Work under this Contract for:

SECURITY GUARD SERVICES
RFP NO. 26-014

2.2 The Town shall have the ability to terminate this Contract as provided in "Section 17: Termination."

2.3 Contractor shall not be entitled to any claim for damages against the Town on account of hindrance or delays from any cause whatsoever. If, however, Contractor is delayed in the prosecution of the Work occasioned by an act of God, or by act or omission on the part of the Town, or due to changes ordered in the Work by the Town which expand the scope and costs of the Work, such act, hindrance, or delay shall only entitle Contractor to receive an extension of time as its sole and exclusive remedy for such hindrance or delay, and Contractor waives any and all other claims against the Town.

2.4 The parties agree that time is of the essence in execution of the Work delineated within the Agreement and any breach of same shall go to the essence hereof, and Contractor, in agreeing to substantially complete the Work within the time herein mentioned, has taken into consideration, and made allowances for all hindrances and delays incident to its Work.

2.5 Prices shall remain firm and fixed during the initial term of the contract in accordance with Exhibit "A."

The initial contract for service is for a two (2) year term. The Contract may be renewed for two (2) additional terms of two (2) years each, upon mutual agreement of the parties, subject to the terms and conditions of the Contract.

For any renewal periods, the Contractor shall submit any proposed contract price increases in writing at least ninety (90) days prior to the renewal date. Requests received after such date shall not be considered and the contract price shall remain unchanged for that renewal period. Increases for renewal periods shall be limited to three percent (3%) for each two-year renewal period, or the U.S. Consumer Price Index (CPI), whichever is lower, and are subject to the discretion of the Town Administrator.

Section 3: Compensation & Method of Payment

3.1 Contractor shall render all Work under the Contract at the final negotiated unit prices set forth in the approved Price Proposal, attached hereto and incorporated herein as Exhibit

"A" ("Contract Rates"). Payment shall be based upon the actual services authorized and satisfactorily performed at the applicable Contract Rates. No minimum quantity, expenditure, or volume of Work is guaranteed under this Contract.

3.1.1 **Overtime.** No overtime premium shall apply unless specifically authorized in advance by the ordering agency. If authorized, any overtime premium shall not exceed one and one-half (1.5) times the applicable regular hourly rate. Overtime resulting solely from the Contractor's scheduling, staffing, or personnel management shall not be billable to the ordering agency at a premium rate.

3.2 The Town shall not be liable for any cost increases or escalation associated with labor, services, materials, equipment or any other costs that may arise during the performance of the Work. Contractor shall perform the Work at the applicable Contract Rates established pursuant to Section 3.1, except as otherwise expressly authorized by the Contract Documents. Any modification to the Contract Rates shall require written approval in accordance with this Contract.

3.3 The Town and Contractor agree that payment will be subject to (a) the delivery of an invoice by Contractor to the Town once every thirty (30) days, and (b) confirmation by the Town that the Work included in the invoice has been performed in accordance with this Contract. Upon verification by the Town that the invoiced Work has adequately been performed, the Town shall have thirty (30) days thereafter to pay the invoice.

3.4 Contractor shall submit invoices for services rendered in accordance with the Contract Rates. Each invoice shall include sufficient supporting documentation to identify and verify the services performed, including, as applicable, the service location, date(s) of service, personnel classification, hours worked, applicable Contract Rate, and any other information reasonably required by the Town. Payment shall be subject to the Town's verification that the invoiced services were authorized and satisfactorily performed in accordance with the Contract Documents. The Town may withhold or dispute payment for services that were not authorized, were not satisfactorily performed, are not adequately documented, or are otherwise inconsistent with the Contract Documents. No payment shall be due for additional or unauthorized services performed without the Town's prior approval.

Section 4: Assignment

4.1 No assignment of this Contract or the Work hereunder shall be valid without the express written consent of the Town, which may be given or withheld, in the Town's sole discretion. All Work to be performed pursuant to this Contract shall be performed by Contractor, and no Work shall be subcontracted to other parties or firms without the prior written consent and approval of the Town Administrator.

Section 5: Insurance

5.1 Throughout the term of this Contract and during applicable statute of limitation periods, Contractor shall maintain, in full force and effect, all of insurance coverages required within the Contract and RFP.

5.2 All Insurance Policies shall be issued by companies that (a) are authorized to transact business in the State of Florida, (b) have agents upon whom service of process may be

made in Broward County, Florida, and (c) have a rating of "A-" or better in accordance with A.M. Best's Key Rating Guide.

5.3 All Insurance Policies shall name and endorse the following as an additional named insured:

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

5.4 All Insurance Policies shall be endorsed to provide that (a) Contractor's insurance is primary to any other insurance available to the Town or any other additional insured with respect to claims covered under the policy and (b) Contractor's insurance applies separately to each insured, against whom claims are made or suit is brought, and (c) that the inclusion of more than one insured shall not operate to increase the insurer's limit of liability. Self-insurance by Contractor shall not be acceptable for providing the required insurance coverages of this Contract.

5.5 If Contractor fails to submit the required insurance certificate, in the manner prescribed within the executed Contract, at the time of execution of this Contract, Contractor shall be deemed in default, and the Contract shall be cancelled or rescinded without liability of the Town.

5.6 Contractor shall carry the following minimum types of insurance:

A. **WORKER'S COMPENSATION**: Worker's Compensation Insurance is to apply to all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. Contractor shall carry Worker's Compensation Insurance with the statutory limits, which shall include employer's liability insurance with a limit of not less than **One Hundred Thousand Dollars ($100,000)** for each incident, and **One Hundred Thousand Dollars ($100,000)** for each disease. Policy(ies) must be endorsed with waiver of subrogation against the Town.

B. **BUSINESS AUTOMOBILE LIABILITY INSURANCE:** Contractor shall carry business automobile liability insurance with minimum limits of **One Million Dollars ($1,000,000)** per occurrence, combined single limits bodily injury liability and property damage. The policy must be no more restrictive than the latest edition of the business automobile liability policy without restrictive endorsements, as filed by the Insurance Services Office, and must include all owned vehicles and all hired or non-owned vehicles.

C. **COMMERCIAL GENERAL LIABILITY:** Contractor shall carry Commercial General Liability Insurance with limits of not less than **One Million Dollars ($1,000,000)** per occurrence combined single limit for bodily injury and property damage, and not less than **Two Million Dollars ($2,000,000)** in the aggregate. The insurance policy must include coverage that is no more restrictive than the latest edition of the commercial general liability policy, without restrictive endorsements as filed by the Insurance Service Office (ISO), and the policy must include coverages for premises

and/or operations, independent Contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, personal injury and explosion, collapse and underground (X-C-U). Personal injury coverage shall include coverage that has the employee and contractual exclusions removed. The ISO form of the policy must be acceptable to the Town.

D. **UMBRELLA / EXCESS LIABILITY:** Contractor shall maintain Umbrella or Excess Liability Insurance with limits of not less than Two Million Dollars ($2,000,000) per occurrence and in the aggregate. Such coverage shall be written on a follow-form basis over the required Commercial General Liability, Automobile Liability, and Employer's Liability policies and shall provide coverage at least as broad as the underlying policies.

5.7 Contractor shall provide the Town with a copy of the Certificates of Insurance or endorsements evidencing the types of insurance and coverages required by this Section prior to beginning Work under this Contract and, at any time thereafter, upon request by the Town.

5.8 Contractor's Insurance Policies shall be endorsed to provide the Town with at least thirty (30) calendar days' prior written notice of cancellation, non-renewal, restrictions, or reduction in coverages or limits. Notice shall be sent to:

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

And

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

5.9 Contractor's Commercial General Liability Insurance policy shall be on an "occurrence" basis only and shall not be a "claims-made" policy.

5.10 If any of Contractor's insurance policies include a general aggregate limit and provides that claims investigation or legal defense costs are included in the general aggregate limit, the general aggregate limit that is required shall be at least five (5) times the occurrence limits specified above in this article.

5.11 Contractor shall not commence operations, and/or labor to complete any of the Work pursuant to this Contract until certification or proof of insurance issued directly by the insurance company underwriting department or insurance agent, detailing terms and provisions of coverage, has been received and approved by the Town.

5.12 If any of Contractor's initial insurance expires prior to the completion of the Work, renewal copies of Policies shall be furnished to the Town at least thirty (30) days prior to the date of their expiration, and the Town shall be an additional named insured by endorsement on all of Contractor's applicable renewal policies.

5.13 **UPON EXECUTION OF THIS CONTRACT, CONTRACTOR SHALL SUBMIT TO THE TOWN COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES REQUIRED HEREIN AND SPECIFICALLY PROVIDE THE ENDORSEMENT TO THE POLICIES THAT SHOWS THE TOWN OF SOUTHWEST RANCHES IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND CONTRACTOR'S WORK UNDER THE CONTRACT.**

5.14 The official title of the owner is the Town of Southwest Ranches. This official title shall be used in all insurance policies and documentation.

5.15 All required insurance policies shall preclude any insurers or underwriter's rights of recovery or subrogation against the Town with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above described insurance.

5.16 Contractor shall ensure that any company issuing insurance to satisfy the requirements contained in this Contract agrees that it shall have no recourse against the Town for payment or assessments in any form on any policy of insurance.

5.17 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the Town is named as an additional named insured shall not apply to the Town in any respect. The Town shall use its best efforts to provide written notice of occurrence within thirty (30) working days after the Town's actual notice of such event.

5.18 Notwithstanding any other provisions of this Contract, Contractor's obligation to maintain all required insurance as specified in this Section of the Contract shall survive the expiration or earlier termination of this Contract.

Section 6: Copyrights and Patent Rights

Contractor warrants that there has been no violation of copyrights, trademarks, or patent rights in manufacturing, producing, and/or selling the item(s) ordered or shipped as a result of this Contract. Contractor agrees to indemnify and hold harmless the Town, its employees, agents, or servants against any and all liability, loss, or expense resulting from any such violation(s).

Section 7: Laws and Regulations

Contractor agrees to comply with all applicable federal, state, county, and local laws, rules, regulations, ordinances and codes in performing all Work under this Contract.

Section 8: Taxes and Costs

All federal, state and local taxes relating to Contractor's Work under this Contract and, similarly, all costs for licenses, permits, or certifications to perform the Work under this Contract shall be paid by Contractor.

Contractor shall pay all sales, consumer, use and other similar taxes. The Town is exempt from Florida sales tax on direct purchases of tangible property or services.

Section 9: Indemnification

To the fullest extent permitted by Florida law, Contractor shall indemnify, defend and hold harmless the Town, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, at both trial and appellate levels, to the extent caused by the negligence, recklessness, or willful misconduct of Contractor and persons employed or utilized by Contractor in the performance of the Work or anyone else for whose actions Contractor may be responsible, regardless of the partial fault of any party indemnified hereunder. Notwithstanding any other provisions of this Contract, Contractor's duty to indemnify, defend and hold the Town harmless shall survive the termination or earlier expiration of this Contract.

Section 10: Non-discrimination

Contractor shall not discriminate against any client, employee or applicant for employment because of race, gender, age, color, religion, sex, sexual orientation, national origin, physical or mental disability, or marital status. Contractor shall take affirmative action to ensure that applicants, subcontractors, independent Contractors, and employees are treated without discrimination in regard to their race, gender, age, color, religion, sex, sexual orientation, national origin, physical or mental disability, or marital status. Contractor shall comply with all applicable sections of the Americans with Disabilities Act. Contractor agrees that compliance with this Article constitutes a material condition to this Contract, and that it is binding upon Contractor, its successors, transferees, and assigns for the period during which Work is provided. Contractor further assures that all subcontractors and independent Contractors are not in violation of the terms of this Section of the Contract.

Section 11: Sovereign Immunity

Nothing in this Contract is intended, nor shall it be construed to waive or modify the Town's Sovereign Immunity defense or the Town's immunities and limitations on liability, as provided for in Florida Statutes, as worded or amended, and all Florida case law interpreting same.

Section 12: Prevailing Party Attorneys' Fees

In the event either party to this Contract incurs legal fees, legal expenses or costs to enforce the terms of this Contract on trial or on appeal, the prevailing party shall be entitled to recover reasonable costs of such action so incurred, including, without limitation, reasonable attorney's fees and costs and expert witness fees and costs incurred.

Section 13 No Third Party Beneficiaries

This Contract is solely for the benefit of the parties hereto and is not entered into for the benefit of any other person or entity. Nothing in this Contract shall be deemed or construed to create or confer any benefit, right or cause of action for any third party or entity.

Section 14: Funding

The obligation of the Town for payment to Contractor for the Work is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship

into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

Section 15: Manner of Performance

Contractor agrees to perform all Work in a professional manner and in accordance with local, state, county, and federal laws, rules, ordinances, regulations, and codes. Contractor agrees that the Work provided shall be provided by employees that are legally employed, educated, trained, experienced, certified, and licensed in all areas encompassed within their designated duties. Contractor agrees to furnish to the Town any and all documentation, certification, authorization, license, permit, or registration currently required by applicable laws, rules, and regulations. Contractor further certifies that it and its employees will keep all licenses, permits, registrations, authorizations, or certifications required by applicable laws or regulations in full force and effect during the term of this Contract. Contractor represents that all persons performing Work under this Contract have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth herein in a professional manner. Failure of Contractor to comply with this paragraph shall constitute a material breach of this Contract.

Section 16: Public Records

The Town is subject to Chapter 119, Florida Statutes, "Public Records Law." No claim of confidentiality or proprietary information in any portion of a response will be honored unless a specific exemption from the Public Records Law exists and is cited in the response. An incorrectly- claimed exemption does not disqualify the firm, only the exemption claimed. Contractor acknowledges the public shall have access, at all reasonable times, to all documents and information pertaining to the Town's contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the Town and the public to all documents subject to disclosures under applicable law.

To the extent that Contractor has been provided access to or has received security sensitive information, as defined by Florida Statutes, Section 119.071 and/or has executed a Confidential Information Acknowledgement and Agreement as part of the RFP process, Contractor shall keep and maintain the security sensitive information as confidential and exempt from public disclosures, as required by Florida Statutes.

Contractor agrees to keep and maintain public records required by the Town to perform the service in Contractor's possession or control in connection with Contractor's performance under this RFP and any contract awarded, and upon the request from the Town's custodian of public records, to provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable amount of time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Contract if Contractor does not transfer the records to the Town.

Upon completion of the Contract, Contractor agrees, at no cost to the Town, to transfer to the Town all public records in possession of Contractor or keep and maintain public records required by the Town to perform the service. If Contractor transfers all public records to the Town upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt

or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology system of the Town.

Contractor's failure or refusal to comply with the provisions of this Section shall result in the immediate termination for cause of the Contract by the Town.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PHONE: (954) 434-0008; EMAIL: DEBRA RUESGA, TOWN CLERK, DRUESGA@SOUTHWESTRANCHES.ORG , TOWN OF SOUTHWEST RANCHES, 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FLORIDA 33330.

Section 17: Termination

The Contract may be terminated upon the following events:

A. **Termination by Mutual Agreement.** In the event the parties mutually agree, in writing, this Contract may be terminated on the terms and dates stipulated therein.

B. **Termination for Convenience.** This Contract may be terminated for convenience by the Town upon the Town providing Contractor with **thirty (30) calendar days'** written notice of the Town's intent to terminate this Contract for convenience. In the event that this Contract is terminated by the Town for convenience, Contractor shall be paid ONLY for Work performed and approved by the Town as of the date that this Contract is terminated, plus any direct and reasonable expense sustained up to the date of receipt of the written notice. In no event shall the Town be liable for consequential damages, including, but not limited to, lost profits on Work not yet performed, and no other compensation or damages, other than as set forth in this Section, shall be paid to or recovered by Contractor in any legal proceeding against the Town. Upon being notified of the Town's election to terminate, Contractor shall immediately cease performing any further Work or incurring additional expenses. Contractor acknowledges and agrees that Ten Dollars ($10.00) of the compensation to be paid by the Town, the adequacy of which is hereby acknowledged by Contractor, is given as specific consideration to Contractor for the Town's right to terminate this Contract for convenience.

C. **Termination for Cause.** In the event of a material breach by Contractor, the Town shall provide Contractor written notice of its material breach. Contractor shall thereafter have fourteen (14) days from the date of its receipt of such notification to cure such material breach. If Contractor does not cure the material breach within that time period, the Town may terminate this Contract immediately. Material breaches shall include, but are not limited to, Contractor's violations of governing standards, failure to carry out the work in strict accordance with the Contract Documents, failure to supply sufficient work forces, violations of State or Federal laws, violation of the Town's policies and procedures, or violation of any of the terms and conditions of this Contract. In the event that the Town elects to terminate

Contractor for cause, as provided for in this Section, and the Town's termination for cause is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

D. **Termination for Lack of Funds.** In the event the funds to finance the Work under this Contract become unavailable, the Town may provide Contractor with thirty (30) days written notice of termination. Nothing in this Contract shall be deemed or construed to prevent the parties from negotiating a new contract in this scenario. In the event that the Town elects to terminate Contractor for lack of funds as provided for in this Section, and the Town's termination for lack of funds is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for Convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

E. **Immediate Termination by the Town.** In addition to any other grounds stated herein, the Town, in its sole discretion, may terminate this Contract immediately upon the occurrence of any of the following events:

1. Contractor's violation of the Public Records Act;
2. Contractor's insolvency, bankruptcy or receivership;
3. Contractor's violation or non-compliance with Section 10 of this Contract;
4. Contractor's failure to maintain any Insurance required by Section 5 of this Contract; or
5. Contractor's violation of Section 18 of this Contract.

If Contractor's services are terminated, the termination will not affect any rights or remedies of the Town against Contractor, then existing, or which may thereafter accrue. Any retention or payment of monies due Contractor by the Town will not release Contractor from liability.

Section 18: Public Entity Crimes Information Statement

Pursuant to Florida Statutes, Section 287.133: "A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." Violation of this Section by Contractor shall result in the Town's immediate termination of this Contract.

Section 19: Change Orders and Modification of Contract

The Town and Contractor may request changes that would increase decrease or otherwise modify the scope of Work to be provided under this Contract. Such changes only become part of this Contract and increase, decrease or otherwise modify the Work or the Contract Price under this Contract if evidenced by a written Change Order executed by the Town and Contractor, with the same formality and of equal dignity associated with the original execution of the Contract.

Section 20: No Waiver of Rights

Neither the Town's review, approval or payment for any of the Work required under this Contract shall be construed to operate as a waiver of any of the Town's rights under this Contract or of any causes of action arising out Contractor's performance of the Work under this Contract, and Contractor shall be and remain liable to the Town for all damages to the Town caused by Contractor's negligent or improper performance of any of the Work furnished under this Contract, irrespective of the Town's review, approval or payment for any of the Work under this Contract. The rights and remedies of the Town provided for, under this Contract, are in addition to all other rights and remedies provided to the Town by law.

Section 21: Jurisdiction and Venue

The exclusive venue for any litigation arising from or relating to the Contract shall be in a court of competent jurisdiction in the 17th Judicial Circuit in and for Broward County, Florida. This Contract shall be governed by the substantive laws of the State of Florida.

Section 22: WAIVER OF RIGHT TO JURY TRIAL

By entering into this Contract, CONTRACTOR and the TOWN hereby expressly waive any rights either party may have to a trial by jury in any civil litigation related to or arising out of THIS Contract.

Section 23: Gender

Wherever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine, and all words herein in the feminine gender shall be deemed to include the masculine. All singular words shall include the plural, and all plural words shall include the singular.

Section 24: Time is of the Essence

Time is of the essence for all of Contractor's obligations under this Contract.

Section 25: Days

The terms "days" as referenced in this Contract shall mean consecutive calendar days.

Section 26: Written Mutual Agreement

This Contract is binding upon the parties hereto, their successors and assigns, and replaces and supersedes any and all prior agreements or understandings between the parties hereto, whether written or oral, which are merged herein.

Section 27: No Amendment or Waiver

This Contract may not be changed, altered or modified, except by an instrument in writing signed by all parties hereto, with the same formality and of equal dignity as the execution of this Contract prior to the initiation of any Work reflecting such change.

Section 28: Severability

In the event any term or provision of this Contract shall be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning so as to remain in full force and effect or be deemed severed from the Contract so as not to affect the validity or enforceability of the remaining provisions of the Contract. In case any one or more of the provisions of this Contract shall be determined by appropriate judicial authority to be invalid, illegal or unenforceable, in any respect, the validity of the remaining provisions of this Contract shall be in no way affected, prejudiced, or disturbed thereby.

Section 29: Resolution of Disputes; Florida Statutes, Chapter 558 Not Applicable

To prevent litigation, it is agreed by the parties hereto that the Town Administrator shall solely decide all questions, claims, difficulties and disputes of, whatever nature, which may arise relative to this Contract, including, but not limited to, Contractor's fulfillment of its obligations under this Contract as to the character, quality, amount and value of any Work done or proposed, to be done or furnished, under or by reason of, the Contract. Further, to the extent required or permitted by the agreement between the Town and its professional for this Project, the professional shall have access to the Work, the right to conduct testing or inspections, to reject non-conforming work, and to review pay applications. The Town Administrator's decision shall be reduced to writing, and a copy furnished to Contractor within a reasonable time following submission to the Town of the question, claim, difficulty or dispute as referenced above. The Town Administrator's decision shall be final and conclusive.

During the pendency of any dispute and after a determination thereof, Contractor and the Town shall act in good faith to mitigate any potential damages.

Any party objecting to a dispute determination must notify the other party in writing within ten (10) calendar days of receipt of the written determination. The notice must state the basis of the objection, any adjustment claimed, and reason the party believes it entitled to an adjustment as a result of the determination. Within sixty (60) calendar days thereafter, the parties shall participate in mediation to address all objections to any dispute determination. Neither party shall commence litigation prior to the expiration of the sixty (60) day mediation period. The mediator shall be mutually agreed upon by the parties. Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies provided under State law. A PARTY SPECIFICALLY WAIVES ALL OF ITS RIGHTS, INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR PRICE ADJUSTMENTS, PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING ITS RIGHTS AND REMEDIES UNDER STATE LAW, IF SAID PARTY FAILS TO COMPLY IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. Contractor and the Town hereby waive any rights to a trial by jury.

Section 30: Notice

Whenever either party desires to give notice unto the other, such notice must be in writing by certified or registered mail, postage prepaid, return receipt requested, hand delivery, or facsimile transmission prior to 5:00 p.m. on the date of transmission (e.d.t. or e.s.t. as applicable), or via overnight express courier service. For the present, the parties designate the following individuals as the respective parties and places for giving of notice:

If to the Town:

Town of Southwest Ranches

Town Administrator
13400 Griffin Road
Southwest Ranches, Florida 33330

With a copy to:

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

If to Contractor:

Alexander Perez
FPI Security Services, Inc.
1771 North Flamingo Road
Pembroke Pines, Florida 33028

Section 31: Miscellaneous

A. Ownership of Documents. Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Contract by Contractor and all persons or entities employed or otherwise retained by Contractor are and shall remain the property of the Town. In the event of termination of this Contract for any reason, any reports, photographs, surveys and other data and documents prepared by Contractor, whether finished or unfinished, shall become the property of the Town and shall be delivered by Contractor to the Town Administrator within seven (7) days of termination of this Contract for any reason. Any compensation due to Contractor shall be withheld until all documents are received by the Town as provided herein.

B. Independent Contractor. Contractor is an independent contractor of the Town under this Contract. Services provided by Contractor pursuant to this Contract shall be subject to the supervision of Contractor. In providing such services, neither Contractor nor its agents shall act as officers, employees or agents of the Town. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to the Work and services rendered under this Contract shall be exclusively and solely those of Contractor. This Contract shall not constitute or make the Town and Contractor a partnership or joint venture.

C. Conflicts. Neither Contractor nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with Contractor's loyal and conscientious exercise of judgment related to its performance under this Contract. Contractor agrees that none of its officers or employees shall, during the term of this Contract, serve as an expert witness against the Town in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, Contractor agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert

opinion, which is adverse or prejudicial to the interests of the Town in connection with any such pending or threatened legal or administrative proceeding. The limitations of this section shall not preclude Contractor or any other persons from representing themselves in any action or in any administrative or legal proceeding.

In the event Contractor is permitted to utilize subcontractors to perform any services required by this Contract, Contractor agrees to prohibit such subcontractors, by written contract, from having any conflicts within the meaning of this Section.

D. Contingency Fee. Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For a breach or violation of this provision, the Town shall have the right to terminate this Contract without liability and, at its discretion, to deduct from the Contract price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

E. Materiality and Waiver of Breach. The Town and Contractor agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Contract and, therefore, is a material term hereof. The Town's failure to enforce any provision of this Contract shall not be deemed a waiver of such provision or modification of this Contract. A waiver of any breach of a provision of this Contract shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Contract.

F. Joint Preparation. The Town and Contractor both acknowledge that they have sought and received whatever competent advice and legal counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Contract has been their joint effort. The language agreed to herein express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

G. Drug-Free Workplace. Contractor shall maintain a drug-free workplace.

H. Headings. Headings are for convenience of reference only and shall not be considered in any interpretation of this Contract.

I. Binding Authority. Each person signing this Contract on behalf of either party individually warrants that he or she has full legal power to execute this Contract on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Contract.

J. Truth-in-Negotiation Certificate. Signature of this Contract by Contractor shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Contract are accurate, complete, and current at the time of contracting.

K. **Registration Requirement; Termination**. Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-Verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: 1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and 2. All persons (including subvendors/ subcontractors) assigned by Contractor to perform work pursuant to the contract with the Town of Southwest Ranches. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Southwest Ranches; and 3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

L. **Discriminatory Vendor List**. Pursuant to Section 287.134(2)(a), Fla. Stat., an entity or affiliate, as defined in Section 287.134(1), who has been placed on the discriminatory vendor list may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or Contractor under a contract with any public entity; and may not transact business with any public entity. By executing this Agreement, the Contractor represents and warrants that neither it nor any of its affiliates is currently on the discriminatory vendor list.

M. **Non-Exclusive Agreement.** This Agreement is non-exclusive and does not guarantee Contractor any minimum quantity, expenditure, number of assignments, or volume of work.

N. **Foreign Entity Compliance.** Contractor represents and warrants that it is eligible to contract with the Town under all applicable provisions of Sections 287.138, 288.007, and 692.201 through 692.204, Florida Statutes. By executing this Agreement, Contractor further certifies, under penalty of perjury, that it is not prohibited from contracting with the Town under such statutes and is in compliance with all applicable requirements thereof.

O. **Human Trafficking Certification.** Pursuant to Section 787.06, Florida Statutes, Contractor certifies, under penalty of perjury, that it does not use coercion for labor or

services, as defined in Section 787.06, Florida Statutes. Contractor further certifies that the individual executing this Agreement is duly authorized to make this certification on behalf of Contractor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates set forth below. The individual executing this Agreement on behalf of Contractor further declares, under penalties of perjury, that he or she has read the foregoing representations and certifications contained in Sections "N" and "O" of this Agreement, that the facts stated therein are true and correct, and that he or she is duly authorized to execute this Agreement on behalf of Contractor.

FPI SECURITY SERVICES, INC. and the TOWN OF SOUTHWEST RANCHES, signing by and through its Mayor duly authorized to execute same by Council action on the ___ day of _____ 2026.

