Southwest Ranches Town Council
TOWN COUNCIL REGULAR MEETING
Agenda of November 19, 2026

Southwest Ranches 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	David S. Kuczenski, Esq.	**Town Financial Administrator**	**Town Clerk**
Gary Jablonski	George Morris	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. Selection of Vice Mayor

a A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING COUNCIL MEMBER _____ AS THE NEW VICE MAYOR OF THE TOWN OF SOUTHWEST RANCHES; AND PROVIDING AN EFFECTIVE DATE.

4. Proclamations

3a. 2027 Arbor Day Proclamation

3b. Proclamation - America Recycles Day

5. Presentations

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. **Ordinances - 1st Reading**

    a **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

    b **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.**

12. **Public Hearing**

PUBLIC HEARING - This item was read into the record for public comment and discussion on October 22, 2026. A final vote will be taken at the November 19, 2026 regular 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 TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE A BROWNFIELD SITE REHABILITATION AGREEMENT AND SITE ACCESS AGREEMENT WITH BROWARD COUNTY, FLORIDA FOR REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030; APPOINTING THE TOWN COUNCIL OF THE TOWN OF**

SOUTHWEST RANCHES, FLORIDA AS THE BROWNFIELD ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

b **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A NET DEDUCTIVE CHANGE ORDER TO THE AGREEMENT WITH WEEKLEY ASPHALT PAVING, INC. FOR CONSTRUCTION OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) IMPROVEMENT PROJECT, RESULTING IN A NET CONTRACT REDUCTION IN THE AMOUNT OF TWO HUNDRED SIX THOUSAND EIGHT HUNDRED SEVENTEEN DOLLARS AND SIX CENTS ($206,817.06); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.**

c **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AMENDMENT AND CHANGE ORDER TO THE TOWN-WIDE FACILITIES MAINTENANCE SERVICES AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND RELIANCE CONTRACTORS, INC. FOR MAINTENANCE SERVICES AT THE SOUTHWEST MEADOWS SANCTUARY PAVILION AND RESTROOM OF AN ANNUAL CONTRACT INCREASE IN THE AMOUNT OF $42,660.00; AND APPROVING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2026-2027 BUDGET; AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO EXECUTE THE CONTRACT AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**

e **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING CHANGE ORDER #4 TO THE AGREEMENT WITH BRJ RESTORATION, LLC IN THE AMOUNT OF SIXTEEN THOUSAND SIX HUNDRED NINETY DOLLARS AND ZERO CENTS ($16,690.00) FOR THE CONSTRUCTION OF A MULTI-PURPOSE STORAGE UNIT LOCATED ON THE TOWN PROPERTY LOCATED AT 13400 GRIFFIN ROAD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.**

f **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RESCINDING RESOLUTION 2026-070, APPROVING AN AMENDMENT TO THE EXISTING COOPERATIVE AGREEMENT WITH SHAW INTEGRATED & TURF SOLUTIONS, INC. FOR THE TOWN HALL FLOORING REPLACEMENT PROJECT AT A REVISED CONTRACT AMOUNT OF ONE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED AND FORTY-TWO DOLLARS AND NINETY-FIVE CENTS ($171,142.95) AUTHORIZING THE**

MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

g **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A YEAR END BUDGET ADJUSTMENT FOR THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR 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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING COUNCIL MEMBER _____ AS THE NEW VICE MAYOR OF THE TOWN OF SOUTHWEST RANCHES; 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 November 4, 2003, the Town's electorate amended Section 2.03 of the Town Charter to provide for the annual appointment of the Vice Mayor. Subsequently, on November 7, 2006, the electorate further amended Section 2.03 to require that the Vice Mayor be elected annually by a majority vote of the Town Council from among its members. The Charter also provides that no Council Member may serve consecutive terms as Vice Mayor unless no other Council Member is willing to serve. This resolution is presented to comply with the Charter's requirements and appoint the Town's Vice Mayor for the upcoming term.