WITNESSES:

Jorge Ostco

FPI SECURITY SERVICES, INC.:

By: _____

President

Title:

14th day of Oct 2026

TOWN OF SOUTHWEST RANCHES

By: _____
Steve Breitkreuz, Mayor

____ day of _____, 2026

By: _____
Russell Muñiz, Town Administrator

____ day of _____, 2026

ATTEST:

_____
Debra Ruesga, Town Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Keith M. Poliakoff, Town Attorney
1001.2026.101

Negotiated Rates
October 2026

Proposer Name:
FPI Security Inc.

PRICE PROPOSAL FORM

The Respondent shall provide firm-fixed unit prices for the services identified below. Proposed rates shall include all labor, supervision, equipment, vehicles (where applicable), uniforms, overhead, profit, insurance, travel, permits, and all other costs necessary to fully perform the services described in this solicitation. This Price Proposal Form is submitted solely for evaluation and contract award purposes and does not constitute a purchase order, guarantee of work, minimum purchase commitment, or authorization to perform services.

SECURITY GUARD SERVICES

A. Standard Service Rates:

Service	Unit	Proposed Rate	
Unarmed Security Officer	Per Hour	$37.50*	*$26.50 Per Hour if guaranteed regular full-time schedule of a minimum of 40 hours p/Week
Armed Security Officer	Per Hour	$65.00	
Security Supervisor	Per Hour	$65.00	
Unarmed Foot Patrol Officer	Per Hour	$40.00	
Golf Cart Patrol Officer, including cart	Per Hour	$100.00	
Vehicle Patrol Officer, including vehicle	Per Hour	$150.00	

Note: Unarmed Security Officers, Armed Security Officers, Security Supervisors, Foot Patrol Officers, Golf Cart Patrol Officers, and Vehicle Patrol Officers may be assigned duties including, but not limited to, access control, credential verification, metal detector screening, bag inspections, crowd management, patrol, parking control, site monitoring, incident response, and other related security functions consistent with their assigned role and applicable licensure.

B. Optional Service Rates:

Description	Unit	Proposed Rate
Bicycle Patrol Officer	Per Hour	$65.00
K-9 Security Team	Per Hour	$_N/A

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

Description	**Unit**	**Proposed Rate**
Executive Protection	Per Hour	$75.00
Event Command Post /Mobile Command Unit	Per Hour	$100.00
Temporary Access Control /Credentialing Personnel	Per Hour	$40.00
Parking & Traffic Control Personnel	Per Hour	$40.00
Drone Observation Support *(where legally permissible)*	Per Hour	$125.00
Other (Describe)*	N/A	$N/A

*Respondents may attach a separate sheet identifying and pricing additional municipal security-related services that are incidental to and consistent with the scope of this solicitation. Only those additional services expressly accepted by the Town as part of the awarded contract shall become part of the resulting Agreement.

Firm Name: FPI Security Services Date: 8/27/2026

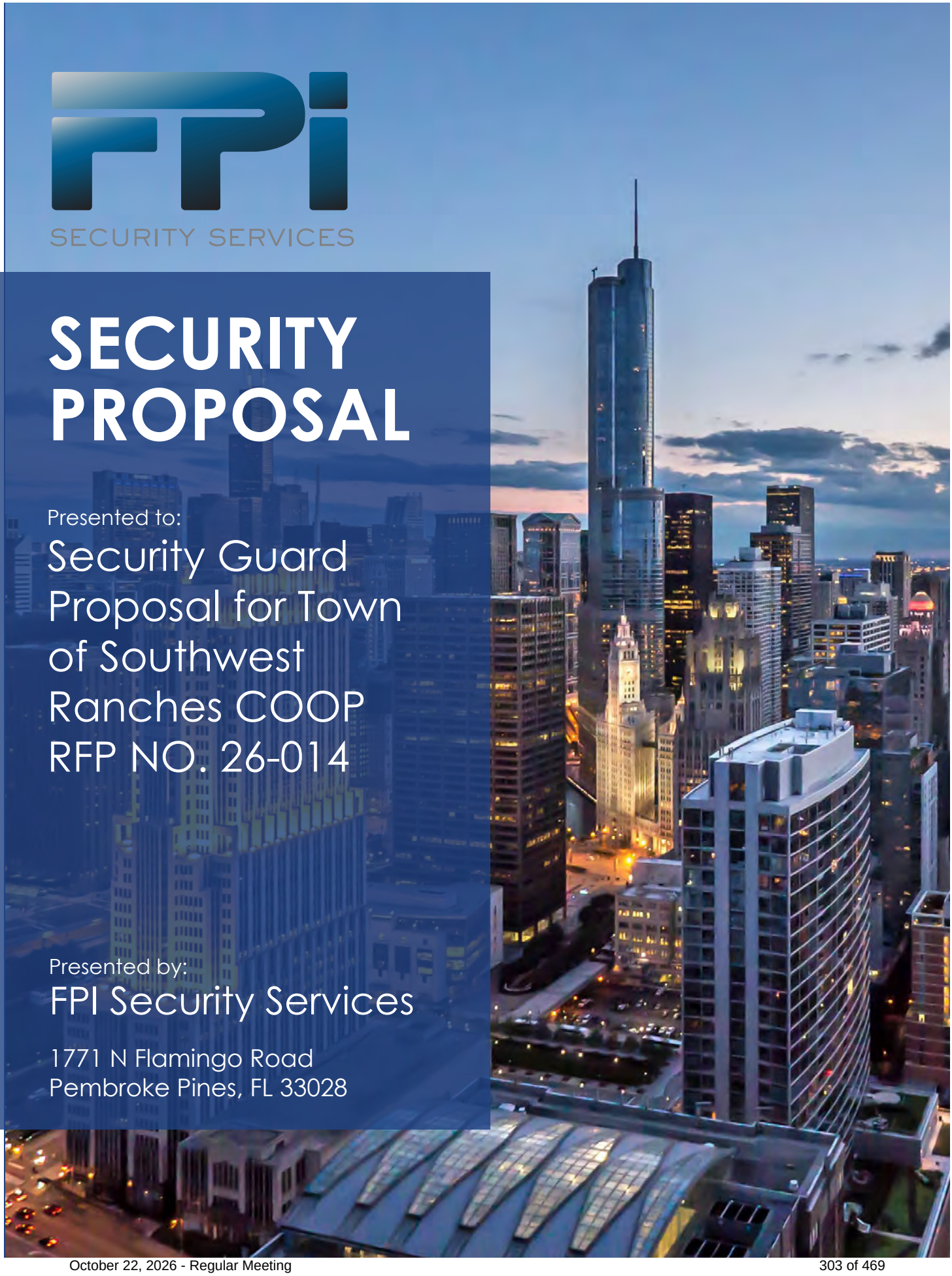
Authorized Representative (Print): Alexander Perez Signature: _____

FPI
SECURITY SERVICES

SECURITY PROPOSAL

Presented to:

Security Guard Proposal for Town of Southwest Ranches COOP RFP NO. 26-014



Presented by:

FPI Security Services

1771 N Flamingo Road
Pembroke Pines, FL 33028

SECURITY WITH PRECISION

September 1st 2026

Town of Southwest Ranches COOP
RFP NO. 26-014

To Whom It May Concern,

It is with great pleasure that FPI Security Services submits this proposal for the security services requested at Town of Southwest Ranches. We welcome the opportunity to establish a reliable and productive partnership with your team.

We believe our experience and capabilities uniquely position us to meet and exceed the security needs outlined in this proposal. We are confident that FPI Security Services can provide effective protection and consistent support for the residents & guest of Town of Southwest Ranches.

We appreciate your time and consideration, and we look forward to the opportunity to work together. Please feel free to contact us with any questions or requests for additional information.

Sincerely,

Jorge Castro
Business Development Manager

305-827-4300
954-370-5300

1771 N Flamingo Road
Pembroke Pines, FL 33028

dgonzalez@fpisecurity.com
www.fpisecurity.com

FPI SECURITY SERVICES | SECURITY WITH PRECISION

SECTION 1
Qualifications & Experience

Town of Southwest Ranches - RFP No. 26-014 - Security Guard Services Term Contract
(RFP Section 4, Item 1)

FPI SECURITY SERVICES

A Comprehensive Security Solutions Provider



With over 45 years of experience, we specialize in a wide range of services including security officers, surveillance cameras, access control, and monitoring services. Our team is dedicated to providing client-focused security solutions to meet the needs of various industries.

Who We Are

Family, **Pride**, and **Innovation** are the core values that make up FPI Security Services. We believe our team functions at its best when nurtured within a close-knit environment that emphasizes respect and care. This familial approach fosters a sense of pride in our work, which translates into ensuring that our clients receive the highest level of service in the industry. Our clients, regardless of the service chosen for their needs, will operate smoothly in their day-to-day activities.

Why Choose Us

Comprehensive Solutions

Our team of security experts provides comprehensive solutions to enhance your company's safety while addressing your unique business needs

Priority Coverage

Experience unapparelled peace of mind with priority coverage that guarantees your business top-tier protection and uncompromised safety at all times.

Reduced Security Costs

Reduce your security costs while enhancing your company's overall protection and operational efficiency.

Industries We Serve

- Residential Communities
- School Campuses
- Commercial Properties
- Financial Institutions
- Government Installations

CONTACT US

1771 North Flamingo Road
Pembroke Pines, FL 33028

954.370.5300

FPISecurity.com

FPI SECURITY SERVICES



A Respected Leader in the Security Sector

FPI Security Services' commitment to embracing the latest security technology ensures that our clients consistently receive the highest level of customized service in the industry, allowing clients to focus on their core business activities.

Services We Provide

Armed/Unarmed Security Officers

Each of our security officers undergoes meticulous training to provide **client-focused security solutions,** ensuring that they are not only effective but professional in their approach.

Our extensive team of **over 500 security guards** is trained to embody the core values that create the foundation of FPI Security Services.

Monitoring

Our monitoring center is staffed by trained security professionals who respond promptly to any alerts. We utilize **24/7 advanced monitoring technologies**, to oversee security systems including:

- Alarms
- Cameras
- Access controls systems

With our proactive monitoring solutions, clients receive **real-time notifications** about their properties, ensuring quick action in the event of an incident.

Surveillance Cameras

Having **state-of-the-art surveillance systems** can:

- Play a pivotal role in deterring crime
- Provide real-time surveillance
- Have 24/7 visibility of assets

Our security experts will design and install a comprehensive camera system with features such as **night vision, motion detection, and remote viewing** capabilities.

Access Control

We specialize in implementing **advanced access control systems**. Our solutions are customizable, and can include:

- Key card entry
- Biometric scanners
- PIN codes

By providing **protection against unauthorized access**, clients are able to maintain high levels of security.

Follow Us @FPISecurityServices

SECURITY SERVICES

SECURITY WITH PRECISION

Town of Southwest Ranches - RFP No. 26-014 - Security Guard Services Term Contract
(RFP Section 4, Item 3)

Proactive Management Plan

FPI Security Services takes pride in providing a proactive and client-centered approach to security management. Our methodology ensures that every aspect of our service delivery is customized, forward-thinking, and meticulously aligned with client needs. Below is an outline of our proactive management strategy.



1. Leadership and Oversight

Dedicated Account Managers: Each client is assigned a highly trained Account Manager responsible for ensuring seamless communication and operational oversight.

Accessible Leadership: Senior management maintains open communication with clients, conducting regular check-ins and strategic reviews to address evolving needs.

2. Recruitment and Training

Rigorous Hiring Standards: We employ a multi-step vetting process, including background checks, interviews, and evaluations to select the most qualified candidates.

Comprehensive Training: Security officers undergo extensive training programs tailored to client-specific protocols, focusing on customer service, conflict resolution, and emergency response.

Continuous Development: Ongoing training ensures our personnel are up-to-date with the latest industry standards and technology.

3. Technology Integration

Advanced Tools: We leverage innovative tools, such as real-time reporting systems, video surveillance, and access control technology, to enhance operational efficiency.

Customized Reporting: Regular updates and detailed reports are provided to clients, offering transparency and actionable insights.

4. Operational Efficiency

Tailored Post Orders: Site-specific instructions are developed collaboratively with clients to ensure every detail of their security needs is met.

Regular Site Audits: Routine audits are conducted to assess performance, identify potential vulnerabilities, and implement improvements.

Emergency Preparedness: Contingency plans are developed and tested to ensure swift and effective responses to emergencies.

5. Communication and Collaboration

Client Meetings: Scheduled meetings ensure alignment on goals, expectations, and feedback.

24/7 Support: Our dispatch center and management team are available around the clock to address any issues or concerns promptly.

6. Performance Metrics

Key Performance Indicators (KPIs): Regularly monitored metrics, such as response time, incident resolution, and customer satisfaction, are used to ensure high service standards.

Quarterly Reviews: Performance evaluations are shared with clients to demonstrate accountability and progress.

7. Employee Engagement

Recognition Programs: Top-performing officers are recognized and rewarded, fostering morale and encouraging excellence.

Retention Strategies: Competitive compensation and professional development opportunities ensure a motivated and stable workforce.





Quality Assurance Plan

FPI Security has three core values that is uses in its business model that are essential to our success.

Family

Pride

Innovation

Family

At FPI, family is everything. We treat our employees and our clients like family. From the newest security officer to the top executive, everyone is considered family. Our employees work better when they are treated with respect and taken care of. We provide incentives for employees to serve you better. Gift cards, bonuses, and referral incentives are some of the programs we use to make are employees feel appreciates. Happy employee=Happy client. We have a turnover rate significantly lower than other competitors. We feel this is because of our culture of family is everything.

Pride

We take pride in all that we do. This sounds cliché, but it's a value that was instilled in the company since its founding in 1981. Andres Perez, our founder, decided to create a security agency that stood above the rest. He saw a need that could be filled. FPI Security Services was founded to provide high levels of service at an affordable price. Our customers receive the highest standards of service without paying the premiums charged by national and global companies. Our ownership invests money in our equipment on a regular basis to ensure we look sharp. We take pride in having a prestigious fleet of vehicles equipped with the latest in technology. Our supervisors are tasked with inspecting our officers in the field to insure they meet are high standards of appearance.

Innovation

Our company is constantly investing in the newest technology in the security industry. We attend global conferences to keep up to date with the necessary upgrades. For example, we have body worn cameras, mobile dvrs with cameras on our vehicles, mobile trailers with cameras, GPS tracking of our officers, electronic time and attendance, electronic reporting systems, and much more! Providing the best technology has to offer ensures that our clients are receiving the best services in the industry at all times.



Our quality control plan is built around those three values.

Are we treating our clients like family?

Are we providing services we are proud of?

Is our client receiving the best technology has to offer?

These are questions we ask ourselves when reviewing the services being provided to our clients. Our supervisory team is essential in providing feedback on a regular basis from different areas of the company. This is how we discover areas that need improvement.

Appearance

One of the areas we find important in our quality control plan is appearance. In security, appearance is the first impression any person gets when looking at a security officer. A security officer that is well groomed and well dressed with his/her uniform pressed, will earn respect from citizens without even opening their mouth. This is imperative in providing services that we are proud of. Our supervisors are tasked with checking each and every post throughout the day to ensure that our officers are meeting the high standards of appearance set by FPI.

Recurring Training

At FPI, we understand the importance of training. Training is important even after the officer has been working at a post for years. Recurring training ensures that the officer is up to date with recent information. Recurring training is a great way of correcting issues that have arisen from previous incidents.



Communication

Communication is another important feature of our quality control plan. Our project manager will maintain constant communication with City personnel to receive feedback of our services and personnel. If at any time any officer needs to be replaced, it will be done immediately. An FPI Supervisor will relieve the officer until a suitable replacement arrives. We take communication seriously. That includes communication with our officers in the field. Our officers have valuable information from the field that only they can gather. Having regular discussions with them regarding the services and what can improve allows us to gather important information that can then be shared with the City.



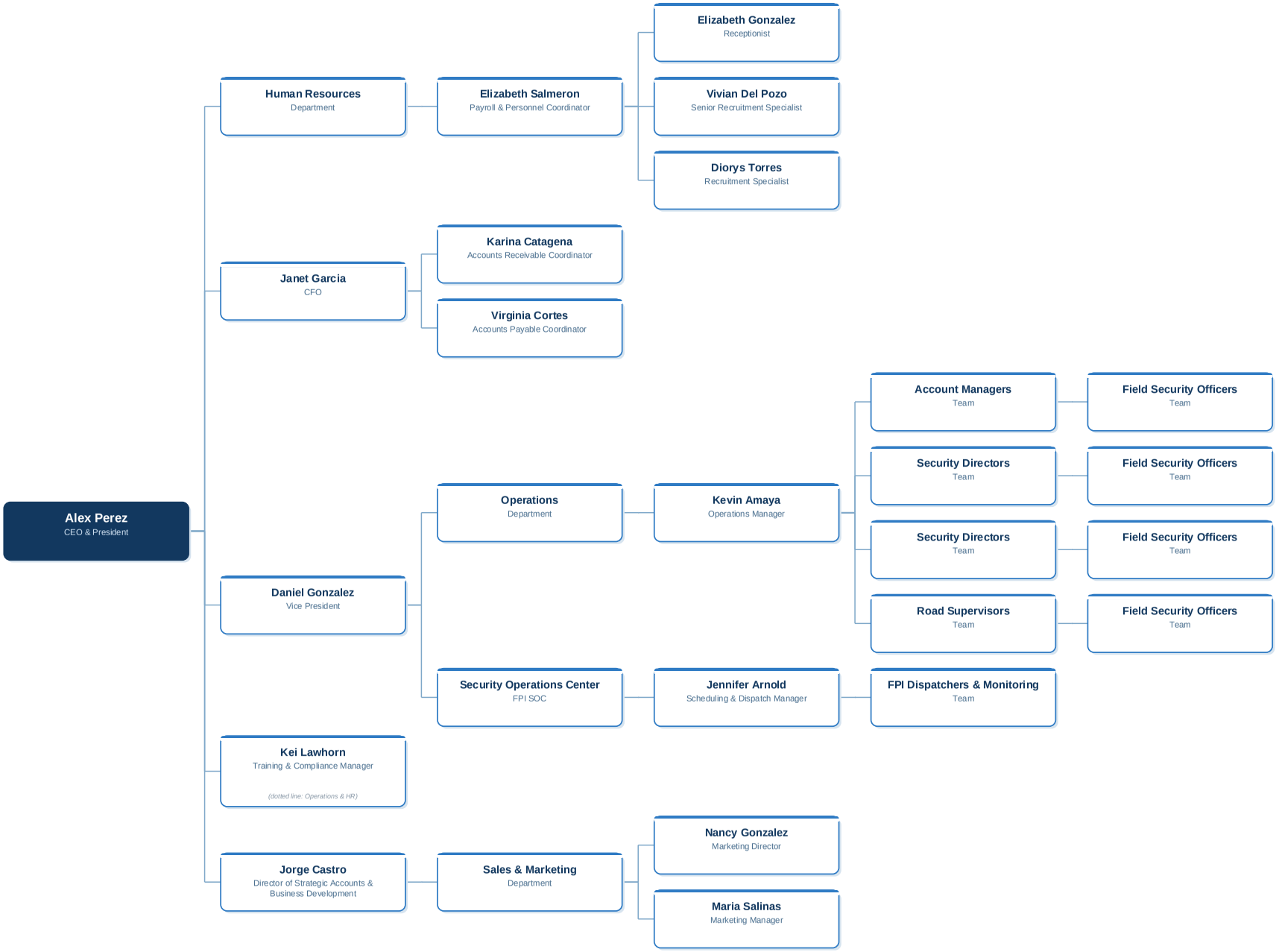
FPI SECURITY SERVICES | SECURITY WITH PRECISION

SECTION 2
Resources & Staffing Plan

Town of Southwest Ranches - RFP No. 26-014 - Security Guard Services Term Contract
(RFP Section 4, Item 2)

FPI Security Services

Organizational Chart





ALEXANDER PEREZ

President & CEO

PROFILE

A seasoned executive with over 30 years of experience in the security industry, Alexander Andres Perez has demonstrated expertise in managing and developing security operations. His achievements include overseeing a team of 400+ security officers, implementing security and safety surveys, and designing operations manuals. A certified instructor in counter-terrorism and classroom training, he excels in recruiting, training, and retaining top-tier security professionals. His leadership extends to acquiring and maintaining security contracts and managing executive office operations.

CERTIFICATIONS & LICENSES

State of Florida Licenses:

- Private Investigator License (C 2501083)
- Security Officer Instructor License (DI 2800026)
- Security/Investigative Agency Manager (M 2500120)
- Statewide Firearm License (G 2504772)
- Security Officer License (D 2526046)
- Firearms Instructor License

Federal Firearms License Dealer

Florida Notary Public

PROFESSIONAL EXPERTISE

- Oversee the management and scheduling of 150+ security officers.
- Conduct security and safety surveys for varied industries.
- Recruit, train, and supervise security personnel to ensure operational excellence.
- Successfully obtain and maintain security contracts with diverse clients.
- Develop operations manuals tailored to client-specific security needs.
- Conduct loss prevention investigations to mitigate client risks.
- Certified instructor for counter-terrorism and firearms.

WORK EXPERIENCE

President & CEO | FPI Security Services, Inc | November 2004 – Present

Established and led one of South Florida's premier security firms, providing comprehensive services tailored to client needs.

Owner & President | Florida Gun Center, Inc | January 2001 – Present

Managed daily operations, client relations, and compliance for a federally licensed firearms dealership and training facility.

Senior Vice President | FPI Detective Agency | June 1988 – November 2004

Directed investigative services, agency management, and client relations in a dynamic security and investigative environment.



DANIEL GONZALEZ

Vice President

PROFILE

Daniel Gonzalez is a results-driven executive with over 10 years of experience in security operations, business development, and compliance management. With a strong focus on expanding FPI Security Services' portfolio of technology-driven solutions and ensuring adherence to legal and regulatory standards, Daniel has played a critical role in the company's growth and innovation. Fluent in English and Spanish, he combines strategic vision with operational expertise to deliver exceptional service and foster long-term client relationships.

EDUCATION

Broward College | Hollywood, FL

Emergency Management

Saint Thomas University | Miami Gardens, FL

Bachelor of Arts in Organizational Leadership

Florida International University, College of Law | Miami, FL

Juris Master

PROFESSIONAL EXPERTISE

- Business Development: Leads initiatives to expand the company's offerings in security technology, including remote video monitoring, access control systems, and autonomous AI security devices.
- Compliance Oversight: Ensures all security operations align with federal, state, and local regulations while implementing best practices for risk management and legal compliance.
- Operational Leadership: Oversees company-wide security services, focusing on innovation and efficiency to meet evolving client needs.
- Team Development: Mentors and supports account managers and site supervisors to maintain consistent service excellence across all operations.

WORK EXPERIENCE

Vice President | FPI Security Services, Inc. | May 2017 – Present

- Drives the integration of advanced security technologies into service offerings.
- Ensure compliance with legal standards and manage operational risk across all company divisions.
- Develop strategic plans to support long-term growth and align with industry trends.

Account Manager | Florida Patrol Investigators, Inc. | January 2013 – May 2017

- Managed high-profile client accounts, tailoring security solutions to unique requirements.
- Supervised multi-site operations and maintained high levels of client satisfaction.

Site Supervisor | Florida Patrol Investigators, Inc. | July 2011 – January 2013

- Directed day-to-day security operations, ensuring adherence to protocols and performance standards.
- Handled incident response and reporting while maintaining close



JORGE CASTRO

Director of Client Relations & Business Development

PROFILE

A seasoned and goal-oriented professional with over 15 years of experience in the private security, government, and law enforcement industries. Adept at managing large-scale security operations, ensuring compliance with regulatory standards, and driving organizational growth through strategic planning and leadership.

EDUCATION

University of Phoenix | Phoenix, AR

Bachelor's degree in criminal justice

Miami Dade College | Miami, FL

Minors in Police Operations and Criminal Psychology

WORK EXPERIENCE

Operations Manager & Business Development | FPI Security Services | December 2022 – Present

- Oversee daily security operations, ensuring adherence to client requirements and company protocols.
- Manage staffing, training, and scheduling for security personnel across multiple sites.
- Develop and implement operational strategies to optimize service delivery and efficiency.

Maritime Federal Law Enforcement Officer | Department of Homeland Security, United States Coast Guard | March 2003 – Present

- Conduct maritime law enforcement operations, ensuring compliance with federal regulations.
- Provide security and oversight for critical maritime infrastructure and high-risk events.

Chief Operations Officer & President | Saeta Guard Services | August 2020 – December 2022

- Directed all aspects of company operations, including client relations, team management, and compliance.
- Implemented process improvements that increased operational efficiency and client satisfaction.

District Manager & Vice President of Operations | Kent Security Services | February 2007 – July 2020

- Managed district-wide security operations, supervising a team of site managers and officers.
- Enhanced operational standards and introduced new technologies to improve service quality.

Security Director | Securitas Security Company | March 2003 – January 2005

- Directed security operations at a high-profile location, ensuring consistent delivery of quality service.
- Managed client relationships and addressed security concerns with tailored solutions.

FPI Security Operations Center (SOC) Capabilities and Added Values

VIRTUAL SECURITY GUARD

MONITORING

Unparalleled 24/7 monitoring capabilities. FPI's highly trained SOC team utilizes high resolution cameras and AI-driven analytics, to quickly respond to potential threats or suspicious activity.

RESPONSE

Upon detection of security breaches, FPI-SOC'S team can issue actionable responses through talk downs, digital prompts, lights, audible alarms and more to ensure the threat is addressed immediately.

DISPATCH LAW ENFORCEMENT

When a security threat is detected, FPI's SOC promptly notifies local law enforcement. For situations requiring an escalated response, the SOC team is capable of providing real-time data, enabling law enforcement to rapidly assess the situation and deploy the necessary resources.



IMPLEMENTATION

The implementation process for this client involved the following steps:

Assessment and Planning

Conducted a thorough assessment of the offsite lot's security needs and layout. Our team of security specialists designed a deployment plan for optimal coverage using the RIO360.

Deployment

Installed the RIO360 devices at strategic locations within the offsite lot premises. Our team was able to successfully integrate the RIO360 with our SOC for continuous monitoring and real-time response coordination.

Training

Provided training for the dealership's management team on the operation and benefits of the RIO360. Educated the team on usage and tools of the system so they felt comfortable and confident for immediate communication between parties and decision-making when necessary.

Integration

Ensured seamless integration with existing security protocols and systems. Positive feedback was given on the ease of use and reliability. The integration of various technological elements, including AI-driven analytics, autonomous response capabilities, and dynamic display notifications, created a robust and responsive security solution.

CONTACT US

FPISecurity.com

1771 N Flamingo Road
Pembroke Pines, FL 33028

954.370.5300

FOLLOW US

@FPISecurityServices

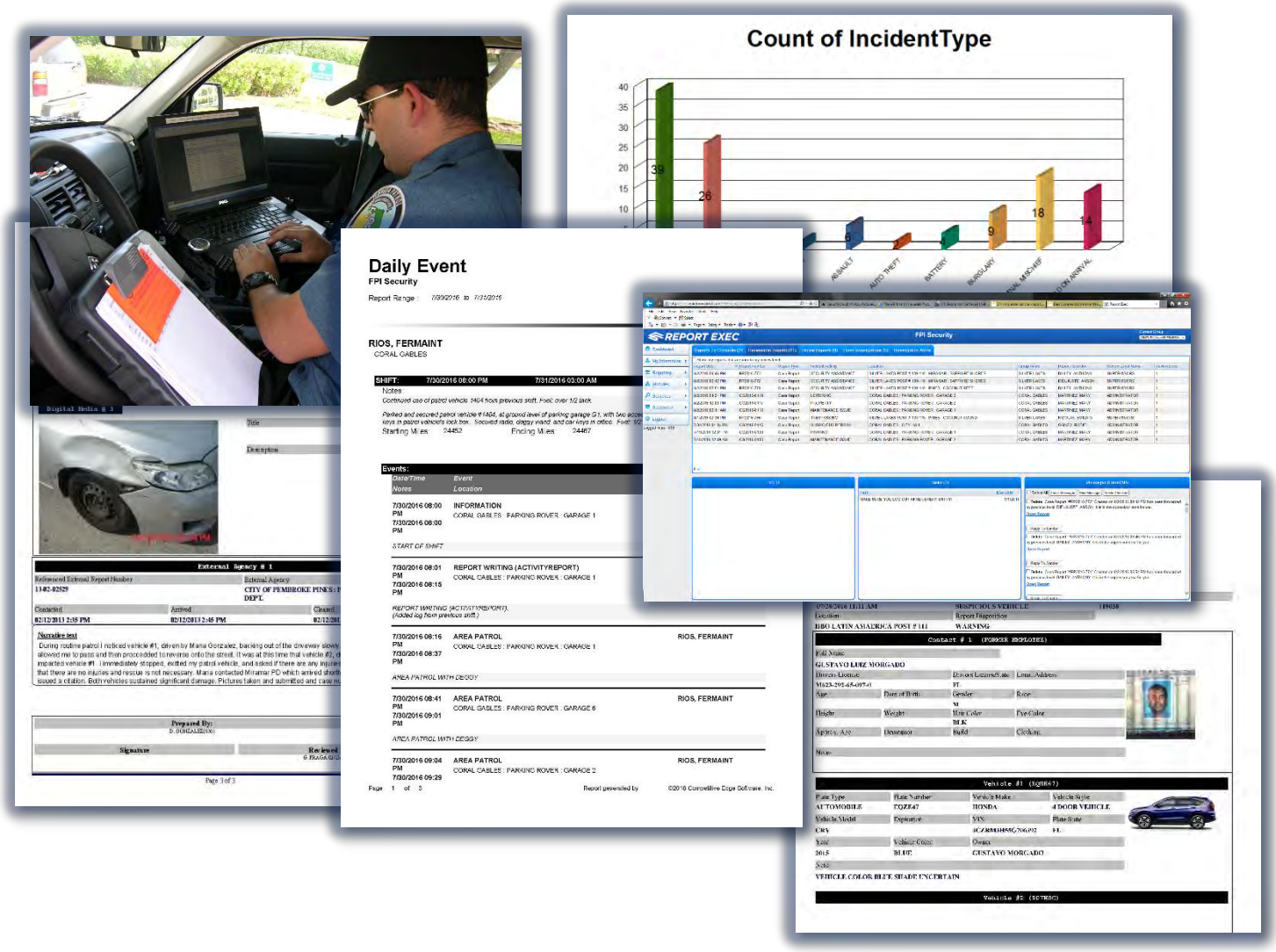
Technology

What technology do we provide our clients? We have an electronic reporting system used by over 300 police departments and security agencies across the world. We have and electronic time and attendance system that makes scheduling almost 300 employees a quick and simple process. This system alerts our 24-hour dispatch in the event an employee fails to show for work. Our vehicles are equipped with cameras and a mobile DVR that allows us to monitor our vehicles 24 hours a day.





FPI Security Services is always looking for ways to better serve our clients. We work closely with several technology companies in an effort to bring our clients the latest in security technology.

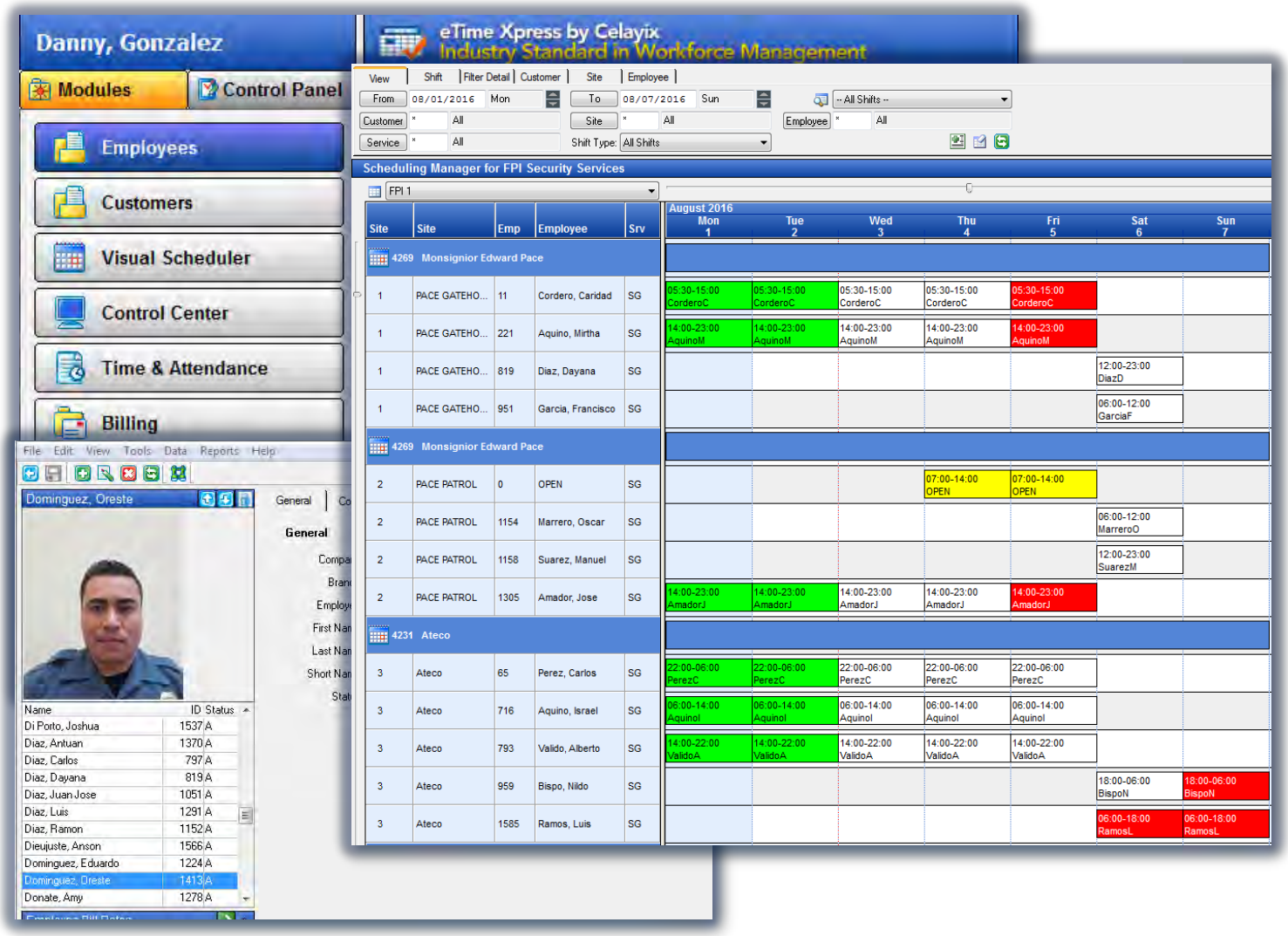


FPI Security Services uses a fully electronic reporting system that allows officers to document incidents more efficiently. More efficient reporting means that the officer will be patrolling more often and maintain high visibility. Our reporting system allows officers to document their daily activity reports, incident reports, BOLOs, lost item reports, found item reports, and much more. Important information can be uploaded into the system and shared with all officers simultaneously.

The reports are electronically submitted via email to the appropriate personnel. This eliminates the need to keep files of incident reports. The entire process is paperless and therefore, environmentally conscious.

Our electronic workforce management system allows us to schedule and manage almost 300 employees from anywhere in the world. The system is designed specifically for the needs of a security agency.

When an officer is unable to report for duty, the system makes it easy to find a qualified replacement in a hurry. This allows us to provide continuity of service to our clients at all times. Our software maintains the employee's personnel file and alerts us to possible expirations of required licenses. This feature ensures that all officers in the field are in compliance with all applicable laws and regulations.



Sample Daily Activity Report

Sample shown to illustrate FPI's electronic reporting format. Site name, personnel, and all events below are fictional and provided for demonstration purposes only.

Site: Sample Municipal Facility
Officer: J. Smith, Badge #000
Shift: 06:00 - 18:00 (12-hour shift)
Report Date: Sample Date

SCANS	ISSUES	TASKS	AUDITS
24	0	3	1

ACTIVITY	LOCATION	TIME
Shift Started	Main Gate / Guardhouse	06:00 AM
Location Scan	Front Entrance	06:15 AM
Location Scan	Parking Lot A	06:32 AM
Vehicle Patrol Check	Perimeter Road - North	07:05 AM
Location Scan	Community Center	07:40 AM
Building Access Check	Administration Building - Rear Door	09:15 AM
Location Scan	Recreation Area	10:30 AM
Task Completed	Lighting Inspection - Lot B	11:45 AM
Location Scan	Perimeter Road - South	01:10 PM
Vehicle Patrol Check	Main Gate / Guardhouse	02:30 PM
Location Scan	Front Entrance	04:00 PM
Shift Ended	Main Gate / Guardhouse	06:00 PM

FPI officers report incidents, checkpoint scans, tasks, and vehicle/access checks in real time through a mobile reporting platform; supervisors and the client review activity through a live web dashboard.

Feature Overview

While using any Android or Apple device,
Officers in the field can:

- Report Incidents
- Update Daily Activity Reports
- Include Photos & Audio Files
- Scan Checkpoints
- Receive Tasks & Reminders
- Communicate with Dispatch
- Clock In and Out
- Issue Warnings & Violations

All of this information is GPS tracked and available in real time in the Issue Monitor



- Dispatchers, Supervisors & Admins
- Maintenance Teams & Vendors
- Local & Regional Facility Managers

Our Reporting Process

How We Report

We use smartphones and tablets with quick and simple drop down reporting menus to streamline the reporting, maximize on site visibility, and reduce your risk and liability.

Instead of traditional hand written DARs our officers are provided varied reporting options that enable them to report easily throughout their shift.





Customized For You

Our daily and monthly reports can be *completely* customized and worded for your industry and specific property.

All issues are prioritized based on the scope of service at each property and according to your needs.

Real-Time Incident Notifications

At your choosing any issues or incidents reported can trigger a notification to the necessary parties (i.e. managers, maintenance supervisors or teams, and issue specific vendors).



Guard Tour Checkpoints

When a checkpoint is scanned 4 things happen

1) Instructions are shown to the officer specific to that location

2) A pre-written note in risk and liability terms is entered into all reports including the Daily Activity Report (DAR).

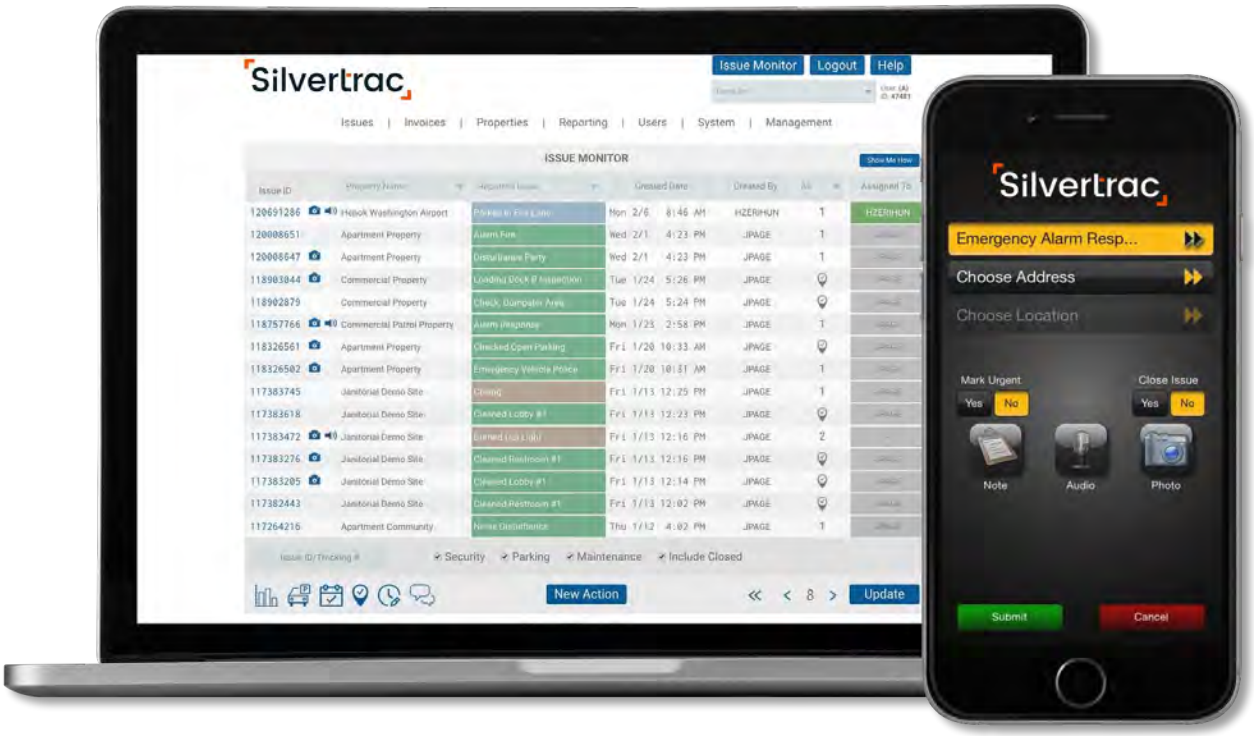
3) A GPS pinpoint is taken to track the officers location at the time of the scan

4) The officer is required to include a photo with the checkpoint to verify their location *(optional)*



Your Live Dashboard

First off, the issue monitor is the hub of all the activity reported through our software. Everything that is reported including incidents, checkpoints, tasks, and dispatched issues will all be tracked right here in the issue monitor.



Video Monitoring



Video surveillance monitoring is a service that provides real-time monitoring of your surveillance system. This brings added value to your current surveillance system. People install great surveillance systems and fail to realize that if nobody is monitoring the system, the system only works post-incident as a tool to see what occurred. The difference when you have a video monitoring solution like, FPI Security Services, is that a trained professional is watching your system in real-time and making decisions based on what is being monitored. What does this mean for our clients? It means that our monitoring station has the ability to contact the appropriate response to an occurring incident, in real-time. If there is a safety threat, then law enforcement can be contacted immediately to eliminate the threat as soon as possible.

Our video monitoring center is equipped with advanced technology designed to monitor your surveillance system efficiently. We use specifically designed software that has advanced analytic capabilities to detect, identify, and notify of a possible event in real-time. This maximizes the value of your surveillance system. It’s like having a security officer watching your entire property at once!

Video Analytics

Video content analysis (also video content analytics, VCA) is the capability of automatically analyzing video to detect and determine temporal and spatial events.

This is where you get the real value in your surveillance system. Video analytics provide real-time analysis of the camera feed to determine what is occurring and whether or not there is a need to act. Most people are familiar with the simplest form of video analytics, motion recording. Motion recording is simply an analytic function inside the software that tells the camera to record when there is motion. This feature allows you to save storage space by not recording camera feeds that have no activity.



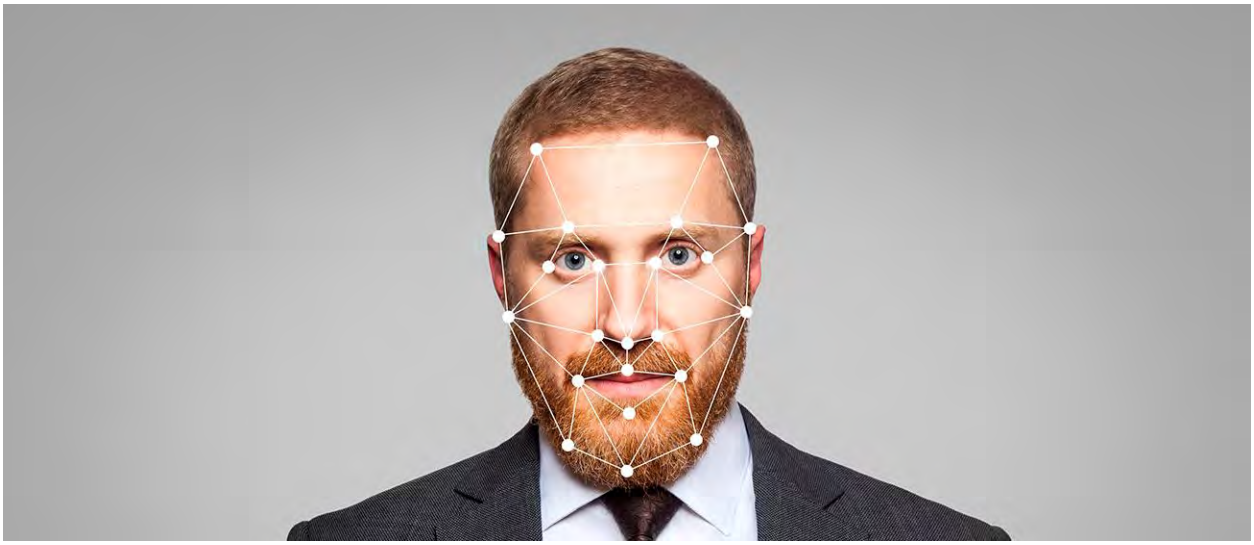
Today's surveillance technology has evolved tremendously along with video analytics. There are now complex algorithms that can detect and identify countless events in real-time. Our monitoring software provides the operator the ability to be everywhere at the same time.



The analytics can determine the difference between vehicles, people, or other objects. Depending on the programming, these identifications can trigger alarms at the central station. The operator can then view the camera in real-time and determine is action is necessary. This turns your surveillance system into a proactive tool as opposed to a reactive tool post-incident. Our software even has the ability to utilize facial recognition and license plate recognition technology.

Facial Recognition

A facial recognition system is a technology capable of identifying or verifying a person from a digital image or a video frame from a video source. There are multiples methods in which facial recognition systems work. In general, they work by comparing selected facial features from a given image within a database.



We can upload pictures into our database for our facial recognition system to identify people in real-time as they enter into a camera's view. The information comes up on the screen along with any warnings programmed into the system. This works great to identify unauthorized people in real-time. This feature allows us to contact onsite security personnel or law enforcement to deal with the possible breach or threat.



License Plate Recognition

License Plate Recognition, or LPR, is a technology that uses optical character recognition on images to read vehicle registration plates to create vehicle location data.

Just like the facial recognition technology, LPR is a great tool for identifying vehicles that should or should not be on the property. This kind of technology is deployed by law enforcement agencies throughout the world to identify vehicles that are either wanted or in non-compliance with registration laws. This information can be used to alert onsite security or law enforcement of a possible suspicious vehicle.





Employee Incentive and Retention Plan

We understand the importance of employee retention and incentives. Employees work harder when they feel their hard work is recognized. We have several programs to designed to engage our workforce and incentivize them. Today, technology and social media are excellent tools for engaging your workforce. We use email blasts and social media posts to provide notice and recognition.

Employee incentive programs are a great way of keeping high quality talent. For this reason, the following programs have been established with much success:

Employee Referral Program

We implemented an Employee Referral Program that pays out $250 for any referral that is employed with us for a period of 90 days. Employee referrals tend do have a much higher retention rate than other forms of recruitment.

Meritorious Service Awards

The job of a security officer can sometimes become repetitive and complacency can set in. To help mitigate this, we established a Meritorious Service Award. This award is given to employees that performed their duties in an exemplary way during a crisis or incident. For example, if an officer performs first aid or performs life saving actions, we feel that officer should be recognized. We have many awards given to officers who feel they were “just doing their job.” They are provided with a certificate and a gift card to a variety of different options. Their pictures are shared via email blast to the entire company and posted on our social media. We have found the officers that receive this award also tend to have high retention rates.

Officers of the Month

Every month we select one to three employees that deserve recognition. The employees are provided a certificate and gift card to variety of options. These employees are recognized for their hard work and reliability. We have many employees that never miss work, never late, and always willing to help the company. These are the employees that receive this recognition. We have found that many employees strive to receive this recognition. This helps with employee retention and general cooperation with company policies and procedures.

Employee Discounts

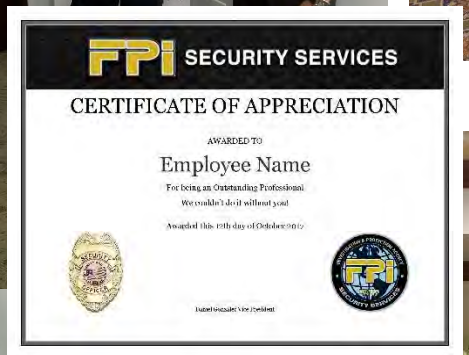
FPI Security Services has a sister company, Florida Gun Center. This company provides a shooting range and law enforcement equipment to many agencies. They have an indoor shooting range which we utilize for firearm qualification and requalification. This is provided to our employees at no cost. Our employees also receive discounts on firearms, equipment, footwear, protective gear, and much more. This gives our employees an opportunity to purchase high quality gear at an affordable price. We want to make sure that our officers have a professional appearance.

The FPI Difference

















Corporate Social Responsibility

At FPI Security Services, we believe that security is about more than safeguarding properties; it's about building safer, stronger communities. Our commitment to corporate social responsibility (CSR) reflects our dedication to making a positive impact in the neighborhoods where we operate. Through sponsorships, volunteer work, and active engagement with local organizations, we strive to contribute to the well-being of the communities we proudly serve.



Sponsorships and Community Involvement

Youth Sports Sponsorships:

FPI Security Services proudly sponsors local youth sports teams, providing funding for equipment, uniforms, and tournaments. By supporting youth athletics, we help foster teamwork, discipline, and community spirit.

Community Events:

We actively participate in and sponsor community events such as safety fairs, charity runs, and neighborhood cleanups. Our team is committed to building relationships and promoting a sense of security and unity.

Nonprofit Support:

FPI partners with nonprofit organizations to support initiatives that align with our values, such as providing resources for underserved communities, disaster relief efforts, and public safety awareness programs.

Volunteerism:

Our employees regularly volunteer their time to causes that matter most, including mentoring programs, food drives, and fundraising events for local charities.





Our Commitment to Making a Difference

FPI Security Services is dedicated to integrating social responsibility into every aspect of our business. We recognize the importance of giving back and remain committed to:

- Promoting community safety and well-being.
- Supporting local initiatives that enhance quality of life.
- Encouraging employee involvement in meaningful causes.

Through these efforts, FPI Security Services not only fulfills our responsibility as a corporate citizen but also strengthens the bonds that connect us to the communities we serve. Together, we're working toward a safer, brighter future.


117
SK
118


FPi
SECURITY SERVICES
WWW.FPISECURITY.COM


FPi

SECURITY SERVICES

SECURITY
WITH
PRECISION

Pricing

SECTION 4
SPECIAL PROVISIONS

PROPOSAL FORMAT

Section #	Required Item	Included (✓)
1	**Qualifications and Experience** – Provide an overview of the firm's qualifications, relevant experience in governmental security services, and key personnel. Include years of experience, areas of expertise, and any specialized capabilities. **(2 PAGES MAXIMUM)**	☑
2	**Resources and Staffing Plan** – Describe the Respondent's organizational structure, available staffing resources, supervisory capabilities, and geographic service area. Include the Respondent's approach to personnel scheduling, quality assurance, and maintaining adequate staffing levels to support routine assignments, special events, emergency response, and simultaneous service requests. Additionally, provide an inventory or summary of available equipment, vehicles, and other operational resources (e.g., patrol vehicles, golf carts, communication equipment, metal detection equipment, traffic control devices, etc.) that may be utilized in performance of the services under this Agreement. **(4 PAGES MAXIMUM)**	☑
3	**Knowledge of the Work, Applicable Regulations, and Performance Approach** – Description of proposer's knowledge of the work and relevant regulations. Furnish copies of applicable certifications. Include a detailed description of the methods and approach used to implement the proposed services, and a demonstrated approach to ensuring compliance with all regulatory requirements. **(3 PAGES MAXIMUM)**	☑
4	**Client Performance References** – Provide contact information for current and/or past clients familiar with similar services performed by the proposer. References should reflect relevant experience and recent work.	☑
5	**Sample Invoices and/or Usage Reports** – Provide samples of daily/weekly/monthly report detailing a service site and which services were applied.	☑
6	**Price** – Detailed, clearly defined costs as per Required Forms – Price Proposal Form.	☑
7	**Required Forms and Documentation** – Attach all required forms and paperwork as requested. Reference Section 5.	☑

EVALUATION CRITERIA

The following criteria will be used in the evaluation, shortlisting, and ranking process:

- **Qualifications and Experience**
- **Resources and Staffing Plan**
- **Knowledge of the Work, Applicable Regulations, and Performance Approach**
- **Price Proposal**
- **Client Performance References**

EVALUATION OF PROPOSALS

Responses to this RFP will be evaluated by a Selection/Negotiation Committee appointed by the Town Administrator. The evaluation will follow the criteria outlined in this RFP and adhere to the Town's Procurement Code. Proposals that fail to provide the requested information or meet the minimum qualification criteria will be disqualified.

Post-Submittal Process:

1. Initial Review and Compliance Check
    - Proposals are reviewed to ensure compliance with submission requirements and minimum qualification criteria herein.
2. Evaluation by Selection Committee
    - Each submission will be evaluated based on the Evaluation Criteria provided in this RFP.
    - The ranking methodology is ordinal ranking, where #1 is the highest ranked firm, #2 is the next ranked firm, and so forth.
    - The Selection Committee will score proposals individually and may develop a shortlist of no fewer than three (3) firms deemed most qualified.
    - If fewer than three (3) responses are received from qualified firms, the minimum number for shortlisting and ranking purposes shall not apply.
3. Public Presentations/Interviews (Optional)
    - Shortlisted firms may be invited to provide public presentations regarding their qualifications, project approach, and ability to furnish the required services.
    - Presentation appointments will be scheduled and communicated to firms. Proposer presentations/interviews are closed to the public.
4. Final Ranking
    - Following presentations/interviews (as applicable), the Selection Committee will deliberate and vote on a final ranking of firms based on the Evaluation Criteria.
    - Each voting member will rank the shortlisted firms according to their assessment of qualifications and alignment with the Town's objectives.
5. Recommendation for Award
    - The Selection Committee will recommend the Proposer(s) whose proposal offers the "best value" to the Town, considering the evaluation criteria and the Town's overall best interest.
    - If no contract negotiation is required, the Town Administrator may proceed to present the ranking and award recommendation(s) to the Town Council. If

negotiation is required with the number one ranked firm, the committee and/or purchasing negotiator shall proceed to meet with the number one ranked firm as soon as practicable. The negotiated contract(s) will be forwarded by the purchasing negotiator to the Town Administrator for final consideration by the awarding authority.