Fiscal Impact/Analysis
None

Staff Contact
Russell Muniz, Town Administrator

ATTACHMENTS:
RESO 2027 - Appointing VIce Mayor - DRAFTRJD Edits TA APP.docx

RESOLUTION NO. 2027–XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPOINTING COUNCIL MEMBER _____ AS THE NEW VICE MAYOR OF THE TOWN OF SOUTHWEST RANCHES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 4, 2003, the Town's electorate amended Section 2.03 of the Town's Charter to provide for the annual appointment of the Town's Vice Mayor; and

WHEREAS, on November 7, 2006, the Town's electorate further amended Section 2.03 of the Town's Charter to provide that the Vice Mayor shall be elected from among Council Members for a period of one year by a majority of the Council in November of each year; and

WHEREAS, Section 2.03 of the Town's Charter further provides that no Council Member shall serve consecutive terms as Vice Mayor unless no other Council Member is willing to serve as Vice Mayor; and

WHEREAS, this Resolution serves to comply with the Town's Charter by appointing a new Vice Mayor.

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 appoints Council Member _____ as the new Vice Mayor of the Town of Southwest Ranches.

Section 3: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 19th day of November, 2026, on a motion by _____ and seconded by _____.

Breitkreuz	_____	Ayes	_____
Jablonski	_____	Nays	_____
Allbritton	_____	Absent	_____
Kuczenski	_____		
Morris	_____		

_____
Steve Breitkreuz, Mayor

ATTEST:

_____
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith M. Poliakoff, J.D., Town Attorney
1001.2026.108

PROCLAMATION
2027 Arbor Day

WHEREAS , Arbor Day, is observed throughout the Nation and the world; and

WHEREAS, annually, the State of Florida celebrates Arbor Day on the third Friday in January; and

WHEREAS, in accordance with the Policies and Goals of the Town of Southwest Ranches' Comprehensive Plan, Adopted May 8, 2003, the Town set forth measurable objectives for the protection and enhancement of critical ecological systems integral to South Florida's and the Town's natural environment, including the maintenance and improvement of Air Quality by increasing tree coverage in the Town and by meeting the standards to become recognized by the National Arbor Day Foundation as a "Tree City USA," and

WHEREAS, In 2007, Southwest Ranches was recognized as a Tree City USA; and

WHEREAS, Southwest Ranches has continued to meet all standards and requirements for continuing designation as Tree City USA, and will be recognized in 2027 for its twenty-first consecutive year; and

WHEREAS, trees reduce the erosion of topsoil, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community

NOW, THEREFORE, BE IT PROCLAIMED BY the Town Council of the Town of Southwest Ranches that January 15, 2027 shall be recognized as Arbor Day in the Town of Southwest Ranches. Further the Council urges all citizens to celebrate Southwest Ranches and National Arbor Day, to support efforts to protect our tree resources, and to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 19th day of November, 2026

_____
STEVE BREITKREUZ, MAYOR

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PROCLAMATION
America Recycles Day 2026

WHEREAS , the Solid Waste Authority of Broward County (SWA) was established to promote environmentally sustainable, innovative, and cost-effective strategies for reducing, reusing, recycling, and responsibly managing waste throughout Broward County; and

WHEREAS, increasing recycling and reducing contamination are essential to conserving natural resources, protecting the environment, improving public safety, and advancing Broward County's goal of achieving a higher recycling rate; and

WHEREAS, the SWA is working to standardize recycling programs among member municipalities, making recycling easier and more convenient for residents throughout Broward County; and

WHEREAS, proper recycling practices help protect recycling workers, improve the effectiveness of recycling programs, and ensure that recyclable materials are successfully diverted from landfills and waste-to-energy facilities; and

WHEREAS, America Recycles Day serves as an opportunity to recognize that individual actions can collectively make a significant impact on the sustainability and environmental health of our community; and