AWARD OF CONTRACT(S)

The Town reserves the right to award the contract based on the proposal that provides the best overall value, not necessarily the lowest price. While the Town allows Proposers to take variances to the RFP terms, conditions, and specifications, the number and extent of variances taken will be considered in determining the Proposer who is most advantageous to the Town. The Town reserves the right to request additional information or clarification from Proposers as needed to ensure a thorough evaluation.

As deemed necessary and in the Town's best interest, the Town reserves the right to:

- Reject any or all responses.
- Waive any minor irregularities or technicalities in responses received.
- Award to one or more Contractor(s), if such an approach is determined to be in the best interest of the Town.
- Award by zone, geographic area, service type, or any combination thereof, and to make multiple or partial awards, as determined to be in the best interest of the Town.

There is no obligation on the part of the Town to award the proposal to the lowest priced Proposer. The Town reserves the right to award the contract to the Proposer submitting the best overall responsive proposal which is most advantageous and in the best interest of the Town, and to waive any irregularity or technicality in the proposals received. All proposals shall be subject to negotiation, and the Town shall be the sole judge of the proposals that offer the best value and the resulting agreement that is in its best interest. The Town's decision shall be final.

Note: Submission of a Proposal shall constitute the Proposer's acknowledgment that the Town will not execute or be bound by any separate agreement, standard terms and conditions, master service agreement, proposal conditions, or other contractual document submitted by the Proposer. The final agreement shall consist of this solicitation, the Proposal as accepted by the Town, and any negotiated terms and conditions mutually agreed upon by the parties and approved by the Town. Any conflicting or additional terms proposed by the Proposer shall have no force or effect unless expressly accepted in writing by the Town as part of the final negotiated agreement.

SECTION 5
REQUIRED FORMS

OFFEROR'S QUALIFICATION STATEMENT
[Please print/type clearly]

NAME: FPI SECURITY SERVICES, INC.

ADDRESS: 1771 NORTH FLAMINGO ROAD PEMBROKE PINES, FLORIDA 33028

FEIN: 37-1499692

LICENSE NUMBER: A1500211 STATE OR COUNTY: FLORIDA

LICENSE TYPE: B0001169 Security Guard Services & Private Investigations

(Attach copy of license)

LICENSE LIMITATIONS, IF ANY: NONE
(Attach a separate sheet, if necessary)

LICENSEE SIGNATURE: _____

LICENSEE NAME: Alexander Perez

PROPOSER'S SIGNATURE: _____

PROPOSER'S NAME:ALEXANDER PEREZ

PROPOSER'S ADDRESS: 1771 NORTH FLAMINGO ROAD PEMBROKE PINES, FLORIDA 33028

PROPOSER'S PHONE NUMBER: Office: 954-370-5300 Cell: _____

PROPOSER'S EMAIL ADDRESS: ALEX@FPISECURITY.COM

By: FPI Security Services, Inc.
Name of Corporation/Entity

1771 North Flamingo Road
Address of Corporation/Entity

_____
Signature of President or Authorized Principal By: ALEXANDER PEREZ
Title: President & CEO
(If the Proposer is a Corporation, affix corporate seal)

ACKNOWLEDGEMENT OF ADDENDA

Proposer shall indicate receipt of any addendum by initialing below for each addendum received.

Addendum No. 1 _____ N/A

Addendum No. 2 _____ N/A

Addendum No. 3 _____ N/A

Addendum No. 4 _____ N/A

[Remainder of page intentionally left blank]

DISCLOSURE OF OWNERSHIP INTEREST AFFIDAVIT

TO: TOWN OF SOUTHWEST RANCHES
OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared Alexander Perez, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant appears herein as:

[ ] an individual or

[ ] the President of FPI Security Services, Inc.

[position—e.g., sole proprietor, president, partner, etc.] [name & type of entity—e.g., ABC Corp., XYZ Ltd. Partnership, etc.]. The Affiant or the entity the Affiant represents herein seeks to do business with the Town of Southwest Ranches through its the Town Council.

2. Affiant's address is: 1771 North Flamingo Road Pembroke Pines, FL 33028

3. Attached hereto as Exhibit "A" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater interest in the Affiant's corporation, partnership, or other principal. Disclosure does not apply to profit corporations, government agencies, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with the Town of Southwest Ranches' policy, and will be relied upon by the Town of Southwest Ranches. Affiant further acknowledges that he or she is authorized to execute this document on behalf of the entity identified in paragraph one, if any.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

[Signatures on next page]

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct and complete.

AFFIANT FURTHER SAYETH NAUGHT.

Affiant
Alexander Perez,

(Print Affiant Name)

The foregoing instrument was acknowledged before me by means of

☑ physical presence or ☐ online notarization,

this 28th day of August, 2026,

by Alexander Perez (name of person acknowledging).

Notary Public State of Florida
Karina Cartagena
My Commission HH 528487
Expires 5/16/2028

Notary Public

Karina Cartagena
(Print Notary Name)
State of Florida at Large
My Commission Expires: 5/16/2028

Disclosure of Ownership Interests

Affiant must identify all entities and individual's owning five percent (5%) or more ownership interest in Affiant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant's principal is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to any nonprofit corporation, government agency, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
N/A	

SUBCONTRACTOR LIST (if applicable)

Proposer **shall disclose any and all subcontractors** that will be used in the performance of the work under this contract. The Town strongly prefers that all work be self-performed. If subcontractors are proposed, their roles and qualifications must be clearly identified below.

Subcontractors shall not perform work unsupervised; at no time shall a subcontractor be left on-site without oversight by the Contractor unless prior written approval is granted by the Town.

Subcontractor Name	Scope of Work	License Number (if applicable)	Contact Information
N/A			

✓ **Check here if no subcontractors will be used and all work will be self-performed.**

By signing below, the proposer certifies that the information provided above is true and complete and understands that any undisclosed subcontracting may be grounds for disqualification or contract termination.

Firm Name: FPI Security Services, Inc.

Authorized Representative (Print): Alexander Perez

Signature: _____

Date: 8/27/2026

DRUG FREE WORKPLACE

Proposer must certify that they will provide a drug-free workplace. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities or contractual services that are under Proposal a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction or plea.

5) Impose a sanction on (or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community), any employee who is so convicted or takes a plea.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

PROPOSER'S SIGNATURE: _____

PROPOSER FIRM: FPI SECURITY SERVICES, INC.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a) FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to FPI Security Security Services, Inc. by Alexander Perez for FPI Security Services, Inc. whose business address is 1771 North Flamingo Road Pembroke Pines, FL 33028 and (if applicable) its Federal Employer Identification Number (FEIN) is 37-1499692

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Para. 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trail court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Para. 287.133(1) (a), Florida Statutes, means:

(i). A predecessor or successor of a person convicted of a public entity crime; or

(ii). An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Para. 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. The statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

✓ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO, OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Signatures on next page]

PROPOSER: FPI SECURITY SERVICES, INC.

By: Alexander Perez

Alexander Perez

President & CEO

The foregoing instrument was acknowledged before me by means of

☑ physical presence or ☐ online notarization,

this 28th day of August, 2026,

by Alexander Perez (name of person acknowledging).

Notary Public - State of Florida

Notary Signature

My Commission Expires 5/16/2028

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Karina Cartagena
My Commission HH 528487
Expires 5/16/2028

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
10900 NE 8th St. Ste 750
Bellevue WA 98004

License#: 0D69293

CONTACT NAME: Jenn Moore
PHONE (A/C, No, Ext): 425-586-1023 **FAX (A/C, No):** 425-451-3716
E-MAIL ADDRESS: HOACERTREQ.BEL@AJG.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hamilton Select Insurance Inc.	17178
INSURER B : Indian Harbor Insurance Company	36940
INSURER C : Lexington Insurance Company	19437
INSURER D : Berkley Regional Insurance Company	29580
INSURER E : Bridgefield Casualty Insurance Company	10335
INSURER F :	

INSURED
FPISECU-01
FPI Security Services, Inc.
1771 N Flamingo Road
Pembroke Pines FL 33028

COVERAGES **CERTIFICATE NUMBER:** 416591844 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	GCS00224836	2/1/2026	2/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG E&O / Prof Lia	$ 1,000,000 $ 100,000 $ 0 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ $1m/$2m
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A B C	X **UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y	Y	ECHS00232086 SXS0071420 029316059	2/1/2026 2/1/2026 2/1/2026	2/1/2027 2/1/2027 2/1/2027	EACH OCCURRENCE AGGREGATE Total with Excess:	$ 1,000,000 $ 2,000,000 $ $5,000,000
E	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	196-53741	10/1/2025	10/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	EPL/Crime/Fidelity EPL $1m			BMP-1121128-00	2/1/2026	2/1/2027	$3,000,000 limit per occurrence/loss Third Parties' limit	$25,000 deductible $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PRIVATE SECURITY AGENCY & GUARD SERVICES (BOTH ARMED & UNARMED) ANY & ALL LOCATIONS WITHIN WITHIN THE U.S., IT'S TERRITORIES & POSSESSIONS.

WHERE REQUIRED BY WRITTEN CONTRACT, THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON A PRIMARY & NON-CONTRIBUTORY BASIS INCLUDING COMPLETED & ONGOING OPERATIONS WITH RESPECT TO COVERAGE REFLECTED. WAIVER OF SUBROGATION APPLIES IN FAVOR OF THE CERTIFICATE HOLDER. / COMMERCIAL GENERAL LIABILITY COVERAGE EXTENDS TO MOBILE EQUIPMENT OPERATION E.G. GOLF CART, SEGWAY, CHERRY PICKER (EYE IN SKY) & SUCH (AS APPLICABLE).

See Attached...

CERTIFICATE HOLDER

TOWN OF SOUTHWEST RANCHES
13400 GRIFFIN ROAD
SOUTHWEST RANCHES, FL 33330

CANCELLATION 30 Days / 10 for Non-Payment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: FPISECU-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	FPI Security Services, Inc. 1771 N Flamingo Road Pembroke Pines FL 33028
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

UMBRELLA FOLLOWS FORM OF GENERAL LIABILITY
3rd Layer of Excess Umbrella: Lexington Insurance Company $2m - total of $5m in Excess Liability

ACORD 101 (2008/01) © 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
State Farm
Lawrence Scott Collins
Scott Collins Insurance Agency
11788 W Sample Road #102
Coral Springs FL 33065

CONTACT NAME: Scott Collins
PHONE (A/C, No, Ext): 954-753-0005 **FAX (A/C, No):** 954-755-6738
EMAIL ADDRESS: scott.collins.sbj9@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
FPI Security Services Inc
1771 N Flamingo Road
Pembroke Pines FL 33028

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY	Y	Y	2025 FORD RANGER	02/24/2026	02/24/2027	COMBINED SINGLE LIMIT (Ea accident)	$
	☒ ANY AUTO			P32 9578 B24 59			BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	ENOL with Hired Autos	Y	Y	975-8083-B15 59C	02/15/2026	02/15/2027	ENOL	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SECURITY GUARD SERVICES - WHERE REQUIRED BY WRITTEN CONTRACT,THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON A PRIMARY& NON-CONTRIBUTORY BASIS INCLUDING COMPLETED AND ONGOING OPERATIONS WITH RESPECT TO COVERAGE REFLECTED. WAIVER OF SUBROGATION APPLIES INFAVOR OF CERTICATE HOLDER.

ADDL INSURED : TOWN OF SOUTHWEST RANCHES

CERTIFICATE HOLDER
TOWN OF SOUTHWEST RANCHES
13400 Griffin Road
Southwest Ranches FL 33330

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2025/12) **© 1988-2025 ACORD CORPORATION. All rights reserved.**
The ACORD name and logo are registered marks of ACORD

NON-COLLUSION AFFIDAVIT

State of Florida) ss:

County of Broward)

Alexander Perez being first duly sworn deposes and says that:

(1) He/She is the Owner (Owner, Partner, Officer, Representative or Agent) of FPI Security Services, Inc., the proposer that has submitted the attached Proposal;

(2) He/She is fully informed with respect to the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other proposer, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any proposer, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other proposer, or to fix any overhead, profit, or cost elements of the Proposal price or the Bid price of any other proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work; and

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of Proposer or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

[Signatures on next page]

By: _____

ALEXANDER PEREZ
Alexander Perez

President & CEO

The foregoing instrument was acknowledged before me by means of

☑ physical presence or ☐ online notarization,

this 28th day of August, 2026,

by Alexander Perez (name of person acknowledging).

Karina Cartagena
Notary Public - State of _____
Notary Signature

My Commission Expires 5/16/2028

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Karina Cartagena
My Commission HH 528487
Expires 5/16/2028

CERTIFICATE OF AUTHORITY (If Corporation or Limited Liability Company)

State of Florida
)ss:
County of Broward

I HEREBY CERTIFY that a meeting of the Board of Directors of a corporation or authorized representatives of a Limited Liability Company existing under the laws of the State of Florida, held on August 12, 2026, the following resolution was duly passed and adopted:

"RESOLVED, that Alexander Perez, as President of the Corporation or authorized representative of a Limited Liability Company, be and is hereby authorized to execute the Proposal dated, September 1, 2026, to the Town of Southwest Ranches and this Corporation or Limited Liability Company and his execution thereof, attested by the Secretary of the Corporation or Limited Liability Company, and with the Corporate Seal affixed, shall be the official act and deed of this Corporation or Limited Liability Company."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Corporation or

Limited Liability Company this 27th day of August ,2026.

Secretary:

(SEAL)

PROPOSER FIRM: FPI SECURITY SERVICES, INC.

CLIENT HISTORY

Please list name of agency, address, phone number, contact person and email of any other Governmental Agencies or Quasi-governmental agencies for which you have conducted business on similar project within the past five years.

NAME OF AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON & EMAIL
North Miami Police Department	700 NE 124th Street North Miami, FL 33161	305-891-0294	Asst. Chief Angel Rivera anrivera@northmiamipolice.com
Coral Gables Police Department	2151 Salzedo Street Coral Gables, FL 33131	305-442-1600	Police Chief Ed Hudak ehudak@coralgables.com
City of Pembroke Pines	601 City Ctr Way Pembroke Pines, FL 33025	954-661-1574	Kenneth Juede kjuede@ppines.com
City of Pompano Beach	100 Atlantic Blvd Pompano Beach, FL 33060	954-786-4655	Kimberly Vazquez kimberly.vazquez@copbfl.com
Town of Southwest Ranches	13900 Griffin Road Southwest Ranches, FL 33330	954-693-8352	Carlos Grave De Peralta carlosgravedeperalta@southwestranches.org
City of Miami Beach	1700 Convention Center Drive Miami Beach, FL 33139	305-673-7775	Kenneth Jones kennethjones@miamibeachfl.gov

Proposer's Firm: FPI Security Services Inc

ANTI-LOBBYING CERTIFICATION

Pursuant to the requirements of the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352) and applicable State of Florida lobbying regulations, the undersigned hereby certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
4. The undersigned acknowledges and affirms compliance with the applicable State of Florida lobbying registration and disclosure requirements for entities seeking to influence state or municipal decisions, including but not limited to executive branch lobbying for procurement contracts valued at $20,000 or more, and any applicable local ordinances governing lobbying activities within Florida municipalities.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Contractor/Company Name: FPI Security Services, Inc.
Authorized Representative (Print Name): Alexander Perez Title: President & CEO
Signature: _____ Date: 8-27-2026

ACKNOWLEDGMENT OF CONFORMANCE WITH O.S.H.A. STANDARDS

TO THE TOWN OF SOUTHWEST RANCHES:

FPI Security Services, Inc., hereby acknowledges and agrees that as Contractor for the Town of Southwest Ranches within the limits of the Town of Southwest Ranches, Florida, we have the sole responsibility for compliance with all requirements of the Federal Occupational Safety and Health regulations, and agree to indemnify and hold harmless the Town of Southwest Ranches, including its Council Members, officers and employees, from and against any and all legal liability or loss the Town may incur due to FPI Security Services, Inc.'s failure to comply with such regulations.

ATTEST

FPI Security Services, Inc.
CONTRACTOR

BY: _____

Alexander Perez
Print Name

Date: 8/27/2026

Proposer's Firm: FPI SECURITY SERVICES, INC.

This page intentionally left blank

CLIENT PERFORMANCE REFERENCES

In order to receive consideration for an award, it is a requirement that this form be completed and returned with firm's response to this RFP.

Proposer (company name): FPI Security Services Inc
Address: 1771 N. Flamingo Rd
Telephone No: 954-370-5300
Contact person: Alexander Perez Title: President
Number of years in business: 45 Years
Address of nearest facility: 1771 N. Flamingo Road Pembroke Pines, FL 33028
Provide three (3) organizations, preferably governmental agencies, where these services have been provided:

1.Company Name: North Miami Police Department
Telephone No: 305-891-0294
Contact Person: Asst. Chief Angel Rivera
Title: Assistant Chief
Contract Amount: $59,280.00
Project: Security Guard Services
Email:anrivera@northmiamipolice.com Services Provided: Security Guard Services
Date Services Provided: 01/01/2023

2.Company Name: City of Coral Gables
Telephone No: 305-442-1600
Contact Person: Chief Ed Hudak
Title: Police Chief of Police
Contract Amount: $616,343.00
Project: Security Guard Services
Email: ehudak@coralgables.com
Services Provided: Security Guard Services
Date Services Provided: 01/01/2018

3.Company Name: City of Pembroke Pines
Telephone No: 954-661-1574
Contact Person: Kenneth Juede
Title: Municipal Security Manager
Contract Amount: $709,205.12
Project: Security Guard Services
Email: kjuede@ppines.com Services Provided: Security Guard Services
Date Services Provided: 01/01/2015

This page intentionally left blank

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: FPI SECURITY SERVICES INC

Receipt #: 319-3541
Business Type: ALL OTHERS (PRIVATE INVESTIGATOR)

Owner Name: ANDRES A PEREZ/PRES
Business Location: 1771 N FLAMINGO RD
PEMBROKE PINES
Business Phone: 305-827-4300

Business Opened: 06/09/2009
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		4		

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

FPI SECURITY SERVICES INC
1771 N FLAMINGO RD
PEMBROKE PINES, FL
33028-1000

Receipt #WWW-24-00292430
Paid 08/20/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: FPI SECURITY SERVICES INC

Receipt #: 319-3541
Business Type: ALL OTHERS (PRIVATE INVESTIGATOR)

Owner Name: ANDRES A PEREZ/PRES
Business Location: 1771 N FLAMINGO RD
PEMBROKE PINES
Business Phone: 305-827-4300

Business Opened: 06/09/2009
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		4		

Signature

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00292430
Paid 08/20/2025 30.00

This page intentionally left blank

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

WILTON SIMPSON
COMMISSIONER

DIVISION OF LICENSING

01/05/24	01/05/27	B 0001169
DATE ISSUED	DATE OF EXPIRATION	LICENSE NUMBER

FLORIDA PATROL INVESTIGATORS, INC.
DBA FPI SECURITY SVCES.

1771 N. FLAMINGO ROAD

PEMBROKE PINES, FL 33028

PEREZ, ALEXANDER ANDRES, PRESIDENT
PEREZ, TERESA M, OTHER
GONZALEZ, DANIEL, OTHER

THE *SECURITY AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.

WILTON SIMPSON
COMMISSIONER

© 1995 GOES 2345

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

WILTON SIMPSON
COMMISSIONER

DIVISION OF LICENSING

07/31/24
DATE ISSUED

10/13/27
DATE OF EXPIRATION

A 1500211
LICENSE NUMBER

FPI SECURITY SERVICES, INC

1771 N. FLAMINGO ROAD

PEMBROKE PINES, FL 33028

PEREZ, ALEXANDER ANDRES, PRESIDENT
PEREZ, TERESA M, VICE PRESIDENT
GONZALEZ, DANIEL, VICE PRESIDENT

THE *PRIVATE INVESTIGATIVE AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.

WILTON SIMPSON
COMMISSIONER

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

FPI Security Services, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1771 North Flamingo Road

Requester's name and address (optional)

6 City, state, and ZIP code

Pembroke Pines, FL 33028

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	7	–	1	4	9	9	6	9	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** **Date** 08/26/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

This page intentionally left blank

PROPOSER CONFIRMATION OF QUALIFICATIONS

The Contract will be awarded only to a responsible and eligible Proposer, qualified by experience and capable of providing required insurance, and bonds and in a financial position to do the Work specified within the Request for Proposals, and which can complete the Work within the time schedule specified.

At the time of the Proposal, the Proposer shall hold all qualification certificates and licenses required to be held by the Contractor by Florida Statutes or ordinances of the Town of Southwest Ranches and Broward County in order to perform the Work which is the subject of this Request for Proposals.

All license, certificate and experience requirements must be met by the Proposer (as opposed to the Subcontractor) at the time of Proposal submission. Proposals submitted by Proposers who do not directly hold required licenses and certificates or who rely on another Contractor to meet the license, certificate or experience criteria will be rejected. By executing this Form and submitting its Proposal, Proposer represents that it meets the requirements set forth above, and as set forth in the Proposal Documents, and acknowledges and understands that such representation is material and that the Town shall be relying on this representation with respect to a Contract award.

Proposer: FPI Security Services, Inc.

Proposer's Name: Alexander Perez

Proposer's Address: 1771 North Flamingo Road Pembroke Pines, FL 33028

Proposer's Phone Number: 954-370-5300

Proposer's Email: alex@fpisecurity.com

Contractor's License and License number(s) (attach copies of license(s) required for the work described in this RFP):

See Attached Credentials

See Attached Credentials

See Attached Credentials

[Signatures on next page]

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

PROPOSER FIRM: FPI SECURITY SERVICES, INC.

By: _____

Alexander Perez

President & CEO

The foregoing instrument was acknowledged before me by means of

☑ physical presence or ☐ online notarization,

this 28th day of August, 2026,

by Alexander Perez (name of person acknowledging).

Notary Public - State of Florida

_____
(Notary Signature)

My Commission Expires: 5/16/2028

(Printed, typed, or stamped commissioned name of notary public)

Notary Public State of Florida
Karina Cartagena
My Commission HH 528487
Expires 5/16/2028

LIABILITY CLAIMS

Please list the following information for all/any Liability Claims for the past five (5) years. If none state NONE:

1. Name and Location of project: NONE

2. Contact information for Project Owner:
   a. Name: NONE
   b. Address:
   c. Phone:
   d. Email:

3. Nature of Claim:

4. Date of Claim: NONE

5. Resolution Date of Claim and how resolved:

6. If applicable:
   a. Court Case Number: NONE
   b. County:
   c. State:

PROPOSER FIRM: FPI Security Services Inc

This page intentionally left blank

44 C.F.R. PART 18 - CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, FPI Security Services, Inc., certifies or affirms the truthfulness and Accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Alexander Perez, President & CEO

Name and Title of Contractor's Authorized Official

8/27/2026
Date

INSERT E-VERIFY MEMORANDUM OF UNDERSTANDING

PROVIDE PROOF OF E-VERIFY REGISTRATION

a) Page showing USCIS verified electronic approval.
b) Page listing Company name & EIN number, matching W9 submitted.

To Enroll in E-Verify, Go to https://idp.uscis.gov/enroll/Everify - and click on [I Agree] to register, save registration as a PDF document and include memorandum of Understanding document with this bid.

To access your Company's MOU:
1. Log in to your Company's E-Verify Account, Click on My Company Profile/Account (right upper section of the main page)
2. Scroll down on the following screen for the link "view/print MOU.

DO NOT INCLUDE MOU OF COMPANY DIFFERENT TO W9 SUBMITTED.

E-Verify Information:

Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

1. If a contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.
2. The contractor shall maintain a copy of such affidavit for the duration of the contract. In accordance with F.S. 448.095 Contractor/Contractor acknowledges and agrees to the following:

a) Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Vendor/Contractor during the term of the contract; and
b) Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term

OTHER FEDERAL, STATE AND LOCAL REQUIREMENTS (2 CFR 200 COMPLIANCE)

The Contractor must adhere to all requirements and regulations established by the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA), Florida Department of Transportation (FDOT), Natural Resources Conservation Service (NRCS), U.S. Army Corps of Engineers (USACE) and any other governmental agency with jurisdiction over emergency/disaster response and recovery actions. Notwithstanding anything in this Agreement to the contrary, Contractor also agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and Town orders, statutes, ordinances, rules, and regulations which may pertain to the services required under the Agreement, including but not limited to:

A. ACCESS BY THE GRANTEE, SUBGRANTEE, FEDERAL GRANTOR AGENCY AND COMPTROLLER GENERAL

The Contractor shall allow access by the grantee, sub grantee, Federal grantor agency and Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

B. FEDERAL CLEAN AIR AND WATER ACTS

Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

C. CONTRACT WORK HOURS AND SAFETY STANDARDS

The Contractor shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3702-3704) as supplemented by Department of Labor regulations (29 CFR Part 5).

D. COMPLIANCE WITH THE COPELAND ANTI-KICKBACK ACT

(1) Contractor. The Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

E. BUY AMERICAN ACT

The Contractor shall comply with all applicable standards, orders, or requirements regarding the Buy American Act.

F. SUSPENSION AND DEBARMENT

Non-federal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, sub-awards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

G. ANTI-LOBBYING

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended), Contractors who apply or bid for an award of $100,000 or more shall file the required certification (see page 40). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier-to-tier up to the recipient.

This provision is applicable to all Federal-aid contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

H. EQUAL EMPLOYMENT OPPORTUNITY

The Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60). (All construction contracts awarded in excess of $10,000 by grantees and their contractors or sub-grantees). Additionally, all contractors and subcontractors performing work in connection with this Agreement shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability, or marital status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the Dade County Fair Housing and Employment Commission, or other authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

I. NONDISCRIMINATION

During the performance of this Agreement, Contractor agrees to not discriminate against any employee or applicant for employment because of race, religion, color, sex, handicap, marital status, age, or national origin, and will take affirmative action to ensure that they are afforded equal employment opportunities without discrimination. Such action shall be taken with

reference to, but not be limited to, recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on-the-job training. By entering into this Agreement with the Town, the Contractor attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts). If the Contractor or any owner, subsidiary or other firm affiliated with or related to the Contractor is found by the responsible enforcement agency or the Town to be in violation of the Act, such violation shall render this Agreement void. This Agreement shall be void if the Contractor submits a false affidavit or the Contractor violates the Act during the term of this Agreement, even if the Contractor was not in violation at the time it submitted its affidavit.

J. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
The Contractor shall comply with OSHA as applicable to this Agreement.

K. ENVIRONMENTAL PROTECTION AGENCY (EPA)
The Contractor shall comply with all laws, rules and regulations promulgated by, for, or related to the EPA as applicable to this Agreement.

L. CONFLICTS OF INTEREST
The Contractor shall comply with "Conflicts of Interest" Section 1-19 of the Broward County Code, and Ordinance 2011-19.

M. FLORIDA BUILDING CODE (FBC)
The Contractor shall comply with all applicable provisions of the Florida Building Code (FBC).

N. VIOLATIONS OF LAW
Notwithstanding any other provision of the Agreement, Contractor shall not be required pursuant to the Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including, but not limited to, laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

O. VERIFICATION OF EMPLOYMENT STATUS
Any Contractor/Contractor assigned to perform responsibilities under its contract with a State agency are required to utilize the U.S. Department of Homeland Security's E-Verify system (per the State of Florida Executive Order Number 11-02 "Verification of Employment Status") to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract with the State agency. U.S. Department of Homeland Security's E-Verify System Affirmation Statement should be completed and submitted to Town for any individuals performing work for Contractor under the Agreement.

P. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

Contractors shall comply with the requirements of 2 CFR §200.321 as applicable to this Agreement. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination for cause by Town.

Q. PROCUREMENT OF RECOVERED MATERIALS

Contractors shall comply with the requirements of 2 CFR §200.321, as applicable to this Agreement.

R. DAVIS-BACON ACT REQUIREMENTS – AS APPLICABLE

Contractors shall comply with the requirements of the Davis-Bacon Act, as amended (40 U.S.C. §3141-3148), and as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"), as applicable to this Agreement.

Signature of Contractor's Authorized Official

Alexander Perez, President & CEO

Name and Title of Contractor's Authorized Official

8/27/2026
Date

Company ID Number: 1215852 **Client Company ID Number:** 1613176

Approved by:

Employer FPI Security Services, Inc.	
Name (Please Type or Print) eVerify Team WFN	Title
Signature Electronically Signed	Date 12/01/2020
E-Verify Employer Agent ADP, Inc.	
Name (Please Type or Print) eVerify Team WFN	Title
Signature Electronically Signed	Date 12/01/2020
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 12/09/2020

Company ID Number: 1215852 **Client Company ID Number:** 1613176

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	FPI Security Services, Inc.
Company Facility Address	1771 N Flamingo Road Pembroke Pines, FL 33028
Company Alternate Address	1771 N Flamingo Road Pembroke Pines, FL 33028
County or Parish	BROWARD
Employer Identification Number	371499692
North American Industry Classification Systems Code	561
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)

Company ID Number: 1215852 **Client Company ID Number:** 1613176

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FL	1

Company ID Number: 1215852 **Client Company ID Number:** 1613176

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	Daniel Gonzalez
Phone Number	9543705300
Fax	
Email	dgonzalez@fpisecurity.com

Company ID Number: 1215852

Client Company ID Number: 1613176

This list represents the first 20 Program Administrators listed for this company.

This page intentionally left blank

Southwest Ranches Council
Mayor Steve Breitkreuz
Vice Mayor Gary Jablonski
Jim Allbritton
Bob Hartmann
David S. Kuczenski

Town Administrator
Russell Muñiz

REQUEST FOR PROPOSALS (RFP)

RFP No. 26-014

Town of Southwest Ranches
is seeking proposals for:

SECURITY GUARD SERVICES

Proposer shall submit **ONLINE** using the BeaconBid platform.

The complete submittal must be uploaded **ONLINE** no later than **11:00 a.m. EST Wednesday, September 2nd, 2026**. Facsimile submittals will not be accepted. Responses to this RFP after such date and time will NOT be accepted under any circumstances. Any uncertainty regarding the time a Proposal is received will be resolved against the Proposer.

CAUTION

Amendments to this RFP will be posted on the Southwest Ranches website Procurement page which can be accessed at http://southwestranches.org/procurement. As they are issued, all amendments to solicitations will be posted under the applicable solicitation on the system. It is the PROPOSER'S sole responsibility to routinely check the system for any amendments that may have been issued prior to the deadline for receipt of proposals.

Southwest Ranches shall not be responsible for the completeness of any solicitation document, amendment, exhibit or attachment that was not downloaded from the system or obtained directly from the Procurement Division.

IN ACCORDANCE WITH THE PROVISIONS OF ADA, THIS DOCUMENT MAY BE REQUESTED IN AN ALTERNATIVE FORMAT.

Date issued/available for distribution: August 6, 2026

TOWN OF SOUTHWEST RANCHES, FLORIDA
SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

ADVERTISEMENT FOR PROPOSALS

The Town of Southwest Ranches, Florida, will receive sealed proposals online via the BeaconBid e-procurement platform until **11:00 a.m. EST Wednesday, September 2nd, 2026,** at which time the system will publicly open and the Procurement Officer Christina Semeraro will read the Proposer entity names aloud:

"RFP No: 26-014 – SECURITY GUARD SERVICES - TERM CONTRACT"

The Town of Southwest Ranches is soliciting proposals from qualified firms to provide governmental security services, including unarmed and armed security personnel, patrol services, and related security support on an as-needed basis. The resulting contract is intended to serve as a cooperative contract available for use by members of the Southeast Florida Governmental Purchasing Cooperative ("Coop").

The solicitation includes information regarding anticipated participation and estimated usage provided by interested Coop member agencies. Such estimates are provided solely for planning and evaluation purposes and do not constitute a guarantee of work, minimum purchase commitment, or obligation by the Town or any participating agency.

As this is a Request for Proposals (RFP), the Town reserves the right to negotiate the scope of services, pricing, terms, and conditions with the highest-ranked Respondent(s), as determined to be in the best interest of the Town and in accordance with the solicitation documents. The Town further reserves the right to make multiple awards to the highest-ranked Respondent(s), including the designation of primary and secondary Contractor(s), or such other award structure as the Town determines to be in its best interest.

Each participating agency electing to utilize the resulting cooperative contract shall be responsible for executing its own piggyback or participating agreement, and/or issuing its own purchase order or other authorized purchasing instrument, as applicable, to initiate services under the resulting contract. Each participating agency shall be solely responsible for the administration and payment of its own purchases.

Vendor registration and Bid specifications can be obtained free of charge from the Town's BeaconBid e-procurement platform at: https://www.southwestranches.org/procurement/

We've Gone Paperless!

ONLINE SUBMITTAL INSTRUCTIONS: Submitting a Proposal via BeaconBid – For Non-Registered Vendors

Vendors who are **not currently registered** with BeaconBid may still participate in this solicitation. BeaconBid allows non-registered vendors to **upload their proposal responses electronically** at no cost by following the steps below:

1. Visit: https://www.southwestranches.org/procurement/
2. Scroll down to the **"View Open Solicitations"** link.
3. You will be prompted to either log in or create a **free BeaconBid account**.

4. Confirm your email address for authentication purposes and return to the BeaconBid platform.
5. Follow the specific bid instructions to upload your response documents and confirm your submission.
6. If you have questions during the specified Q&A period, click the Q&A tab in the BeaconBid platform to submit your question and you will be notified of answer(s).

Important:

- Submissions must be completed and received by the deadline specified in the solicitation.
- Late submissions will not be considered.

If you encounter any technical issues during the upload process, please contact **BeaconBid via email at suppliersupport@beaconbid.com** or call **1-888-402-2231**.

This page intentionally left blank



SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP

TO OUR PROSPECTIVE CONTRACTORS:

The attached Invitation for Bid or Request for Proposal represents a cooperative procurement for the Southeast Florida Governmental Purchasing Cooperative Group.

For the past several years, approximately forty-five (45) government entities have participated in Cooperative Purchasing in Southeast Florida. The Southeast Florida Governmental Purchasing Cooperative Group was formed in an effort to provide cost savings and cost avoidances to all entities by utilizing the buying power of combined requirements for common, basic items.

The Government Agencies participating in this particular procurement and their respective delivery locations are listed in the attached document.

Southeast Florida Governmental Purchasing Cooperative Group Procurement Operational Procedures:

- All questions concerning this procurement should be addressed to the issuing agency, hereinafter referred to as the "lead agency". All responses are to be returned in accordance with the instructions contained in the attached document. Any difficulty with participating agencies referenced in this award must be brought to the attention of the lead agency.
- Each participating governmental entity will be responsible for awarding the contract, issuing its own purchase orders, and for order placement. Each entity will require separate billings, be responsible for payment to the Contractor(s) awarded this contract, and issue its own tax exemption certificates as required by the Contractor.
- The Contract/purchase order terms of each entity will prevail for the individual participating entity. Invoicing instructions, delivery locations and insurance requirements will be in accordance with the respective agency requirements.
- Any reference in the documents to a single entity or location will, in fact, be understood as referring to all participating entities referenced in the documents and cover letter unless specifically noted otherwise.
- The awarded Contractor(s) shall be responsible for advising the lead agency of those participants who fail to place orders as a result of this award during the contract period.
- The Contractor(s) shall furnish the Lead Agency a detailed Summary of Sales semi-annually during the contract period. Sales Summary shall include contract number(s), contractor's name, the total of each commodity sold during the reporting period and the total dollar amount of purchases by commodity.
- Municipalities and other governmental entities which are not members of the Southeast Florida Governmental Purchasing Cooperative Group are strictly prohibited from utilizing any contract or purchase order resulting from this bid award. However, other Southeast Florida Governmental Purchasing Cooperative Group members may participate in this contract for new usage, during the contract term, or in any contract extension term, if approved by the lead agency. New Southeast Florida Governmental Purchasing Cooperative Group members may participate in any contract on acceptance and approval by the lead agency.
- None of the participating governmental entities shall be deemed or construed to be a party to any contract executed by and between any other governmental entity and the Contractor(s) as a result of this procurement action.

"WORKING TOGETHER TO REDUCE COSTS"

FOR A CURRENT LIST OF COOP MEMBERS CLICK HERE:
https://www.nigpsefl.org/content.aspx?page_id=22&club_id=510383&module_id=567510

REQUEST FOR PROPOSALS (RFP)

SECTION 1
GENERAL INFORMATION

1.1 ISSUING OFFICE

This Request for Proposal (RFP) is issued by the Town of Southwest Ranches, a political subdivision of the State of Florida (the "Town"), by and through its Procurement Office ("Officer"). The Officer is the ***sole*** point of contact concerning this RFP. All communications regarding this RFP must be done through the Officer (*See* Section 1.5, Contact Person).

1.2 PURPOSE

The Town is seeking proposals from qualified firms to provide professional security guard services on a scheduled, on-call, emergency, and special event basis. The resulting contract is intended to provide flexible security solutions to meet the varying operational needs of the Town and participating governmental agencies.

Services may include, but are not limited to, municipal buildings, parks, recreation facilities, public meetings, construction projects, infrastructure sites, special events, emergency operations, parking areas, and other Town-owned or controlled properties.

The Contractor shall furnish trained, licensed, and experienced personnel capable of providing professional security services while maintaining a safe and welcoming environment for employees, elected officials, residents, contractors, and visitors.

The initial term of the resulting Contract shall be two (2) years. The Town reserves the right to renew the Contract for up to two (2) additional two-year terms, contingent upon mutual agreement of the parties and subject to the same terms and conditions set forth in the Contract.

As this is a Request for Proposals (RFP), the Town reserves the right to negotiate pricing, scope, staffing, optional services, and other contractual terms with the highest-ranked Respondent(s) prior to contract award, as determined to be in the best interest of the Town.

The Town intends that the awarded Contractor self-perform the services contemplated under this Agreement. Any proposed subcontractor shall be identified in the Proposal, including the services to be performed, and shall be subject to the Town's review and written approval. The Contractor shall remain fully responsible for the performance of all Work, whether performed by its own personnel or an approved subcontractor.

Reference Proposal Format, Required Forms, and Price Proposal Form for complete submittal instructions.

1.3 TIMETABLE

The anticipated schedule and deadline for this RFP and award is as follows*:

Activity	Date, Time and Location
RFP available for download on website	On or about August 6, 2026, at: https://www.southwestranches.org/procurement
Deadline for Written Comments/Questions	August 20, 2026
Response to Written Comments/Questions	August 26, 2026
Deadline for Submission of Proposals	**No later than 11:00 a.m. EST on Wednesday, September 2nd, 2026** ****Submit ONLINE using the BeaconBid e-procurement platform on Town's Procurement website****
Public Opening (Note: For RFP's, only Proposer Names are read aloud into the record)	**11:00 a.m. EST on Wednesday, September 2nd, 2026** **TEAMS LINK TO OPENING** – CLICK HERE **Meeting ID:** 292 669 359 684 500 **Passcode:** 9Ft3MU7E
Selection Committee meeting(s) and Oral Presentations (if necessary)	To Be Determined
Negotiations	To Be Determined
Award Date	To Be Determined

*The Town reserves the right to modify the timetable. Upon modification of the Timetable, notice will be provided to all proposers online via the Town website and on BeaconBid.

1.4 PROPOSAL SUBMISSION

Proposers shall submit responses ONLINE using the BeaconBid platform by the above-referenced due date and time, unless otherwise amended by the Town.

Responses received after such date and time will NOT be accepted under any circumstances. Any uncertainty regarding the time a Proposal is received will be resolved against the Proposer.

The submission of a signed Proposal shall be considered a firm offer by the Proposer to provide the services described in this RFP; however, the Town reserves the right to negotiate final scope, terms, and pricing with the highest-ranked Proposer(s) prior to award, as deemed to be in the best interest of the Town.

No Proposals will be accepted after the deadline for submission or at any location other than that designated in this RFP.

Printed, facsimile, and email submittals will NOT be accepted. Proposals delivered or received after the above-referenced time/date will not be accepted under any circumstances. Any uncertainty regarding the time a Proposal is delivered or received will be resolved against the Proposer.

1.4.1 PRE-PROPOSAL CONFERENCE – N/A

Proposers are strongly encouraged to visit and familiarize themselves with all service sites prior to submitting a Proposal. Proposers shall be responsible for examining all project sites and conditions that may affect performance.

Submission of a Proposal shall constitute acknowledgment that the Proposer has either visited the sites or has otherwise satisfied itself as to all conditions. Failure to do so will not relieve the Proposer of responsibility for properly estimating the difficulty and cost of successfully performing the work, and no additional compensation will be considered for conditions that could have been identified through a site visit.

1.5 CONTACT PERSON

The individual designated as "Contact Person" for this RFP is:
Christina Semeraro
Town Procurement Officer
13400 Griffin Road
Southwest Ranches, Florida 33330
Phone: 954-434-0008
Email: csemeraro@swranches.org

1.6 PROCUREMENT CODE

Article IX of the Town's Code of Ordinances (ORD 22-005) establishes specific directions and guidelines for employees and agents of the Town to use in purchasing commodities and services. All requests for commodities and/or services, and all purchases shall be for a public purpose and in accordance with this code. This code provides the policies and procedures which frame the purchasing of contractual services and commodities starting with defining the procurement and proceeding through award of the contract or purchase order. The Town is committed to a system which provides quality, integrity, and competition in a professional manner. Generally, purchasing procedures provide a mechanism to allow commodities and services to be purchased at the lowest possible cost, and consistent with the quality needed to meet the requirements of the town.

In addition to the procedures set forth in this code, the Town shall also adhere to the requirements of Florida Statutes, to the extent applicable to the Town.

1.7 CONE OF SILENCE

The Cone of Silence means a prohibition on any communication regarding this RFP between a potential vendor, service provider, proposer, bidder, lobbyist, or proposer and the Town Council members, the Town's professional staff, including, but not limited to, the Town Administrator and

his or her staff, or any member of the Town's selection or evaluation committee and the procurement Contractor. See Article IX, Sec. 2-208(c) for additional information, including permitted exceptions to the Cone of Silence.

The Cone of Silence shall be imposed at the time of the advertisement of this RFP and shall terminate at the beginning of the Town Council meeting at which the Town Administrator makes his or her written recommendation to the Town Council. However, if the Town Council refers the solicitation back to the administrator, staff or committee for further review, the Cone of Silence shall be re-imposed until such time as the administrator makes a subsequent written recommendation and commencement of the Council meeting. The Cone of Silence shall also terminate in the event the Town Administrator cancels the solicitation.

Prior to an award, violation of this the Cone of Silence shall result in the disqualification of the proposer from further consideration. Discovery of a violation after an award by a particular proposer shall render any RFP award to said proposer voidable by the town, and in the Town's sole discretion.

1.8 PUBLIC OPENING

A public opening of sealed Proposals, will take place at the date and time stated above in Town Hall and online as a TEAMS meeting (reference Section 1.3 herein).

The identity of the Proposers shall be read aloud. However, no additional information set forth in the Proposal shall be made public until the time of a notice of an “Recommendation of Award” or 30 days from the Proposal Opening, whichever is earlier, and in accordance with Florida Statutes, Chapter 119, as amended.

In the award of a Contract pursuant to this RFP, the services shall be provided on a “non-exclusive” basis, and the Town may utilize the services of other vendors as may be deemed necessary at the Town’s discretion.

1.9 ADDITIONAL INFORMATION/AMENDMENT(S)

Any questions, comments (i.e., additional information or clarifications) must be made, in writing via e-mail, no later than **August 20, 2026**, to the e-mail address listed for the Contact Person (*See* Section 1.5). The request must contain the RFP number, proposer’s name, address, phone number, and e-mail address.

Changes to this RFP, when necessary, will be completed by written Amendment(s) issued prior to the deadline for submission of proposals. The proposer should not rely on any representations, statements, or explanation other than those made by this RFP or in any amendment to this RFP. Where there appears to be a conflict between this RFP and any amendment issued, the last amendment issued shall prevail.

Amendments to this RFP will be posted on the BeaconBid platform which can be accessed at https://southwestranches.org/procurement/.

It is the sole responsibility of the proposer to routinely check for any amendments which may have been issued prior to the deadline for submission of proposals. The Town shall not be responsible

for the completeness of any RFP package not downloaded from this website or received directly from the Department. A proposer may verify with the designated Contact Person (*See* Section 1.5), that proposer has received all amendments to this RFP prior to the submission of its proposal.

Proposers should not rely on any oral representations, statements, or explanations other than those made by this RFP or a formal amendment to RFP.

1.10 DISCLAIMER

All documents and information, whether written, oral or otherwise, provided by the Town, relating to this RFP, are being provided solely as an accommodation and for informational purposes only, and the Town is not making any representations or warranties of any kind as to the truth, accuracy, or completeness of such documents or information, or as to the sources thereof. The Town shall have no liability whatsoever relating to such documents and information. Parties shall not be entitled to rely on such documents and information but shall have a duty to independently verify the accuracy of the information contained therein. Failure on the part of any proposer to examine, inspect and be knowledgeable of the terms and conditions of RFP, or any other relevant documents or matters, shall not relieve the selected proposer from fully complying with this RFP.

The Town reserves the right to reject any or all portions of any Proposal, to reject all Proposals, to waive any informality, non-material irregularity or technicality in any Proposal, to re-advertise for Proposals, or take any other such actions that may be deemed to be in the best interest of the Town.

SECTION 2
TERMS AND CONDITIONS

2.1 ADHERENCE TO REQUIREMENTS

Proposer guarantees its commitment, compliance, and adherence to all requirements of this RFP by submission of its proposals.

2.2 MODIFIED PROPOSAL

Proposer may submit a modified proposal to replace all or any portion of a previously submitted proposal until the deadline for submission of proposals specified in the RFP Timetable (*See* Section 1.4). The Town will only consider the latest proposal submitted.

2.3 WITHDRAWAL OF PROPOSAL

A Proposal may be withdrawn, only by written notification to the Town, prior to the opening of Proposals (*See* Section 1.5). After the opening of Proposals, they shall be irrevocable for a period of ninety (90) days. Unless withdrawn, as provided in this section, a Proposal shall be irrevocable until the time that a Contract is awarded. Proposers who unilaterally withdraw a Proposal, without permission of the Town, prior to the expiration of ninety (90) day timeframe may be debarred and are subject to forfeiture of the Proposal Security.

2.4 LATE PROPOSAL, LATE MODIFIED PROPOSAL

Proposals and/or modifications to proposals received after the deadline for submission of proposals specified in the RFP Timetable (*See* Section 1.4) shall NOT be considered.

2.5 RFP POSTPONEMENT/CANCELLATION

Notwithstanding any provision of this RFP to the contrary, the Town, in its sole and absolute discretion, shall have the right to reject any and all, or parts of any and all proposals; commence a new solicitation process; postpone or cancel this RFP process; and/or waive any non-material irregularities in this RFP or the proposals received as a result of this RFP. In addition, the Town of Southwest Ranches Town Council may reject any proposal prior to award.

Failure on the part of the awarded Proposer to comply with the terms of this RFP, to execute and deliver any required Contract Documents, bonds, and insurance, will result in the cancellation or rescission of the award, and a forfeiture of the Proposal security. In that event, the Town may proceed to award the contract to the next best value Proposer, or to re-advertise the project, in its sole discretion.

2.6 COSTS INCURRED BY PROPOSER

All expenses incurred with the preparation and submission of a proposal to the Town, or any work performed in connection therewith, shall be borne by the proposer. It is the responsibility of the Proposer to procure all necessary permits and licenses the cost of which shall be deemed included in the Proposal price.

2.7 PROPRIETARY/CONFIDENTIAL INFORMATION

Proposer is hereby notified that all information submitted as part of, or in support of, proposals will be available for public inspection after the opening of proposals, in compliance with Chapters 119 and 286, Florida Statutes, popularly known as the "Public Records Law" and the "Government in the Sunshine Law" respectively.

2.8 RIGHT TO PROTEST

For purposes of this RFP, the term "Purchasing Code" shall mean Chapter 2, Article IX, of the Town of Southwest Ranches Code. Section 2-213 of the Code is hereby incorporated into this RFP by reference ("Proposal Protest"). By responding to this RFP, the proposer agrees that the Proposal Protest procedures set forth in the Code are applicable to this RFP and shall comply with said procedures.

Any proposer may protest a recommendation of award, by submitting a written protest with the required fee within five (5) business days after posting the Notice of Award Recommendation.

2.9 RULES; REGULATIONS; LICENSING REQUIREMENTS

Proposer shall comply with all laws, ordinances and regulations applicable to the services contemplated herein, including, but not limited to, those applicable to conflict of interest and collusion. Proposer is presumed to be familiar with all federal, state and local laws, ordinances, codes and regulations which may in any way affect the services offered, including, but not limited to, Executive Order No. 11246 entitled "Equal Employment Opportunity" as amended by Executive Order No. 11375, and as supplemented by the Department of Labor Regulations (41 CFR, Part 60).

2.10 CONTRACT AWARD

The contract shall be awarded to the top ranked firm which successfully negotiates a contract in accordance with the terms of this RFP and on terms that the Town determines is fair, reasonable, and competitive.

The terms of the contract will be consistent with this RFP, the Town's Procurement Code, and applicable law. The Selection/Negotiation Committee will negotiate a contract with the top ranked firm. If negotiations with the top ranked firm are not successful, then the Committee shall proceed to negotiate with the next ranked firm, unless there is an objection from the Town Council as set forth in the Procurement Code.

The rankings and/or the contract shall be prepared by the Town Attorney and ultimately subject to the approval of the Town Council.

The Town reserves the right to reject any or all responses to this RFP, to waive any or all non-material irregularities and technicalities, to re-advertise, with or without changes in the scope of work, to award a contract in whole or in part, or to take any other such actions that may be deemed to be in the best interests of the Town. The Town may, in its sole discretion, modify the insurance requirement to the extent deemed necessary or commercially reasonable.

2.11 WRITTEN CONTRACT

The successful Proposer shall be required to enter into a written Contract with the Town, the Contract form shall be prepared by the Town, and shall incorporate the terms of this RFP, the accepted Proposal, and include a termination for convenience clause and other terms which may be required by the Town or its Procurement Code, and acceptable to the Town Council. The Contract shall be substantially in the form attached to this RFP, as Exhibit "A". No Work shall be performed or payment due unless a written Contract is fully executed and has been approved by the Town Council.

2.12 ASSIGNMENT

This RFP and any contract awarded pursuant hereto shall be binding upon and shall inure to the benefit of the Town and to any and all of its successors and assigns, whether by merger, consolidation, and transfer of substantially all assets or any similar transaction. Notwithstanding the foregoing, the Contract is personal to the Proposer, and Proposer may not, either directly or indirectly, assign its rights or delegate its obligations to the Town hereunder without first obtaining the Town's consent in writing. Any such attempted assignment or delegation shall be deemed of no legal force and effect whatsoever.

2.13 CANCELLATION

Failure on the part of the awarded Proposer to comply with the terms of this RFP and to execute and deliver any required Contract Documents and insurance, will result in the cancellation or rescission of the award. In that event, the Town may proceed to award the Contract to the responsive and responsible Proposer with the next highest ranking by the selection committee, or to re-advertise the RFP, in its sole discretion.

2.14 RELATION TO PARTIES

It is understood and agreed that nothing contained in this RFP, or the Contract shall be deemed to create a partnership or joint venture with the Town. Proposer shall be in the relation of an independent Contractor and is to have entire charge, control and supervision of the Work to be performed hereunder.

2.15 COMPLIANCE WITH LAW

Proposer shall comply with all applicable laws, regulations, and ordinances of any Federal, State, or Local Governmental authority having jurisdiction, with respect to this RFP and any contract awarded, and shall obtain and maintain any and all material permits, licenses, approvals and consents necessary for the lawful conduct of the activities contemplated hereunder.

2.16 WAIVER OF LIABILITY

The Town shall not in any way be answerable or accountable for any violations of applicable laws or for any injury, loss or damage arising from the negligence, acts or omissions of Proposer or any one of its employees, subcontractors or agents, or anyone else for whose actions Proposer may be responsible.

2.17 INDEMNIFICATION

To the fullest extent permitted by Florida law, including Florida Statutes, Section 725.06, Proposer hereby agrees to and shall indemnify, defend and hold harmless the Town, its officers and employees, from liabilities, damages, losses, costs, and expenses including, but not limited to, reasonable attorneys' fees (at both the trial and appellate levels), to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Proposer and persons employed or utilized by Proposer in the performance of the Contract or anyone else for whose actions Proposer may be responsible, regardless of the partial fault of any party indemnified hereunder.

2.18 SECONDARY/OTHER VENDORS

The Town reserves the right, in the event the primary vendor cannot provide an item(s) or service(s) in a timely manner as requested, to seek other sources without violating the intent of the RFP or any contract awarded.

2.19 DEFAULT PROVISION

In case of default by Proposer, the Town may procure the articles or services from other sources and hold Proposer/Contractor responsible for any excess costs occasioned or incurred thereby.

2.20 GOVERNING LAW

The validity of this RFP and the Contract awarded and the interpretation and performance of all of their respective terms shall be construed and enforced in accordance with the laws of the State of Florida. The location of any action or proceeding commenced under, pursuant, or relating to this RFP or the Contract shall be in the State Courts of Florida located in Broward County, Florida.

2.21 DISPUTES

After an award of the Contract, disputes shall be resolved as set forth in the Contract form, which is attached to this RFP, as Exhibit A. Any default under this RFP shall subject Proposer to liability for any and all damages to Town caused thereby. Proposer agrees to reimburse Town for all costs and expenses, including attorney's fees and costs, incurred by the Town by reason of such default whether or not suit is brought, and in any litigation commenced, at both the trial and appellate levels.

2.22 REMEDIES FOR BREACH

Should the selected proposer fail to perform after Contract execution, the Town shall notify Proposer in writing of such failure to perform, and Proposer shall have ten (10) days to cure such failure, or such shorter time as may be set forth in the Contract. If Proposer fails to cure, then the Town shall have the right to immediately terminate the Contract for cause. In that event, the Town shall also be free to sue Proposer for damages, in addition to any other right or remedy that it may have under the Contract, at law or in equity. Nothing herein shall be construed as precluding the Town's right to terminate the Contract for convenience, and as set forth in the Contract.