WHEREAS, the Town of Southwest Ranches supports the SWA's efforts to promote recycling, waste reduction, and environmental stewardship, and encourages all residents to actively participate in the Town's recycling initiatives by recycling correctly, reducing contamination, and helping create a cleaner and more sustainable community;

NOW, THEREFORE, BE IT PROCLAIMED BY the Town Council of the Town of Southwest Ranches that **November 15, 2026**, is hereby recognized as **America Recycles Day** in the Town of Southwest Ranches. The Town joins the Solid Waste Authority of Broward County in encouraging residents, businesses, schools, nonprofit organizations, and community partners to embrace responsible recycling practices, support local recycling efforts, and work together toward a cleaner, healthier, and more sustainable future for Broward County and the Town of Southwest Ranches.

Dated this 19th day of November, 2026

_____

STEVE BREITKREUZ, MAYOR

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SOLID WASTE AUTHORITY
OF BROWARD COUNTY

Proclamation

AMERICA RECYCLES DAY 2026

WHEREAS, the Solid Waste Authority of Broward County (SWA) was created to advance a long-term, environmentally sustainable, innovative, and economically efficient approach to reducing, reusing, recycling, and responsibly managing the waste generated in Broward County; and

WHEREAS, Broward County's current recycling rate stands at 41 percent, far short of the State of Florida's goal of 75 percent, representing a significant opportunity for improvement across our community; and

WHEREAS, through the work of the SWA, recycling will be standardized across all Interlocal Agreement (ILA) member communities, making recycling easier and more convenient for residents regardless of municipal boundary; and

WHEREAS, as residents, business owners, and visitors of Broward County, it is everyone's responsibility to recycle right and reduce contamination; and

WHEREAS, recycling right protects the workers on the front lines of our recycling system, who work to ensure cords and tanglers do not jam sorting machinery and that hazardous materials do not create fires or other safety hazards at Material Recovery Facilities (MRFs); and

WHEREAS, by reducing contamination and eliminating wish-cycling behaviors, placing items in the recycling cart out of hope rather than certainty, we can help ensure that recyclable materials are actually recycled; and

WHEREAS, by placing recyclable materials in our recycling carts instead of our garbage carts, we are removing valuable items from our waste stream and diverting them from the landfill and waste-to-energy facility; and

WHEREAS, the SWA supports the continued development of a strong domestic market for commodities made from recycled materials, strengthening the economic viability of recycling both locally and nationally; and

WHEREAS, America Recycles Day provides an opportunity for the Broward County community to recognize that individual actions, multiplied across two million residents and thousands of businesses and institutions, can meaningfully improve our recycling rate and strengthen our solid waste system;

NOW, THEREFORE, the Solid Waste Authority of Broward County hereby calls on municipalities, to celebrate November 15, 2026, as America Recycles Day, and encourage residents, businesses, schools, nonprofits, and community partners throughout Broward County to recycle right and take practical steps toward a cleaner, more sustainable future.

By working together to recycle right, we can reduce contamination, protect the workers who keep our recycling system running safely, support a stronger domestic recycling economy, and move Broward County closer to the State's 75 percent recycling goal.

IN WITNESS WHEREOF, the Solid Waste Authority of Broward County proclaims America Recycles Day 2026 in Broward County on this 15th day of November 2026.

Mayor Mike Ryan
Chair, Solid Waste Authority of Broward County

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Town of Southwest Ranches

(954) 434-0008 Town Hall
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Emil C. Lopez, CPM, *Town Financial Administrator*

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council

VIA: Russell C. Muniz, Town Administrator

FROM: Jeff Katims

DATE: 11/19/26

SUBJECT: AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Recomendation
Motion to approve the Five Year Schedule of Capital Improvements for Fiscal Years 2027-2031.

Unanimous Vote of the Town Council Required?
YES

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background

Chapter 163, Florida Statutes requires that every local government annually update the Five-Year Schedule of Capital Improvements (“Schedule”) within Its Comprehensive Plan in order to demonstrate that the local government has the ability to implement the plan and ensure that adopted level of service standards are maintained for concurrency related facilities (drainage, parks and recreation, schools, and transportation facilities).