2.23 PUBLIC RECORDS LAW

The Town is subject to Chapter 119, Florida Statutes, "Public Records Law." No claim of confidentiality or proprietary information, in all or any portion, of a response will be honored unless a specific exemption from the Public Law exists and is cited in the response. An incorrectly

claimed exemption does not disqualify the firm, only the exemption claimed. Proposer acknowledges the public shall have access, at all reasonable times, to all documents and information pertaining to the Town's contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the Town and the public to all documents subject to disclosures under applicable law.

In accordance with Florida Statutes, 119.071(1)(b)(2) Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from public disclosure until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. To the extent that Proposer has been provided access to or has received security sensitive information, as defined by Florida Statutes, Section 119.071, and/or has executed a Confidential Information Acknowledgement and Agreement as part of the RFP process, Proposer shall keep and maintain the security-sensitive information as confidential and exempt from public disclosures, as required by Florida Statutes.

Proposer agrees to keep and maintain public records required by the Town to perform the service in Proposer's possession or control in connection with Proposer's performance under this RFP and any Contract awarded, and upon the request from the Town's custodian of public records, to provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable amount of time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. Proposer shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the contract term and following completion of the Contract, if Proposer does not transfer the records to the Town.

Upon completion of the Contract, Proposer agrees, at no cost to the Town, to transfer to the Town all public records in possession of Proposer or keep and maintain public records required by the Town to perform the service. If Proposer transfers all public records to the Town upon completion of the Contract, Proposer shall destroy any duplicate public records which are exempt or confidential and exempt from public records disclosure requirements. If Proposer keeps and maintains public records upon completion of the Contract, Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology system of the Town.

Proposer's failure or refusal to comply with the provisions of this section shall result in the immediate termination for cause of the Contract by the Town.

IF THE PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PROPOSER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT EMAIL: DRUESGA@SOUTHWESTRANCHES.ORG; PHONE: (954) 434-0008; DEBRA RUESGA, TOWN CLERK, TOWN OF SOUTHWEST RANCHES, 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FLORIDA, 33330.

2.24 CONTRACT PROVISIONS (EXHIBIT "A")

Agreement:
The selected proposer will be required to execute a contract in a form and substance similar to the attached example agreement (Exhibit "A"), subject to negotiated exceptions.

Authorization to Sign:
In addition to executing an agreement, the selected proposer will be required to complete a corporate resolution or notarized statement, indicating that the person having executed the Contract is authorized to legally bind the proposing entity. Additionally, if a selected proposer is a partnership, all general partners must sign the Contract and the notarized statement. If the selected proposer is a joint venture, all members of the joint venture must sign the Contract and the notarized statement.

2.25 INSURANCE REQUIREMENTS

It shall be the responsibility of the selected proposer to provide evidence of the minimum amounts of insurance coverage as specified herein. The selected proposer shall, on a primary basis and at its sole expense, maintain in full force and effect, at all times during the term of the Contract, insurance coverages and limits (including endorsements) as described herein. Failure to maintain the required insurance shall be considered a material default of the Contract. The requirements contained herein, as well as the Town's acceptance of insurance maintained by the selected proposer, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the selected proposer under the Contract.

Where a Contractor is required to enter onto the Town of Southwest Ranches property to deliver materials or to perform work or services as a result of a Proposal award, the Contractor will assume the full duty, obligation, and expense of obtaining all necessary licenses, permits, inspections, and insurance required. The Contractor shall be liable for any damages or loss to the Town occasioned by negligence or intentional acts or omissions of the Contractor (or his agents) or any person or subcontractor the Contractor utilizes in the completion of his contract. Contractor shall be required to furnish a certified copy of all licenses, certificates of competency or other licensure requirements necessary to practice his profession as required by Florida Statutes, Florida Building Code, Broward County, or Town of Southwest Ranches Code. These documents shall be furnished to the Town along with the Proposal response. Failure to furnish these documents or to have required licensure will be grounds for rejecting the Proposal as non-responsive or otherwise.

The Proposal shall include Certificate(s) of Insurance or written proof of the ability to provide the required insurance by an insurance company authorized to do business in the State of Florida or otherwise secured in a manner satisfactory to the Town in an amount equal to 100% of the requirements. Prior to award and in any event prior to commencing Work, the Successful Proposer shall provide the Town with certified copies of all insurance policies providing coverage which meets the requirements as outlined below:

2.26 WORKER'S COMPENSATION

Worker's Compensation Insurance is to apply to all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. Contractor shall carry Worker's Compensation Insurance with the statutory limits, as required by Florida Statutes, chapter 440, as amended, which shall include employer's liability insurance with a limit of not less than One Hundred Thousand Dollars ($100,000) for each accident, and One Hundred Thousand Dollars ($100,000) for each disease. Policy(ies) must be endorsed with waiver of subrogation against Town.

2.27 BUSINESS AUTOMOBILE LIABILITY INSURANCE:

Contractor shall carry business automobile liability insurance with minimum limit of One Million Dollars ($1,000,000) per occurrence, combined single limits bodily injury liability and property damage. The policy must be no more restrictive than the latest edition of the business automobile liability policy without restrictive endorsements, as filed by the Insurance Services Office, and must include all owned vehicles and all hired or non-owned vehicles.

2.28 COMMERCIAL GENERAL LIABILITY:

Contractor shall carry Commercial General Liability Insurance with limits of not less than One Million Dollars ($1,000,000) per occurrence combined single limit for bodily injury and property damage, and not less than Two Million Dollars ($2,000,000) in the aggregate. The insurance policy must include coverage that is no more restrictive than the latest edition of the commercial general liability policy, without restrictive endorsements as filed by the Insurance Service Office (ISO), and the policy must include coverages for premises and/or operations, independent Contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, and personal injury. Personal injury coverage shall include coverage that has the employee and contractual exclusions removed. The ISO form of the policy must be acceptable to the Town.

2.29 UMBRELLA / EXCESS LIABILITY:

Contractor shall maintain Umbrella or Excess Liability Insurance with limits of not less than Two Million Dollars ($2,000,000) per occurrence and in the aggregate. Such coverage shall be written on a follow-form basis over the required Commercial General Liability, Automobile Liability, and Employer's Liability policies and shall provide coverage at least as broad as the underlying policies.

*** For Town of Southwest Ranches as client, insurance policies shall name and endorse the following as "Additional Named Insureds"**:

TOWN OF SOUTHWEST RANCHES
Attn: Russell Muñiz, Town Administrator
13400 Griffin Road.
Southwest Ranches, FL 33330

***The additional named insured endorsement shall be reflected on the Certificate of Insurance.**

All insurance shall be issued by companies rated "A-" or better per A.M. Best's Key Rating Guide, latest edition and authorized to issue insurance in the State of Florida. It shall be the responsibility of the vendor and insurer to notify the Town Administrator of cancellation, lapse, or material modification of any insurance policies insuring the vendor, which relate to the activities of such vendor and the Town.
Such notification shall be in writing and shall be submitted to the Town Administrator within thirty (30) days prior to cancellation of such policies. This requirement shall be reflected on the Certificate of Insurance.

Proposers are required to submit a list of claims presently outstanding and claims within the past ten (10) years against their liability coverage. This information must be listed on the form provided.

Failure to fully and satisfactorily comply with the Town's insurance requirements set forth herein will authorize the Town Administrator to implement a rescission or cancellation of the Proposal award within thirty (30) days of awarding. The Proposer hereby holds the Town harmless and agrees to indemnify Town and covenants not to file a Proposal protest or sue the Town by virtue of such cancellation or rescission.

2.30 COMMENCEMENT OF WORK

The Town shall have no obligations whatsoever to any Proposer by virtue of this RFP or any negotiations conducted hereunder. The Town's obligations shall not commence until an Agreement is approved and executed by the Council. The Town will not be responsible for any work conducted by a Proposer, even if performed in good faith, if such work occurs prior to the approval and execution of the Agreement by the Town Council.

2.31 NON-DISCRIMINATION & EQUAL EMPLOYMENT OPPORTUNITY

Proposer shall not discriminate against any employee or applicant for employment because of race, religion, age, color, sex, sexual orientation, national origin, physical or mental handicap, or marital status. Proposer shall take affirmative action to ensure all applicants are employed, and all employees are treated during their employment without regard to their race, religion, age, color, sex, sexual orientation, national origin, physical or mental handicap, or marital status. Such actions shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

Proposer agrees to post in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause. Proposer further agrees that he/she/it will ensure that subcontractors, if any, will be made aware of and will comply with this non-discrimination clause.

Proposer understands and agrees that a material violation of this clause shall be considered a material breach of any resulting contract and may result in termination of the Contract, disqualification, or debarment of Proposer from participating in the Town contracts, or other

sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

2.32 DISCLOSURE OF OWNERSHIP INTEREST

The Disclosure of Ownership Interest Affidavit ("DOIA") (reference the Forms section) must be completed on behalf of any individual or business entity that seeks to do business with the Town, when applicable. Disclosure does not apply to nonprofit corporations, government agencies, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Upon request from the Department, the selected proposer shall submit a completed DOIA within a reasonable time, as requested. If the selected proposer fails to submit a completed DOIA in a timely manner, the Town, at its sole discretion, may elect to cancel the recommended award.

2.33 CONFLICT OF INTEREST

The award of any Contract hereunder is subject to the provisions of Chapter 112, Florida Statutes. Proposer must disclose, with its Proposal, the name of any officer, director, partner, associate, agent, advisory board member or client/customer who is also an officer, former officer, or employee of the Town of Southwest Ranches or its agencies.

2.34 PUBLIC ENTITY CRIMES/DENIAL OR REVOCATION OF THE RIGHT TO TRANSACT BUSINESS WITH PUBLIC ENTITIES

Pursuant to the provisions of 287.133(2)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Contractor, supplier, subcontractor, or Contractor under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for Category Two for a period of thirty six (36) months following the date of being placed on the convicted vendor list.

Proposer shall complete the attached Sworn Statement on Public Entity Crimes (reference the Forms section) and submit it with its proposal.

2.35 not used

2.36 UNIT PRICES

The Proposer is advised that the contract is a unit price contract. As such, the intent of the contract is to include all labor, materials, transportation, equipment, fuel, and all other items necessary to complete the item of work, in the unit price for the item. All items incidental to or reasonably inferable for the completion of the proposal item shall be included in the unit price for the item.

2.37 CONTRACT DOCUMENTS

The Contract Documents comprise the entire agreement between the Town and Contractor concerning the Work. Any Work, materials or equipment that may be reasonably inferred from the Contract Documents as being required to produce the intended result will be supplied whether or not specifically called for. Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, or to any permits and conditions thereof, shall mean the latest standard specification, manual, code, laws, regulations or permit in effect at the time of executing the Contract, unless otherwise specifically stated.

If during the performance of the Work, Proposer finds a conflict, error or discrepancy in the Contract Documents, Proposer shall immediately report findings to the Town in writing, and shall obtain a written interpretation or clarification from the Town, before proceeding with the Work affected by the findings. Failure to obtain such written interpretation or clarification before proceeding, shall result in a conclusive forfeiture and abandonment of any claim by Proposer for additional compensation and/or time, which could have been avoided by such interpretation or clarification, and Proposer shall bear all costs associated with removal, replacement, correction, repair or restoration of such Work.

2.38 CHANGES IN THE WORK

Without invalidating the Contract and without notice to any surety, the Town may, issue a Change Order or Change Directive. Upon receipt of a Change Order or written Change Directive, Contractor shall promptly proceed with the Work included in the Change Order or Change Directive.

The Town and Contractor shall execute appropriate Change Orders or Change Directives which may include: 1) additions, deletions or revisions to the scope of services; 2) acceptance of, or correction of defective Work included in section 3.5– “Warranty and Guarantee, Correction, Removal or Acceptance of Defective Work”.

If notice of any change affecting the general scope of the Work or the provisions of the Contract Documents is required to be given to a surety, the giving of such notice will be Contractor’s responsibility, and the amount of each applicable Bond may be adjusted accordingly.

2.39 CHANGE IN THE CONTRACT PRICE OR CONTRACT TIME

The Proposal price constitutes the total compensation, subject to authorized adjustments, payable to the Contractor for the complete and timely performance of the Work. All duties, responsibilities and obligations assigned to or undertaken by Contractor shall be at his expense without change in the Contract Price or Contract Time.

Quantities shown in the Proposal and Proposal Form are approximate only and are subject to either increase or decrease. The quantities indicated are estimates based on the scope of the project. Unless authorized by the Town, via Change Order or Change Directive, variation in the estimated quantities shall not be a basis for the Contractor to seek payment beyond the price stipulated in the Proposal, Proposal Form and Contract.

Change Order. The Contract may be changed only by a Change Order or Change Directive approved by the Town. Any increase or decrease in the Contract Price or adjustment in the Contract Time shall be based on written notice, by the Contractor to the Town. All claims for adjustment in the Contract Price or Contract Time shall be determined by the Town. Contractor acknowledges and agrees that no claim for an adjustment in the Contract Price or Contract Time will be valid or enforceable if not submitted in strict accordance with this paragraph.

The value of any Work covered by a Change Order or of any claim for change in the Contract Price or Contract Time shall be determined by: 1) mutual acceptance of a lump sum or 2) by application of unit prices contained in the Contract Documents to the quantities of the items involved. The Town in its sole discretion, shall decide, whether to issue a written Change Order.

Unit Prices. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, the Contract Price will be deemed to include all Unit Price Work, in an amount equal to the sum of the established unit price item multiplied by the quantity. The estimated quantities of items are not guaranteed. Each unit price shall be deemed to include Contractor's overhead and profit.

2.40 WARRANTY AND GUARANTEE; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

Contractor warrants and guarantees that all work will be in strict accordance with the Contract Documents and will be free from defects. The quality and acceptance of workmanship will be determined during site inspections by the Town. Any and all defective Work may be rejected, corrected, or accepted, as provided below.

Owner May Stop the Work. If Work is defective, Contractor fails to supply sufficiently skilled workers, suitable materials or equipment, fails to furnish or perform the Work in a manner that will result in Work that strictly conform to the Contract Documents, the Town may order Contractor to Stop the Work, until the cause for such order has been eliminated. However, the Town's right to stop Work shall not give rise to any duty on the part of Town to exercise this right for the benefit of Contractor or any other party.

Correction or Removal of Defective Work. If required by Town, Contractor shall within twenty four (24) hours and at its sole expense, correct all defective Work. Contractor shall bear all direct, indirect and consequential costs of such correction or removal nor shall Contractor be entitled to any time extension in connection therewith.

Acceptance of Defective Work. Instead of requiring correction or removal and replacement of defective Work, the Town may accept the defective work. Contractor shall bear all direct, indirect and consequential costs attributable to Town's evaluation of and determination to accept such defective Work. If such acceptance occurs prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents and Town shall be entitled to an appropriate decrease in Contract Price. If the parties are unable to agree as to the amount thereof, Town may make a claim as provided in Section 3.4 – "Change in the Contract Price or Contract Time". If the

acceptance occurs after final payment, an appropriate amount, consistent with the above will be promptly paid by the Contractor to the Town.

Town May Correct Defective Work. If the Town issues notice, requiring correction of defective work and Contractor fails to do so within twenty four (24) hours of notice, the Town may take all action necessary to correct the defect. In exercising the rights and remedies under this paragraph Town shall proceed expeditiously. The Town reserves the right to deduct the cost to correct unacceptable workmanship along with $100 per hour administrative costs from the Contractor's monthly invoice. Unacceptable work shall be deducted from the monthly invoice based on line items in the Proposal Forms.

Contractor's Failure to Perform. Should Contractor fail to perform, Town shall notify Contractor in writing of such failure and Contractor shall have fifteen (15) days thereafter to cure such failure. If Contractor is unable or unwilling to cure such Failure to Perform, then Town shall receive a refund equal to the actual cost of a third party to cure such failure and may immediately terminate any contract award for default. In the event of any litigation arising out of or relating hereto, the prevailing party shall be entitled to an award of its attorney's fees and costs at both the trial and appellate levels.

Termination for Convenience. The Town shall have the right to terminate the contract for convenience upon thirty (30) days written notice. In the event of a Termination for Convenience, the Town shall pay for services provided by the Contractor through the effective date of the termination, but shall have no further liability or responsibility to the Contractor. Contractor hereby waives any and all claims for additional compensation and damages, including but not limited to loss of anticipated profits on work not performed. In the event a termination for default is later determined by a court of competent jurisdiction to be wrongful or without cause, the termination shall automatically be deemed one for convenience and Contractor's sole compensation shall be in accordance with this section. Nothing herein shall be construed as precluding the Town's right to terminate the Contract for convenience, as set forth in the Contract.

2.41 PAYMENT

The payment to Contractor is for all materials, labor, services, equipment, and all else necessary to fully complete the Work. The Work includes all accessories, appurtenances, or other work required for completion of the Contract.

Contractor shall render all Work to the Town at the quoted price stipulated in the Proposal and Proposal Form, and Town shall pay Contractor for the satisfactory and timely completion of the Work in strict accordance with the Contract Documents at the prices stipulated in the Proposal Form.

In no event shall Town be liable for any cost increases or price escalations associated with labor, services, materials, equipment, or any other charges that may arise during the performance of the Work, regardless of any delays in the Work, whether occasioned by Town or Contractor, or both. In the event the cost of the Work exceeds the amounts set forth and included in the Contract Price, Contractor shall pay such excess from its own funds and Town shall not be required to pay any part of such excess. The only exception shall be adjustments to the Contract Price pursuant to any

written Contract Amendment and/or Change Order executed by Town and Contractor in accordance with the terms and conditions of this RFP and the Contract.

Town and Contractor agree that payment under the Contract will be subject to (a) the delivery of an appropriate invoice or payment application by Contractor to Town within thirty (30) days of work completion, and (b) verification by Town that the Work is acceptable and has been performed in strict accordance with the Contract. Upon verification by Town that the invoiced Work has been satisfactorily performed in strict accordance with the Contract, Town shall have thirty (30) days thereafter to pay the invoice, or such undisputed portion as Town determines in its sole discretion.

No payment will be made for Work performed by the Contractor to replace defective work, for work which is not shown or ordered, for work outside the limits shown or ordered, or for additional work performed by Contractor without prior written approval of Town. Nothing herein shall be construed as authorizing or consenting to waive sovereign immunity or permitting liens to be asserted against the Town's property.

The Town Administrator may withhold, in whole or in part, payment for Work deemed inadequate or defective which has not been remedied in a manner satisfactory to the Town Administrator. The amount withheld shall not be subject to payment of interest by Town. Payment may be withheld for Contractor's failure to comply with the terms, conditions, or requirements of the Agreement.

2.42 METHOD OF PAYMENT

The method of payment (check/credit card) is at the Town's discretion. The Town may choose to compensate vendors for goods and/or services via a Town Purchasing Card ("P-CARD"). Payments made by P-CARD shall be accepted on a "same as cash" basis. No other costs, including but not limited to, service charge, fee, or penalty shall be billed to the Town, for payments rendered by P-Card.

2.43 PHYSICAL CONDITIONS

The Town shall furnish the lands upon which the Work is to be performed, including all applicable rights-of-way and easements. Proposer shall have full responsibility with respect to physical conditions in or relating to existing surface structures. By submitting its Proposal, Proposer represents that it has visited the Site and/or otherwise become generally familiar with such conditions, including any local conditions affecting the Work, and has accounted for same within its Proposal.

Proposer shall, promptly after becoming aware and before performing any Work, notify the Town of any differing site conditions or conflicts at the site. The Town will review the pertinent conditions with respect to any deletions or revisions in the Work and any potential modifications to the terms and conditions as outlined in Section 2.38 – "Changes in the Work".

In the event that during the course of the Work, Contractor encounters subsurface or concealed conditions which differ materially from those shown within the Contract Documents, from those ordinarily encountered, or of an unusual nature, Contractor, without disturbing the conditions and

before performing any Work, shall within twenty-four (24) hours of their discovery, notify Contract Manager in writing of the existence of the differing conditions. Contract Manager shall investigate the site conditions identified by Contractor. If, in the sole opinion of Contract Manager, the conditions do materially differ and cause an increase or decrease in Contractor's cost of, or the time required for, the performance of any part of the Work, Contract Manager may recommend an equitable adjustment to the Contractor's compensation hereunder. If Contract Manager and Contractor cannot agree on an adjustment in the compensation, the adjustment shall be referred to the Town Administrator for determination. No request by Contractor for an equitable adjustment to the Agreement under this provision shall be allowed unless Contractor has given written notice to the Contract Manager in strict accordance with the provisions of this Section.

It shall be Proposers responsibility to locate any underground or overhead utility lines or equipment.

SECTION 3
SCOPE OF SERVICES

3.1 Purpose

The Town is seeking proposals from qualified firms to provide professional security guard services on a scheduled, on-call, emergency, and special event basis. The resulting contract is intended to provide flexible security solutions to meet the varying operational needs of the Town and participating governmental agencies.

Services may include, but are not limited to, municipal buildings, parks, recreation facilities, public meetings, construction projects, infrastructure sites, special events, emergency operations, parking areas, and other Town-owned or controlled properties.

The Contractor shall furnish trained, licensed, and experienced personnel capable of providing professional security services while maintaining a safe and welcoming environment for employees, elected officials, residents, contractors, and visitors.

3.2 General Scope of Services

The Contractor shall provide all supervision, personnel, uniforms, equipment, vehicles (when requested), communications equipment, transportation, and incidental items necessary to perform the requested services.

Services may include, but are not limited to:

A. Unarmed Security Officers

Provide licensed unarmed security officers for routine assignments including municipal buildings, council meetings, public facilities, parks, recreation facilities, construction sites, administrative offices, and other locations designated by the Town.

B. Armed Security Officers

When requested by the Town, provide licensed armed security officers meeting all applicable State of Florida licensing requirements for assignments requiring enhanced security.

C. Patrol Services

Provide stationary and mobile patrol services utilizing:

- Foot patrol
- Golf cart patrol
- Marked or unmarked patrol vehicles
- SUVs or pickup trucks
- Other vehicles as approved by the Town

Patrols may include interior and exterior inspections, parking lots, parks, trails, facilities, construction sites, utility locations, and other Town properties.

D. Special Events
Provide security staffing for festivals, concerts, parades, athletic events, holiday celebrations, community events, grand openings, emergency operations, and other public gatherings.

Services may include:

- Crowd management
- Queue management
- Bag inspections
- Magnetometer or handheld metal detector screening
- Access control
- Traffic and pedestrian coordination
- VIP protection
- Restricted area enforcement
- Vendor entrance monitoring
- Emergency evacuation assistance

E. Government Meetings
Provide security services as requested for Town Council meetings, board meetings, advisory committee meetings, quasi-judicial hearings, special magistrate hearings, workshops, and other governmental meetings.

Services may include:

- Entrance monitoring
- Visitor screening
- Metal detector operations
- Public access control
- Coordination with Town staff
- Immediate notification of law enforcement when appropriate

F. Emergency Response
Provide security personnel during emergencies including:

- Hurricanes
- Flood events
- Civil disturbances
- Utility failures
- Emergency Operations Center activations
- Disaster recovery operations

The Contractor shall have the capability to provide additional personnel with minimal notice.

3.3 Typical Duties
Depending upon the assignment, security personnel may be required to:

- Maintain a professional, visible security presence.
- Patrol assigned areas by foot or approved vehicle.
- Control access to facilities and restricted areas.
- Monitor entrances, exits, gates, and parking areas.
- Conduct bag inspections and operate handheld or walk-through metal detection equipment when required.
- Observe and report suspicious activity.
- Respond appropriately to disturbances, emergencies, safety hazards, or criminal activity.
- Contact law enforcement, fire rescue, or emergency personnel when necessary.
- Assist with crowd management and pedestrian movement.
- Assist with emergency evacuations.
- Protect Town property from theft, vandalism, or unauthorized access.
- Maintain activity logs and incident reports.
- Coordinate with Town representatives and law enforcement.
- Remain on-site until relieved or released by the Town.

3.4 Personnel Requirements
At a minimum:

- All security personnel shall possess the appropriate Florida security licenses required for the services being provided.
- Unarmed officers shall possess a valid Class "D" Security Officer License.
- Armed officers shall possess valid Class "D" and Class "G" Licenses.
- Supervisors shall possess all licenses required by Florida law for supervisory duties.
- Personnel shall successfully complete a Level 2 criminal background screening prior to assignment.
- Personnel shall be trained in:
    - Conflict resolution
    - De-escalation techniques
    - Emergency response
    - Crowd management
    - Customer service
    - Incident documentation
    - Basic first aid/CPR (preferred)
- Personnel shall be courteous, professional, and capable of interacting effectively with the public.

3.5 Uniforms and Equipment
The Contractor shall furnish all equipment necessary to perform the requested services, including, as applicable:

- Professional uniforms
- Identification badges
- Radios or communication devices
- Flashlights
- Safety equipment
- Golf carts
- Patrol vehicles
- Metal detection equipment

- Traffic control devices
- Body-worn cameras, if requested
- Other specialized equipment necessary for the assignment

Uniforms shall clearly identify personnel as private security and shall not closely resemble local law enforcement uniforms.

3.6 Scheduling
Services may be requested:

- On a regularly scheduled basis
- On-call
- After-hours
- Overnight
- Weekends
- Holidays
- Emergency response
- Short-notice assignments
- Multi-day special events

The Town makes no guarantee regarding the quantity or frequency of services.

3.7 Incident Reporting
The Contractor shall immediately notify the Town of any significant incident.

Written incident reports shall be submitted for all reportable events no later than the next business day unless otherwise directed.

For special events, the Town may require an after-action report summarizing staffing, incidents, recommendations, and operational observations.

3.8 Performance Standards
Security personnel shall:

- Report for duty on time and properly equipped.
- Maintain a professional appearance.
- Remain alert throughout the assignment.

- Conduct themselves courteously and professionally.
- Follow all lawful directions issued by the Town.
- Coordinate with law enforcement and emergency responders as appropriate.
- Protect confidential information.
- Immediately report unsafe conditions.

The Town reserves the right to require replacement of any assigned employee whose performance is deemed unacceptable.

3.9 Optional Services

The Town may request additional governmental security-related services that are incidental to and consistent with the scope of this solicitation. Such services may include, but are not limited to, executive protection, bicycle patrol, K-9 units, command post staffing, parking management, overnight construction site security, temporary access control, and other comparable municipal security services.

Respondents may identify and provide pricing for additional municipal security-related services that are incidental to and consistent with the scope of this solicitation. Only those additional services expressly accepted by the Town as part of the awarded contract shall be available under the resulting Agreement.

The Town reserves the right to reject any proposed optional service or associated pricing that it determines is unnecessary, outside the intended scope of this solicitation, or not in the best interest of the Town or participating agencies.

Services not identified, priced, and accepted by the Town as part of the awarded contract shall not be procured under the resulting Agreement and shall require a separate procurement in accordance with applicable law.

SECTION 4
SPECIAL PROVISIONS

PROPOSAL FORMAT

Section #	Required Item	Included (✓)
1	**Qualifications and Experience** – Provide an overview of the firm's qualifications, relevant experience in governmental security services, and key personnel. Include years of experience, areas of expertise, and any specialized capabilities. **(2 PAGES MAXIMUM)**	☐
2	**Resources and Staffing Plan** – Describe the Respondent's organizational structure, available staffing resources, supervisory capabilities, and geographic service area. Include the Respondent's approach to personnel scheduling, quality assurance, and maintaining adequate staffing levels to support routine assignments, special events, emergency response, and simultaneous service requests. Additionally, provide an inventory or summary of available equipment, vehicles, and other operational resources (e.g., patrol vehicles, golf carts, communication equipment, metal detection equipment, traffic control devices, etc.) that may be utilized in performance of the services under this Agreement. **(4 PAGES MAXIMUM)**	☐
3	**Knowledge of the Work, Applicable Regulations, and Performance Approach** – Description of proposer's knowledge of the work and relevant regulations. Furnish copies of applicable certifications. Include a detailed description of the methods and approach used to implement the proposed services, and a demonstrated approach to ensuring compliance with all regulatory requirements. **(3 PAGES MAXIMUM)**	☐
4	**Client Performance References** – Provide contact information for current and/or past clients familiar with similar services performed by the proposer. References should reflect relevant experience and recent work.	☐
5	**Sample Invoices and/or Usage Reports** – Provide samples of daily/weekly/monthly report detailing a service site and which services were applied.	☐
6	**Price** – Detailed, clearly defined costs as per Required Forms – Price Proposal Form.	☐
7	**Required Forms and Documentation** – Attach all required forms and paperwork as requested. Reference Section 5.	☐

EVALUATION CRITERIA

The following criteria will be used in the evaluation, shortlisting, and ranking process:

- **Qualifications and Experience**
- **Resources and Staffing Plan**
- **Knowledge of the Work, Applicable Regulations, and Performance Approach**
- **Price Proposal**
- **Client Performance References**

EVALUATION OF PROPOSALS

Responses to this RFP will be evaluated by a Selection/Negotiation Committee appointed by the Town Administrator. The evaluation will follow the criteria outlined in this RFP and adhere to the Town's Procurement Code. Proposals that fail to provide the requested information or meet the minimum qualification criteria will be disqualified.

Post-Submittal Process:

1. Initial Review and Compliance Check
    - Proposals are reviewed to ensure compliance with submission requirements and minimum qualification criteria herein.
2. Evaluation by Selection Committee
    - Each submission will be evaluated based on the Evaluation Criteria provided in this RFP.
    - The ranking methodology is ordinal ranking, where #1 is the highest ranked firm, #2 is the next ranked firm, and so forth.
    - The Selection Committee will score proposals individually and may develop a shortlist of no fewer than three (3) firms deemed most qualified.
    - If fewer than three (3) responses are received from qualified firms, the minimum number for shortlisting and ranking purposes shall not apply.
3. Public Presentations/Interviews (Optional)
    - Shortlisted firms may be invited to provide public presentations regarding their qualifications, project approach, and ability to furnish the required services.
    - Presentation appointments will be scheduled and communicated to firms. Proposer presentations/interviews are closed to the public.
4. Final Ranking
    - Following presentations/interviews (as applicable), the Selection Committee will deliberate and vote on a final ranking of firms based on the Evaluation Criteria.
    - Each voting member will rank the shortlisted firms according to their assessment of qualifications and alignment with the Town's objectives.
5. Recommendation for Award
    - The Selection Committee will recommend the Proposer(s) whose proposal offers the "best value" to the Town, considering the evaluation criteria and the Town's overall best interest.
    - If no contract negotiation is required, the Town Administrator may proceed to present the ranking and award recommendation(s) to the Town Council. If

negotiation is required with the number one ranked firm, the committee and/or purchasing negotiator shall proceed to meet with the number one ranked firm as soon as practicable. The negotiated contract(s) will be forwarded by the purchasing negotiator to the Town Administrator for final consideration by the awarding authority.

AWARD OF CONTRACT(S)

The Town reserves the right to award the contract based on the proposal that provides the best overall value, not necessarily the lowest price. While the Town allows Proposers to take variances to the RFP terms, conditions, and specifications, the number and extent of variances taken will be considered in determining the Proposer who is most advantageous to the Town. The Town reserves the right to request additional information or clarification from Proposers as needed to ensure a thorough evaluation.

As deemed necessary and in the Town's best interest, the Town reserves the right to:

- Reject any or all responses.
- Waive any minor irregularities or technicalities in responses received.
- Award to one or more Contractor(s), if such an approach is determined to be in the best interest of the Town.
- Award by zone, geographic area, service type, or any combination thereof, and to make multiple or partial awards, as determined to be in the best interest of the Town.

There is no obligation on the part of the Town to award the proposal to the lowest priced Proposer. The Town reserves the right to award the contract to the Proposer submitting the best overall responsive proposal which is most advantageous and in the best interest of the Town, and to waive any irregularity or technicality in the proposals received. All proposals shall be subject to negotiation, and the Town shall be the sole judge of the proposals that offer the best value and the resulting agreement that is in its best interest. The Town's decision shall be final.

Note: Submission of a Proposal shall constitute the Proposer's acknowledgment that the Town will not execute or be bound by any separate agreement, standard terms and conditions, master service agreement, proposal conditions, or other contractual document submitted by the Proposer. The final agreement shall consist of this solicitation, the Proposal as accepted by the Town, and any negotiated terms and conditions mutually agreed upon by the parties and approved by the Town. Any conflicting or additional terms proposed by the Proposer shall have no force or effect unless expressly accepted in writing by the Town as part of the final negotiated agreement.

SECTION 5
REQUIRED FORMS

OFFEROR'S QUALIFICATION STATEMENT
[Please print/type clearly]

NAME: _____

ADDRESS: _____

FEIN: _____

LICENSE NUMBER: _____ STATE OR COUNTY: _____

LICENSE TYPE: _____
(Attach copy of license)

LICENSE LIMITATIONS, IF ANY: _____
(Attach a separate sheet, if necessary)

LICENSEE SIGNATURE: _____

LICENSEE NAME: _____

PROPOSER'S SIGNATURE: _____

PROPOSER'S NAME: _____

PROPOSER'S ADDRESS: _____

PROPOSER'S PHONE NUMBER: Office: _____ Cell: _____

PROPOSER'S EMAIL ADDRESS: _____

By: _____

_____
Name of Corporation/Entity

_____
Address of Corporation/Entity

_____
Signature of President or Authorized Principal By: _____
Title:_____
(If the Proposer is a Corporation, affix corporate seal)

Proposer Name
_____

PRICE PROPOSAL FORM

The Respondent shall provide firm-fixed unit prices for the services identified below. Proposed rates shall include all labor, supervision, equipment, vehicles (where applicable), uniforms, overhead, profit, insurance, travel, permits, and all other costs necessary to fully perform the services described in this solicitation. This Price Proposal Form is submitted solely for evaluation and contract award purposes and does not constitute a purchase order, guarantee of work, minimum purchase commitment, or authorization to perform services.

SECURITY GUARD SERVICES

A. Standard Service Rates:

Service	Unit	Proposed Rate
Unarmed Security Officer	Per Hour	$_____
Armed Security Officer	Per Hour	$_____
Security Supervisor	Per Hour	$_____
Unarmed Foot Patrol Officer	Per Hour	$_____
Golf Cart Patrol Officer, including cart	Per Hour	$_____
Vehicle Patrol Officer, including vehicle	Per Hour	$_____

Note: Unarmed Security Officers, Armed Security Officers, Security Supervisors, Foot Patrol Officers, Golf Cart Patrol Officers, and Vehicle Patrol Officers may be assigned duties including, but not limited to, access control, credential verification, metal detector screening, bag inspections, crowd management, patrol, parking control, site monitoring, incident response, and other related security functions consistent with their assigned role and applicable licensure.

B. Optional Service Rates:

Description	Unit	Proposed Rate
Bicycle Patrol Officer	Per Hour	$_____
K-9 Security Team	Per Hour	$_____

Description	**Unit**	**Proposed Rate**
Executive Protection	Per Hour	$_____
Event Command Post /Mobile Command Unit	Per Hour	$_____
Temporary Access Control /Credentialing Personnel	Per Hour	$_____
Parking & Traffic Control Personnel	Per Hour	$_____
Drone Observation Support *(where legally permissible)*	Per Hour	$_____
Other (Describe)*	_____	$_____

*Respondents may attach a separate sheet identifying and pricing additional municipal security-related services that are incidental to and consistent with the scope of this solicitation. Only those additional services expressly accepted by the Town as part of the awarded contract shall become part of the resulting Agreement.

Firm Name: _____ Date: _____

Authorized Representative (Print): _____ Signature: _____

ACKNOWLEDGEMENT OF ADDENDA

Proposer shall indicate receipt of any addendum by initialing below for each addendum received.

Addendum No. 1 _____

Addendum No. 2 _____

Addendum No. 3_____

Addendum No. 4_____

[Remainder of page intentionally left blank]

DISCLOSURE OF OWNERSHIP INTEREST AFFIDAVIT

TO: TOWN OF SOUTHWEST RANCHES
OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, this day personally appeared _____, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant appears herein as:

[ ] an individual or

[ ] the _____ of _____.

[position—e.g., sole proprietor, president, partner, etc.] [name & type of entity—e.g., ABC Corp., XYZ Ltd. Partnership, etc.]. The Affiant or the entity the Affiant represents herein seeks to do business with the Town of Southwest Ranches through its the Town Council.

2. Affiant's address is: _____

3. Attached hereto as Exhibit "A" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater interest in the Affiant's corporation, partnership, or other principal. Disclosure does not apply to profit corporations, government agencies, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with the Town of Southwest Ranches' policy, and will be relied upon by the Town of Southwest Ranches. Affiant further acknowledges that he or she is authorized to execute this document on behalf of the entity identified in paragraph one, if any.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

[Signatures on next page]

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct and complete.

AFFIANT FURTHER SAYETH NAUGHT.

_____
Affiant
_____,

(Print Affiant Name)

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization,

this ___ day of _____, 2026,

by _____ (name of person acknowledging).

_____
Notary Public

_____
(Print Notary Name)
State of _____ at Large
My Commission Expires:_____

Disclosure of Ownership Interests

Affiant must identify all entities and individual's owning five percent (5%) or more ownership interest in Affiant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant's principal is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to any nonprofit corporation, government agency, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name **Address**

SUBCONTRACTOR LIST (if applicable)

Proposer **shall disclose any and all subcontractors** that will be used in the performance of the work under this contract. The Town strongly prefers that all work be self-performed. If subcontractors are proposed, their roles and qualifications must be clearly identified below.

Subcontractors shall not perform work unsupervised; at no time shall a subcontractor be left on-site without oversight by the Contractor unless prior written approval is granted by the Town.

Subcontractor Name	Scope of Work	License Number (if applicable)	Contact Information

_____ Check here if no subcontractors will be used and all work will be self-performed.

By signing below, the proposer certifies that the information provided above is true and complete and understands that any undisclosed subcontracting may be grounds for disqualification or contract termination.

Firm Name:_____

Authorized Representative (Print): _____

Signature: _____

Date: _____

DRUG FREE WORKPLACE

Proposer must certify that they will provide a drug-free workplace. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities or contractual services that are under Proposal a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction or plea.

5) Impose a sanction on (or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community), any employee who is so convicted or takes a plea.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

PROPOSER'S SIGNATURE: _____

PROPOSER FIRM: _____

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a) FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____

by _____

for _____

whose business address is _____

_____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Para. 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trail court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Para. 287.133(1) (a), Florida Statutes, means:

(i). A predecessor or successor of a person convicted of a public entity crime; or

(ii). An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Para. 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. The statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO, OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Signatures on next page]

PROPOSER: _____

By:_____

_____
(Printed Name)

_____
(Title)

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization,

this ___ day of _____, 2026,

by _____ (name of person acknowledging).

Notary Public - State of _____

_____
Notary Signature

My Commission Expires_____

(Printed, typed, or stamped commissioned name of notary public)

NON-COLLUSION AFFIDAVIT

State of _____) ss:

County of_____)

_____ being first duly sworn deposes and says that:

(1) He/She is the _____(Owner, Partner, Officer, Representative or Agent) of _____, the proposer that has submitted the attached Proposal;

(2) He/She is fully informed with respect to the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other proposer, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any proposer, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other proposer, or to fix any overhead, profit, or cost elements of the Proposal price or the Bid price of any other proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work; and

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of Proposer or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

[Signatures on next page]

By:_____

_____
(Printed Name)

_____
(Title)

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization,

this ___ day of _____, 2026,

by _____ (name of person acknowledging).

Notary Public - State of _____

_____
Notary Signature

My Commission Expires_____

(Printed, typed, or stamped commissioned name of notary public)

CERTIFICATE OF AUTHORITY (If Individual / Sole Proprietor)

State of _____)
) ss:
County of_____)

I HEREBY CERTIFY that _____, as Principal or Owner

of (Company name) _____, is hereby authorized to execute the Proposal dated

_____20___, to the Town of Southwest Ranches and his execution thereof, attested by the undersigned, shall be the official act and deed of _____.

(Company Name)

IN WITNESS WHEREOF, I have hereunto set my hand this__ day of_____, 20___.

_____

Secretary:

(SEAL)

PROPOSER FIRM:_____

CERTIFICATE OF AUTHORITY (If Partnership)

State of _____)
) ss:
County of_____)

I HEREBY CERTIFY that a meeting of the Partners of the _____
_____
_____

A partnership existing under the laws of the State of ____, held on _____ ___, 20___, the following resolution was duly passed and adopted:

"RESOLVED, that, _____, as of the Partnership, be and is hereby authorized to execute the Proposal dated, _____ ____, 20___, to the Town of Southwest Ranches and this partnership and that his execution thereof, attested by the shall be the official act and deed of this Partnership."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this __, day of _____, 20___.

_____
Secretary:

(SEAL)

PROPOSER FIRM:_____

CERTIFICATE OF AUTHORITY (If Corporation or Limited Liability Company)

State of _____)
) ss:
County of_____)

I HEREBY CERTIFY that a meeting of the Board of Directors of a corporation or authorized representatives of a Limited Liability Company existing under the laws of the State of _____, held on _____, 20___, the following resolution was duly passed and adopted:

"RESOLVED, that _____, as President of the Corporation or authorized representative of a Limited Liability Company, be and is hereby authorized to execute the Proposal dated, _____ _____ ___, 20___, to the Town of Southwest Ranches and this Corporation or Limited Liability Company and his execution thereof, attested by the Secretary of the Corporation or Limited Liability Company, and with the Corporate Seal affixed, shall be the official act and deed of this Corporation or Limited Liability Company."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Corporation or

Limited Liability Company this_____ day of_____, 20___.

_____
Secretary:

(SEAL)

PROPOSER FIRM:_____

CERTIFICATE OF AUTHORITY (If Joint Venture)

State of _____)
) ss:
County of_____)

I HEREBY CERTIFY that a meeting of the Principals of the _____
_____
_____

A corporation existing under the laws of the State of ____ held on _____ ___, 20___, the following resolution was duly passed and adopted:

"RESOLVED, that, _____, as _____ of the Joint Venture be and is hereby authorized to execute the Proposal dated,_____ ___ 20___, to the Town of Southwest Ranches official act and deed of this Joint Venture."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have here unto set my hand this_____ ____, 20___.

_____
Secretary:

(SEAL)

PROPOSER FIRM :_____

CLIENT HISTORY

Please list name of agency, address, phone number, contact person and email of any other Governmental Agencies or Quasi-governmental agencies for which you have conducted business on similar project within the past five years.

NAME OF AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON & EMAIL

Proposer's Firm:_____

ANTI-LOBBYING CERTIFICATION

Pursuant to the requirements of the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352) and applicable State of Florida lobbying regulations, the undersigned hereby certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
4. The undersigned acknowledges and affirms compliance with the applicable State of Florida lobbying registration and disclosure requirements for entities seeking to influence state or municipal decisions, including but not limited to executive branch lobbying for procurement contracts valued at $20,000 or more, and any applicable local ordinances governing lobbying activities within Florida municipalities.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Contractor/Company Name: _____
Authorized Representative (Print Name): _____ Title: _____
Signature: _____ Date: _____

ACKNOWLEDGMENT OF CONFORMANCE WITH O.S.H.A. STANDARDS

TO THE TOWN OF SOUTHWEST RANCHES:

_____, hereby acknowledges and agrees that as Contractor for the Town of Southwest Ranches within the limits of the Town of Southwest Ranches, Florida, we have the sole responsibility for compliance with all requirements of the Federal Occupational Safety and Health regulations, and agree to indemnify and hold harmless the Town of Southwest Ranches, including its Council Members, officers and employees, from and against any and all legal liability or loss the Town may incur due to _____'s failure to comply with such regulations.

_____ _____

ATTEST CONTRACTOR

BY: _____

_____

Print Name

Date: _____

Proposer's Firm:_____

PROPOSER CONFIRMATION OF QUALIFICATIONS

The Contract will be awarded only to a responsible and eligible Proposer, qualified by experience and capable of providing required insurance, and bonds and in a financial position to do the Work specified within the Request for Proposals, and which can complete the Work within the time schedule specified.

At the time of the Proposal, the Proposer shall hold all qualification certificates and licenses required to be held by the Contractor by Florida Statutes or ordinances of the Town of Southwest Ranches and Broward County in order to perform the Work which is the subject of this Request for Proposals.

All license, certificate and experience requirements must be met by the Proposer (as opposed to the Subcontractor) at the time of Proposal submission. Proposals submitted by Proposers who do not directly hold required licenses and certificates or who rely on another Contractor to meet the license, certificate or experience criteria will be rejected. By executing this Form and submitting its Proposal, Proposer represents that it meets the requirements set forth above, and as set forth in the Proposal Documents, and acknowledges and understands that such representation is material and that the Town shall be relying on this representation with respect to a Contract award.

Proposer: _____

Proposer's Name: _____

Proposer's Address: _____

_____

Proposer's Phone Number: _____

Proposer's Email: _____

Contractor's License and License number(s) (attach copies of license(s) required for the work described in this RFP):

_____

_____

_____

[Signatures on next page]

PROPOSER FIRM:_____

By:_____

_____
(Printed Name)

_____
(Title)

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization,

this ___ day of _____, 2026,

by _____ (name of person acknowledging).

Notary Public - State of _____

_____
(Notary Signature)

My Commission Expires: _____

(Printed, typed, or stamped commissioned name of notary public)

CLIENT PERFORMANCE REFERENCES

In order to receive consideration for an award, it is a requirement that this form be completed and returned with firm's response to this RFP.

Proposer (company name):_____
Address:_____
Telephone No:_____(_____)_____
Contact person:_____ Title: _____
Number of years in business:_____ Years
Address of nearest facility:_____
_____

Provide three (3) organizations, preferably governmental agencies, where these services have been provided:

1. Company Name:_____
   Telephone No: _____(___)_____
   Contact Person:_____
   Title:_____
   Contract Amount:_____
   Project:_____
   Email:_____
   Services Provided: _____
   Date Services Provided:_____

2. Company Name:_____
   Telephone No: _____(___)_____
   Contact Person:_____
   Title:_____
   Contract Amount:_____
   Project:_____
   Email:_____
   Services Provided: _____
   Date Services Provided:_____

3. Company Name:_____
   Telephone No: _____(___)_____
   Contact Person:_____
   Title:_____
   Contract Amount:_____
   Project:_____
   Email:_____
   Services Provided: _____
   Date Services Provided:_____

LIABILITY CLAIMS

Please list the following information for all/any Liability Claims for the past five (5) years. If none state NONE:

1. Name and Location of project: _____

_____

2. Contact information for Project Owner:

   a. Name: _____

   b. Address: _____

   c. Phone: _____

   d. Email: _____

3. Nature of Claim: _____

_____

4. Date of Claim: _____

5. Resolution Date of Claim and how resolved: _____

_____

_____

6. If applicable:

   a. Court Case Number: _____

   b. County: _____

   c. State: _____

PROPOSER FIRM: _____

W-9

INSERT IRS FORM W – 9
Must be the current IRS form October 2018 revision, signed, dated and legible W-9

PROOF OF INSURANCE

INSERT PROOF OF INSURANCE

STATEMENT OF NO RESPONSE

Recipients of this solicitation may elect not to respond. The Town is interested in learning the reason(s) for non-response. If you elect **not** to respond with an offer to this solicitation, the Town requests that the reason(s) are indicated below, and this form is returned to:

Christina Semeraro
Town Procurement Officer
Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330
or
Email: csemeraro@swranches.org

REASONS

1. _____ Do not offer this product/service or equivalent.
2. _____ Schedule would not permit.
3. _____ Insufficient time to respond to solicitation.
4. _____ Unable to meet specifications / scope of work.
5. _____ Specifications "too tight" (i.e. geared to specific brand or manufacturer).
6. _____ Specifications not clear.
7. _____ Unable to meet bond and / or insurance requirements.
8. _____ Solicitation addressed incorrectly, delayed in forwarding of mail.
9. _____ Other (Explanation provided below or by separate attachment).

Explanation: _____
_____

The Town may delete the names of those persons or businesses who fail to respond to three (3) solicitations, who fail to return this Statement, or as requested.

Desire to receive future Town solicitations? __ Yes __ No

COMPANY: _____
NAME: _____
TITLE: _____
ADDRESS: _____
TELEPHONE: (_____) _____ DATE: _____

44 C.F.R. PART 18 - CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor,_____, certifies or affirms the truthfulness and Accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

INSERT E-VERIFY MEMORANDUM OF UNDERSTANDING

PROVIDE PROOF OF E-VERIFY REGISTRATION

a) Page showing USCIS verified electronic approval.
b) Page listing Company name & EIN number, matching W9 submitted.

To Enroll in E-Verify, Go to https://idp.uscis.gov/enroll/Everify - and click on [I Agree] to register, save registration as a PDF document and include memorandum of Understanding document with this bid.

To access your Company's MOU:
1. Log in to your Company's E-Verify Account, Click on My Company Profile/Account (right upper section of the main page)
2. Scroll down on the following screen for the link "view/print MOU.

DO NOT INCLUDE MOU OF COMPANY DIFFERENT TO W9 SUBMITTED.

E-Verify Information:

Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

1. If a contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.
2. The contractor shall maintain a copy of such affidavit for the duration of the contract. In accordance with F.S. 448.095 Contractor/Contractor acknowledges and agrees to the following:

a) Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Vendor/Contractor during the term of the contract; and
b) Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term

OTHER FEDERAL, STATE AND LOCAL REQUIREMENTS (2 CFR 200 COMPLIANCE)

The Contractor must adhere to all requirements and regulations established by the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA), Florida Department of Transportation (FDOT), Natural Resources Conservation Service (NRCS), U.S. Army Corps of Engineers (USACE) and any other governmental agency with jurisdiction over emergency/disaster response and recovery actions. Notwithstanding anything in this Agreement to the contrary, Contractor also agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and Town orders, statutes, ordinances, rules, and regulations which may pertain to the services required under the Agreement, including but not limited to:

A. ACCESS BY THE GRANTEE, SUBGRANTEE, FEDERAL GRANTOR AGENCY AND COMPTROLLER GENERAL

The Contractor shall allow access by the grantee, sub grantee, Federal grantor agency and Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

B. FEDERAL CLEAN AIR AND WATER ACTS

Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

C. CONTRACT WORK HOURS AND SAFETY STANDARDS

The Contractor shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3702-3704) as supplemented by Department of Labor regulations (29 CFR Part 5).

D. COMPLIANCE WITH THE COPELAND ANTI-KICKBACK ACT

(1) Contractor. The Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

E. BUY AMERICAN ACT

The Contractor shall comply with all applicable standards, orders, or requirements regarding the Buy American Act.

F. SUSPENSION AND DEBARMENT

Non-federal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, sub-awards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

G. ANTI-LOBBYING

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended), Contractors who apply or bid for an award of $100,000 or more shall file the required certification (see page 40). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier-to-tier up to the recipient.

This provision is applicable to all Federal-aid contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

H. EQUAL EMPLOYMENT OPPORTUNITY

The Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled “Equal Employment Opportunity,” as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60). (All construction contracts awarded in excess of $10,000 by grantees and their contractors or sub-grantees). Additionally, all contractors and subcontractors performing work in connection with this Agreement shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability, or marital status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the Dade County Fair Housing and Employment Commission, or other authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

I. NONDISCRIMINATION

During the performance of this Agreement, Contractor agrees to not discriminate against any employee or applicant for employment because of race, religion, color, sex, handicap, marital status, age, or national origin, and will take affirmative action to ensure that they are afforded equal employment opportunities without discrimination. Such action shall be taken with

reference to, but not be limited to, recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on-the-job training. By entering into this Agreement with the Town, the Contractor attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts). If the Contractor or any owner, subsidiary or other firm affiliated with or related to the Contractor is found by the responsible enforcement agency or the Town to be in violation of the Act, such violation shall render this Agreement void. This Agreement shall be void if the Contractor submits a false affidavit or the Contractor violates the Act during the term of this Agreement, even if the Contractor was not in violation at the time it submitted its affidavit.

J. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
The Contractor shall comply with OSHA as applicable to this Agreement.

K. ENVIRONMENTAL PROTECTION AGENCY (EPA)
The Contractor shall comply with all laws, rules and regulations promulgated by, for, or related to the EPA as applicable to this Agreement.

L. CONFLICTS OF INTEREST
The Contractor shall comply with "Conflicts of Interest" Section 1-19 of the Broward County Code, and Ordinance 2011-19.

M. FLORIDA BUILDING CODE (FBC)
The Contractor shall comply with all applicable provisions of the Florida Building Code (FBC).

N. VIOLATIONS OF LAW
Notwithstanding any other provision of the Agreement, Contractor shall not be required pursuant to the Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including, but not limited to, laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

O. VERIFICATION OF EMPLOYMENT STATUS
Any Contractor/Contractor assigned to perform responsibilities under its contract with a State agency are required to utilize the U.S. Department of Homeland Security’s E-Verify system (per the State of Florida Executive Order Number 11-02 “Verification of Employment Status”) to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract with the State agency. U.S. Department of Homeland Security’s E-Verify System Affirmation Statement should be completed and submitted to Town for any individuals performing work for Contractor under the Agreement.

P. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

Contractors shall comply with the requirements of 2 CFR §200.321 as applicable to this Agreement. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination for cause by Town.

Q. PROCUREMENT OF RECOVERED MATERIALS

Contractors shall comply with the requirements of 2 CFR §200.321, as applicable to this Agreement.

R. DAVIS-BACON ACT REQUIREMENTS – AS APPLICABLE

Contractors shall comply with the requirements of the Davis-Bacon Act, as amended (40 U.S.C. §3141-3148), and as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"), as applicable to this Agreement.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

This page intentionally left blank

EXHIBIT A - AGREEMENT

AGREEMENT

BETWEEN THE

TOWN OF SOUTHWEST RANCHES

AND

_____

FOR

SECURITY GUARD SERVICES
RFP NO. 26-014

AGREEMENT FOR

SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

THIS IS AN AGREEMENT (the "Contract") made and entered into on this _____ day of _____, 2026, by and between the Town of Southwest Ranches, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "Town"), and _____ (hereinafter referred to as "Contractor").

WHEREAS, the Town desires to contract for Contractor Services to provide professional services related to the SECURITY GUARD SERVICES (the "Services"); and

WHEREAS, the Town advertised a Request for Proposals (RFP), RFP No. 26-014 on _____; and

WHEREAS, _____ proposals were received by the Town on _____; and

WHEREAS, the Town has adopted Resolution No. 2026- ____ at a public meeting of the Town Council approving the recommended award and has selected _____ for award of the Project; and

WHEREAS, Contractor's Proposal is attached to this Contract as Exhibit "___" and made a part hereof.

NOW THEREFORE, in consideration of the foregoing promises and the mutual terms and conditions herein, the Town and Contractor hereby agree as follows:

Section 1: Scope of Services

1.1 Upon execution of this Contract, Contractor agrees to perform the duties and responsibilities as defined herein and in the RFP to which this Contract is EXHIBIT "A" and which is made a part hereof by this reference (the "Work"). This Contract, as well as all Exhibits, the RFP, Contractor's Proposal, including all forms attached thereto, and all addenda, specifications, drawings and plans, shall be hereinafter collectively referred to as the "Contract Documents" and incorporated herein by reference. To the extent of any conflict among the Contract Documents, the more stringent criteria relative to Contractor's performance of the Work shall govern over the less stringent criteria.

1.2 All Work rendered pursuant to this Contract by Contractor shall be performed in accordance with the applicable standard of care for persons or entities performing similar work in Broward County, Florida. Contractor shall perform the Work in strict accordance with the requirements of this Contract, all of the Contract Documents, good workman practices for Contractor and all applicable codes, ordinances, rules, laws and regulations governing the Work.

Section 2: Term of this Contract and Contract Time

2.1 The Town and Contractor agree that Contractor shall perform all Work under this Contract for:

SECURITY GUARD SERVICES – TERM CONTRACT
RFP NO. 26-014

2.2 The Town shall have the ability to terminate this Contract as provided in "Section 17: Termination."

2.3 Contractor shall not be entitled to any claim for damages against the Town on account of hindrance or delays from any cause whatsoever. If, however, Contractor is delayed in the prosecution of the Work occasioned by an act of God, or by act or omission on the part of the Town, or due to changes ordered in the Work by the Town which expand the scope and costs of the Work, such act, hindrance, or delay shall only entitle Contractor to receive an extension of time as its sole and exclusive remedy for such hindrance or delay, and Contractor waives any and all other claims against the Town.

2.4 The parties agree that time is of the essence in execution of the Work delineated within the Agreement and any breach of same shall go to the essence hereof, and Contractor, in agreeing to substantially complete the Work within the time herein mentioned, has taken into consideration, and made allowances for all hindrances and delays incident to its Work.

2.5 The initial contract for service is for a three (3) year term. The Contract may be renewed for two (2) additional terms of two (2) years each, upon mutual agreement of the parties, subject to the terms and conditions of the Contract.

Section 3: Compensation & Method of Payment

3.1 Contractor shall render all Work to the Town under the Contract for a total monthly, not to exceed, _____ (_____dollars) ("Contract Price").

3.2 The Town shall not be liable for any cost increases or escalation associated with labor, services, materials, equipment or any other costs that may arise during the performance of the Work. In the event, the cost of the Work exceeds the amounts defined in Section 3.1, Contractor shall pay such excess from its own funds and the Town shall not be liable for any excess. The only exception shall be adjustments to the Contract Price pursuant to written Change Orders, duly executed by the Town and Contractor in accordance with the terms and conditions of this Contract and with the same formality and dignity afforded the original Contract.

3.3 The Town and Contractor agree that payment will be subject to (a) the delivery of an invoice by Contractor to the Town once every thirty (30) days, and (b) confirmation by the Town that the Work included in the invoice has been performed in accordance with this Contract. Upon verification by the Town that the invoiced Work has adequately been performed, the Town shall have thirty (30) days thereafter to pay the invoice.

3.4 Each invoice must be accompanied by all supporting documentation and other information reasonably requested by the Town. Nothing herein shall be construed as a waiver of sovereign immunity or authority for imposition of liens against public property. Subject to

other requirements of the Contract Documents, retainage shall be released after final completion of the Work and the Town's receipt of acceptable reports and other documentation, including certification of payment to subcontractors, if any, as well as satisfaction of the conditions included in Section 3.5 of this Contract.

3.5 A monthly payment invoice must be accompanied by written notice from Contractor that the Work is complete. Contractor's obligation to perform and complete the Work in strict accordance with the Contract Documents shall be absolute. The Town may refuse payment if (a) the Work is defective or requires correction, (b) it becomes necessary for the Town to correct defective Work, or (c) liens, claims, or other items have been asserted against the Town in connection with Contractor's performance of the Work entitling the Town to a set-off the amount due. No payment will be made for Work performed by Contractor to replace defective work, for work which is not shown or ordered in the Contract Documents, or additional work performed by Contractor without prior written approval of the Town.

Section 4: Assignment

4.1 No assignment of this Contract or the Work hereunder shall be valid without the express written consent of the Town, which may be given or withheld, in the Town's sole discretion. All Work to be performed pursuant to this Contract shall be performed by Contractor, and no Work shall be subcontracted to other parties or firms without the prior written consent and approval of the Town Administrator.

Section 5: Insurance

5.1 Throughout the term of this Contract and during applicable statute of limitation periods, Contractor shall maintain, in full force and effect, all of insurance coverages required within the Contract and RFP.

5.2 All Insurance Policies shall be issued by companies that (a) are authorized to transact business in the State of Florida, (b) have agents upon whom service of process may be made in Broward County, Florida, and (c) have a rating of "A-" or better in accordance with A.M. Best's Key Rating Guide.

5.3 All Insurance Policies shall name and endorse the following as an additional named insured:

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

5.4 All Insurance Policies shall be endorsed to provide that (a) Contractor's insurance is primary to any other insurance available to the Town or any other additional insured with respect to claims covered under the policy and (b) Contractor's insurance applies separately to each insured, against whom claims are made or suit is brought, and (c) that the inclusion of more than one insured shall not operate to increase the insurer's limit of liability. Self-insurance by Contractor shall not be acceptable for providing the required insurance coverages of this Contract.

5.5 If Contractor fails to submit the required insurance certificate, in the manner prescribed within the executed Contract, at the time of execution of this Contract, Contractor shall be

deemed in default, and the Contract shall be cancelled or rescinded without liability of the Town.

5.6 Contractor shall carry the following minimum types of insurance:

A. **WORKER'S COMPENSATION**: Worker's Compensation Insurance is to apply to all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. Contractor shall carry Worker's Compensation Insurance with the statutory limits, which shall include employer's liability insurance with a limit of not less than **One Hundred Thousand Dollars ($100,000)** for each incident, and **One Hundred Thousand Dollars ($100,000)** for each disease. Policy(ies) must be endorsed with waiver of subrogation against the Town.

B. **BUSINESS AUTOMOBILE LIABILITY INSURANCE:** Contractor shall carry business automobile liability insurance with minimum limits of **Five Hundred Thousand Dollars ($500,000)** per occurrence, combined single limits bodily injury liability and property damage. The policy must be no more restrictive than the latest edition of the business automobile liability policy without restrictive endorsements, as filed by the Insurance Services Office, and must include all owned vehicles and all hired or non-owned vehicles.

C. **COMMERCIAL GENERAL LIABILITY:** Contractor shall carry Commercial General Liability Insurance with limits of not less than **Five Hundred Thousand Dollars ($500,000)** per occurrence combined single limit for bodily injury and property damage, and not less than **One Million Dollars ($1,000,000)** in the aggregate. The insurance policy must include coverage that is no more restrictive than the latest edition of the commercial general liability policy, without restrictive endorsements as filed by the Insurance Service Office (ISO), and the policy must include coverages for premises and/or operations, independent Contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, personal injury and explosion, collapse and underground (X-C-U). Personal injury coverage shall include coverage that has the employee and contractual exclusions removed. The ISO form of the policy must be acceptable to the Town.

D. **PROFESSIONAL LIABILITY INSURANCE**: in an amount not less than $1,000,000 per occurrence/$2,000,000 in aggregate.

5.7 Contractor shall provide the Town with a copy of the Certificates of Insurance or endorsements evidencing the types of insurance and coverages required by this Section prior to beginning Work under this Contract and, at any time thereafter, upon request by the Town.

5.8 Contractor's Insurance Policies shall be endorsed to provide the Town with at least thirty (30) calendar days' prior written notice of cancellation, non-renewal, restrictions, or reduction in coverages or limits. Notice shall be sent to:

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

And

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

5.9 Contractor's Commercial General Liability Insurance policy shall be on an "occurrence" basis only and shall not be a "claims-made" policy.

5.10 If any of Contractor's insurance policies include a general aggregate limit and provides that claims investigation or legal defense costs are included in the general aggregate limit, the general aggregate limit that is required shall be at least five (5) times the occurrence limits specified above in this article.

5.11 Contractor shall not commence operations, and/or labor to complete any of the Work pursuant to this Contract until certification or proof of insurance issued directly by the insurance company underwriting department or insurance agent, detailing terms and provisions of coverage, has been received and approved by the Town.

5.12 If any of Contractor's initial insurance expires prior to the completion of the Work, renewal copies of Policies shall be furnished to the Town at least thirty (30) days prior to the date of their expiration, and the Town shall be an additional named insured by endorsement on all of Contractor's applicable renewal policies.

5.13 **UPON EXECUTION OF THIS CONTRACT, CONTRACTOR SHALL SUBMIT TO THE TOWN COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES REQUIRED HEREIN AND SPECIFICALLY PROVIDE THE ENDORSEMENT TO THE POLICIES THAT SHOWS THE TOWN OF SOUTHWEST RANCHES IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND CONTRACTOR'S WORK UNDER THE CONTRACT.**

5.14 The official title of the owner is the Town of Southwest Ranches. This official title shall be used in all insurance policies and documentation.

5.15 All required insurance policies shall preclude any insurers or underwriter's rights of recovery or subrogation against the Town with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above described insurance.

5.16 Contractor shall ensure that any company issuing insurance to satisfy the requirements contained in this Contract agrees that it shall have no recourse against the Town for payment or assessments in any form on any policy of insurance.

5.17 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the Town is named as an additional named insured shall not apply to the Town in any respect. The Town shall use its best efforts to provide written notice of occurrence within thirty (30) working days after the Town's actual notice of such event.

5.18 Notwithstanding any other provisions of this Contract, Contractor's obligation to maintain all required insurance as specified in this Section of the Contract shall survive the expiration or earlier termination of this Contract.

Section 6: Copyrights and Patent Rights

Contractor warrants that there has been no violation of copyrights, trademarks, or patent rights in manufacturing, producing, and/or selling the item(s) ordered or shipped as a result of this Contract. Contractor agrees to indemnify and hold harmless the Town, its employees, agents, or servants against any and all liability, loss, or expense resulting from any such violation(s).

Section 7: Laws and Regulations

Contractor agrees to comply with all applicable federal, state, county, and local laws, rules, regulations, ordinances and codes in performing all Work under this Contract.

Section 8: Taxes and Costs

All federal, state and local taxes relating to Contractor's Work under this Contract and, similarly, all costs for licenses, permits, or certifications to perform the Work under this Contract shall be paid by Contractor.

Contractor shall pay all sales, consumer, use and other similar taxes. The Town is exempt from Florida sales tax on direct purchases of tangible property or services.

Section 9: Indemnification

To the fullest extent permitted by Florida law, Contractor shall indemnify, defend and hold harmless the Town, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, at both trial and appellate levels, to the extent caused by the negligence, recklessness, or willful misconduct of Contractor and persons employed or utilized by Contractor in the performance of the Work or anyone else for whose actions Contractor may be responsible, regardless of the partial fault of any party indemnified hereunder. Notwithstanding any other provisions of this Contract, Contractor's duty to indemnify, defend and hold the Town harmless shall survive the termination or earlier expiration of this Contract.

Section 10: Non-discrimination

Contractor shall not discriminate against any client, employee or applicant for employment because of race, gender, age, color, religion, sex, sexual orientation, national origin, physical or mental disability, or marital status. Contractor shall take affirmative action to ensure that applicants, subcontractors, independent Contractors, and employees are treated without discrimination in regard to their race, gender, age, color, religion, sex, sexual orientation, national

origin, physical or mental disability, or marital status. Contractor shall comply with all applicable sections of the Americans with Disabilities Act. Contractor agrees that compliance with this Article constitutes a material condition to this Contract, and that it is binding upon Contractor, its successors, transferees, and assigns for the period during which Work is provided. Contractor further assures that all subcontractors and independent Contractors are not in violation of the terms of this Section of the Contract.

Section 11: Sovereign Immunity

Nothing in this Contract is intended, nor shall it be construed to waive or modify the Town's Sovereign Immunity defense or the Town's immunities and limitations on liability, as provided for in Florida Statutes, as worded or amended, and all Florida case law interpreting same.

Section 12: Prevailing Party Attorneys' Fees

In the event either party to this Contract incurs legal fees, legal expenses or costs to enforce the terms of this Contract on trial or on appeal, the prevailing party shall be entitled to recover reasonable costs of such action so incurred, including, without limitation, reasonable attorney's fees and costs and expert witness fees and costs incurred.

Section 13 No Third Party Beneficiaries

This Contract is solely for the benefit of the parties hereto and is not entered into for the benefit of any other person or entity. Nothing in this Contract shall be deemed or construed to create or confer any benefit, right or cause of action for any third party or entity.

Section 14: Funding

The obligation of the Town for payment to Contractor for the Work is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

Section 15: Manner of Performance

Contractor agrees to perform all Work in a professional manner and in accordance with local, state, county, and federal laws, rules, ordinances, regulations, and codes. Contractor agrees that the Work provided shall be provided by employees that are legally employed, educated, trained, experienced, certified, and licensed in all areas encompassed within their designated duties. Contractor agrees to furnish to the Town any and all documentation, certification, authorization, license, permit, or registration currently required by applicable laws, rules, and regulations. Contractor further certifies that it and its employees will keep all licenses, permits, registrations, authorizations, or certifications required by applicable laws or regulations in full force and effect during the term of this Contract. Contractor represents that all persons performing Work under this Contract have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth herein in a professional manner. Failure of Contractor to comply with this paragraph shall constitute a material breach of this Contract.

Section 16: Public Records

The Town is subject to Chapter 119, Florida Statutes, "Public Records Law." No claim of confidentiality or proprietary information in any portion of a response will be honored unless a

specific exemption from the Public Law exists and is cited in the response. An incorrectly- claimed exemption does not disqualify the firm, only the exemption claimed. Contractor acknowledges the public shall have access, at all reasonable times, to all documents and information pertaining to the Town's contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the Town and the public to all documents subject to disclosures under applicable law.

To the extent that Contractor has been provided access to or has received security sensitive information, as defined by Florida Statutes, Section 119.071 and/or has executed a Confidential Information Acknowledgement and Agreement as part of the RFP process, Contractor shall keep and maintain the security sensitive information as confidential and exempt from public disclosures, as required by Florida Statutes.

Contractor agrees to keep and maintain public records required by the Town to perform the service in Contractor's possession or control in connection with Contractor's performance under this RFP and any contract awarded, and upon the request from the Town's custodian of public records, to provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable amount of time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Contract if Contractor does not transfer the records to the Town.

Upon completion of the Contract, Contractor agrees, at no cost to the Town, to transfer to the Town all public records in possession of Contractor or keep and maintain public records required by the Town to perform the service. If Contractor transfers all public records to the Town upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology system of the Town.

Contractor's failure or refusal to comply with the provisions of this Section shall result in the immediate termination for cause of the Contract by the Town.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PHONE: (954) 434-0008; EMAIL: DEBRA RUESGA, TOWN CLERK, DRUESGA@SOUTHWESTRANCHES.ORG , TOWN OF SOUTHWEST RANCHES, 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FLORIDA 33330.

Section 17: Termination

The Contract may be terminated upon the following events:

A. **Termination by Mutual Agreement.** In the event the parties mutually agree, in writing, this Contract may be terminated on the terms and dates stipulated therein.

B. **Termination for Convenience.** This Contract may be terminated for convenience by the Town upon the Town providing Contractor with **thirty (30) calendar days'**

written notice of the Town's intent to terminate this Contract for convenience. In the event that this Contract is terminated by the Town for convenience, Contractor shall be paid ONLY for Work performed and approved by the Town as of the date that this Contract is terminated, plus any direct and reasonable expense sustained up to the date of receipt of the written notice. In no event shall the Town be liable for consequential damages, including, but not limited to, lost profits on Work not yet performed, and no other compensation or damages, other than as set forth in this Section, shall be paid to or recovered by Contractor in any legal proceeding against the Town. Upon being notified of the Town's election to terminate, Contractor shall immediately cease performing any further Work or incurring additional expenses. Contractor acknowledges and agrees that Ten Dollars ($10.00) of the compensation to be paid by the Town, the adequacy of which is hereby acknowledged by Contractor, is given as specific consideration to Contractor for the Town's right to terminate this Contract for convenience.

C. **Termination for Cause.** In the event of a material breach by Contractor, the Town shall provide Contractor written notice of its material breach. Contractor shall thereafter have fourteen (14) days from the date of its receipt of such notification to cure such material breach. If Contractor does not cure the material breach within that time period, the Town may terminate this Contract immediately. Material breaches shall include, but are not limited to, Contractor's violations of governing standards, failure to carry out the work in strict accordance with the Contract Documents, failure to supply sufficient work forces, violations of State or Federal laws, violation of the Town's policies and procedures, or violation of any of the terms and conditions of this Contract. In the event that the Town elects to terminate Contractor for cause, as provided for in this Section, and the Town's termination for cause is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

D. **Termination for Lack of Funds.** In the event the funds to finance the Work under this Contract become unavailable, the Town may provide Contractor with thirty (30) days written notice of termination. Nothing in this Contract shall be deemed or construed to prevent the parties from negotiating a new contract in this scenario. In the event that the Town elects to terminate Contractor for lack of funds as provided for in this Section, and the Town's termination for lack of funds is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Contract, the termination will be automatically deemed converted to one for Convenience, and Contractor shall solely be paid and Contractor's damages are solely limited to the compensation Contractor would be entitled to pursuant to subparagraph (B) of this Section.

E. **Immediate Termination by the Town.** In addition to any other grounds stated herein, the Town, in its sole discretion, may terminate this Contract immediately upon the occurrence of any of the following events:

1. Contractor's violation of the Public Records Act;

2. Contractor's insolvency, bankruptcy or receivership;
3. Contractor's violation or non-compliance with Section 10 of this Contract;
4. Contractor's failure to maintain any Insurance required by Section 5 of this Contract; or
5. Contractor's violation of Section 18 of this Contract.

If Contractor's services are terminated, the termination will not affect any rights or remedies of the Town against Contractor, then existing, or which may thereafter accrue. Any retention or payment of moneys due Contractor by the Town will not release Contractor from liability.

Section 18: Public Entity Crimes Information Statement

Pursuant to Florida Statutes, Section 287.133: "A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." Violation of this Section by Contractor shall result in the Town's immediate termination of this Contract.

Section 19: Change Orders and Modification of Contract

The Town and Contractor may request changes that would increase decrease or otherwise modify the scope of Work to be provided under this Contract. Such changes only become part of this Contract and increase, decrease or otherwise modify the Work or the Contract Price under this Contract if evidenced by a written Change Order executed by the Town and Contractor, with the same formality and of equal dignity associated with the original execution of the Contract.

Section 20: No Waiver of Rights

Neither the Town's review, approval or payment for any of the Work required under this Contract shall be construed to operate as a waiver of any of the Town's rights under this Contract or of any causes of action arising out Contractor's performance of the Work under this Contract, and Contractor shall be and remain liable to the Town for all damages to the Town caused by Contractor's negligent or improper performance of any of the Work furnished under this Contract, irrespective of the Town's review, approval or payment for any of the Work under this Contract. The rights and remedies of the Town provided for, under this Contract, are in addition to all other rights and remedies provided to the Town by law.

Section 21: Jurisdiction and Venue

The exclusive venue for any litigation arising from or relating to the Contract shall be in a court of competent jurisdiction in the 17th Judicial Circuit in and for Broward County, Florida. This Contract shall be governed by the substantive laws of the State of Florida.

Section 22: WAIVER OF RIGHT TO JURY TRIAL

By entering into this Contract, CONTRACTOR and the TOWN hereby expressly waive any rights either party may have to a trial by jury in any civil litigation related to or arising out of THIS Contract.

Section 23: Gender

Wherever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine, and all words herein in the feminine gender shall be deemed to include the masculine. All singular words shall include the plural, and all plural words shall include the singular.

Section 24: Time is of the Essence

Time is of the essence for all of Contractor's obligations under this Contract.

Section 25: Days

The terms "days" as referenced in this Contract shall mean consecutive calendar days.

Section 26: Written Mutual Agreement

This Contract is binding upon the parties hereto, their successors and assigns, and replaces and supersedes any and all prior agreements or understandings between the parties hereto, whether written or oral, which are merged herein.

Section 27: No Amendment or Waiver

This Contract may not be changed, altered or modified, except by an instrument in writing signed by all parties hereto, with the same formality and of equal dignity as the execution of this Contract prior to the initiation of any Work reflecting such change.

Section 28: Severability

In the event any term or provision of this Contract shall be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning so as to remain in full force and effect or be deemed severed from the Contract so as not to affect the validity or enforceability of the remaining provisions of the Contract. In case any one or more of the provisions of this Contract shall be determined by appropriate judicial authority to be invalid, illegal or unenforceable, in any respect, the validity of the remaining provisions of this Contract shall be in no way affected, prejudiced, or disturbed thereby.

Section 29: Resolution of Disputes; Florida Statutes, Chapter 558 Not Applicable

To prevent litigation, it is agreed by the parties hereto that the Town Administrator shall solely decide all questions, claims, difficulties and disputes of, whatever nature, which may arise relative to this Contract, including, but not limited to, Contractor's fulfillment of its obligations under this Contract as to the character, quality, amount and value of any Work done or proposed, to be done or furnished, under or by reason of, the Contract. Further, to the extent required or permitted by the agreement between the Town and its professional for this Project, the professional shall have access to the Work, the right to conduct testing or inspections, to reject non-conforming work, and to review pay applications. The Town Administrator's decision shall be reduced to writing, and a copy furnished to Contractor within a reasonable time following submission to the Town of the question, claim, difficulty or dispute as referenced above. The Town Administrator's decision shall be final and conclusive.

During the pendency of any dispute and after a determination thereof, Contractor and the Town shall act in good faith to mitigate any potential damages.

Any party objecting to a dispute determination must notify the other party in writing within ten (10) calendar days of receipt of the written determination. The notice must state the basis of the objection, any adjustment claimed, and reason the party believes it entitled to an adjustment as a result of the determination. Within sixty (60) calendar days thereafter, the parties shall participate in mediation to address all objections to any dispute determination. Neither party shall commence litigation prior to the expiration of the sixty (60) day mediation period. The mediator shall be mutually agreed upon by the parties. Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies provided under State law. A PARTY SPECIFICALLY WAIVES ALL OF ITS RIGHTS, INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR PRICE ADJUSTMENTS, PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING ITS RIGHTS AND REMEDIES UNDER STATE LAW, IF SAID PARTY FAILS TO COMPLY IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. Contractor and the Town hereby waive any rights to a trial by jury.

Section 30: Notice

Whenever either party desires to give notice unto the other, such notice must be in writing by certified or registered mail, postage prepaid, return receipt requested, hand delivery, or facsimile transmission prior to 5:00 p.m. on the date of transmission (e.d.t. or e.s.t. as applicable), or via overnight express courier service. For the present, the parties designate the following individuals as the respective parties and places for giving of notice:

If to the Town:

Town of Southwest Ranches
Town Administrator
13400 Griffin Road
Southwest Ranches, Florida 33330

With a copy to:

Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301

If to Contractor:

_____
_____
_____

Section 31: Miscellaneous

A. Ownership of Documents. Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Contract by Contractor and all persons or entities employed or otherwise retained by Contractor are and shall remain the property of the Town. In the event of termination of this Contract for

any reason, any reports, photographs, surveys and other data and documents prepared by Contractor, whether finished or unfinished, shall become the property of the Town and shall be delivered by Contractor to the Town Administrator within seven (7) days of termination of this Contract for any reason. Any compensation due to Contractor shall be withheld until all documents are received by the Town as provided herein.

B. Independent Contractor. Contractor is an independent contractor of the Town under this Contract. Services provided by Contractor pursuant to this Contract shall be subject to the supervision of Contractor. In providing such services, neither Contractor nor its agents shall act as officers, employees or agents of the Town. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to the Work and services rendered under this Contract shall be exclusively and solely those of Contractor. This Contract shall not constitute or make the Town and Contractor a partnership or joint venture.

C. Conflicts. Neither Contractor nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with Contractor's loyal and conscientious exercise of judgment related to its performance under this Contract. Contractor agrees that none of its officers or employees shall, during the term of this Contract, serve as an expert witness against the Town in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, Contractor agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert opinion, which is adverse or prejudicial to the interests of the Town in connection with any such pending or threatened legal or administrative proceeding. The limitations of this section shall not preclude Contractor or any other persons from representing themselves in any action or in any administrative or legal proceeding.

In the event Contractor is permitted to utilize subcontractors to perform any services required by this Contract, Contractor agrees to prohibit such subcontractors, by written contract, from having any conflicts within the meaning of this Section.

D. Contingency Fee. Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For a breach or violation of this provision, the Town shall have the right to terminate this Contract without liability and, at its discretion, to deduct from the Contract price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

E. Materiality and Waiver of Breach. The Town and Contractor agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Contract and, therefore, is a material term hereof. The Town's failure to enforce any provision of this Contract shall not be deemed a waiver of such provision or modification of this Contract. A waiver of any breach of a provision of this Contract shall

not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Contract.

F. **Joint Preparation**. The Town and Contractor both acknowledge that they have sought and received whatever competent advice and legal counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Contract has been their joint effort. The language agreed to herein express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

G. **Drug-Free Workplace**. Contractor shall maintain a drug-free workplace.

H. **Headings**. Headings are for convenience of reference only and shall not be considered in any interpretation of this Contract.

I. **Binding Authority**. Each person signing this Contract on behalf of either party individually warrants that he or she has full legal power to execute this Contract on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Contract.

J. **Truth-in-Negotiation Certificate**. Signature of this Contract by Contractor shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Contract are accurate, complete, and current at the time of contracting.

K. **Registration Requirement; Termination**. Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's EVerify System to verify the employment eligibility of: 1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and 2. All persons (including subvendors/subContractors/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Town of Southwest Ranches. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Southwest Ranches; and 3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a

violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

L. **Discriminatory Vendor List**. Pursuant to Section 287.134(2)(a), Fla. Stat., an entity or affiliate, as defined in Section 287.134(1), who has been placed on the discriminatory vendor list may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or Contractor under a contract with any public entity; and may not transact business with any public entity. By executing this First Amendment, the CONTRACTOR represents and warrants that neither it nor any of its affiliates is currently on the discriminatory vendor list.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Contract on the respective dates under each signature: _____ and the TOWN OF SOUTHWEST RANCHES, signing by and through its Mayor duly authorized to execute same by Council action on the ___ day of _____ 2026.

WITNESSES:

_____

_____

CONTRACTOR:

By: _____

_____

Title:

_____ day of _____ 2026

TOWN OF SOUTHWEST RANCHES

By: _____
Steve Breitkreuz, Mayor

____ day of _____, 2026

By: _____
Russell Muñiz, Town Administrator

____ day of _____, 2026

ATTEST:

_____
Debra Ruesga, Town Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Keith M. Poliakoff, Town Attorney