The Schedule contained within the Capital Improvements Element (CIE) is a list of capital improvement expenditures that are proposed each year fiscal year over a five-year period. The Schedule identifies dedicated or anticipated funding sources, as well as unfunded improvements that are included should funding become available. For comprehensive planning purposes, the Schedule outlines how level of service standards (ex: park acreage, traffic movement, drainage) will be maintained over the next five years. The updated Schedule reflects that there are no level of service deficiencies relative to Town facilities that require the Town to commit capital funds.

The Comprehensive Plan Advisory Board reviewed the proposed Schedule update and recommends its approval.

Fiscal Impact/Analysis

Capital Improvement Projects are Town projects where the anticipated value of the asset created generally has an estimated value of at least $25,000. An asset for these purposes is an item which is not generally consumed for operating purposes and which has an expected life of not less than three years.

Funding for capital improvement project items generally comes from surplus revenues from other governmental funds (particularly the general governmental operating fund – also known as the “General Fund”). Additional revenue maybe derived from the Fire Assessment, debt service proceeds, grants, other permissible interfund transfers or from Fund Balance. Wherever possible, the various projects included in the 5-Year Capital Improvement Plan have identified funding sources for each fiscal year of appropriation.

Staff Contact
Jeff Katims

ATTACHMENTS:
CIE Update Ordinance - Business Impact Statement.pdf
CIE-Update-Ordinance_FY_2027 RJD Edits TA APP.docx
FY 27 CIE DIA Update.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, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; 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:
  - ☐ 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).

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

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

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

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

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

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

ORDINANCE 2027 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2027-2031 PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3177, F.S. requires every local government to annually update the Five-Year Schedule of Capital Improvements ("Schedule") by Ordinance; and

WHEREAS, the Town Council of the Town of Southwest Ranches has prepared its Schedule in accordance with the standards and requirements of Section 163.3177, F.S.; and

WHEREAS, the Local Planning Agency held a duly noticed public hearing on November 19, 2026, and recommends that the Town Council adopt the updated Schedule.

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

SECTION 1. Recitals adopted. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance.

SECTION 2. Amendment. That the Five-Year Schedule of Capital Improvements for 2026-2030 is hereby deleted and replaced with the updated schedule for 2027 through 2031 as provided in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 3. Conflicts. 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. Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

SECTION 5. 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 ON SECOND READING this ___ day of _____, 2026 on a motion made by _____ and seconded by _____.

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

_____

Steve Breitkreuz, Mayor

Attest:

_____

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____

Keith Poliakoff, Town Attorney
1001.2026.105

EXHIBIT "A"

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Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2026 - FY2030

	FY2026		FY2027		FY2028		FY2029		FY2030		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2026	-	FY2027	-	FY2028	-	FY2029	-	FY2030	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Town Hall Multi-Purpose Storage Building	200,000	GF	-	NF	-	NF	-	NF	-	NF	200,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,141,463	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,141,463
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrain Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	NF	168,750
Parks, Recreation and Open Space (PROS) Entranceway Signage	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
Town Hall Entranceway Modification - Bulletproof Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
LED Monument Signs	131,440	GF Tfr	-	NF	-	NF	-	NF	-	NF	131,440
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax	290,260	GF Tfr	290,260	NF	290,260	NF	290,260	NF	290,260	NF	1,451,300
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*	500,000	STx	-	NF	-	NF	-	NF	-	NF	500,000
Dykes Road Turn Lane *	541,320	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	541,320
Southwest Meadows Sanctuary Water Quality and Drainage Project *	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax*	1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160
*Projects listed within single CIP template	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$7,284,893**		**$866,510**		**$866,510**		**$810,260**		**$810,260**		**$10,638,433**
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 thru FY2030 Not Funded CIPs	**$671,000**		**$901,725**		**$1,125,150**		**$1,282,075**		**$1,322,925**		**$5,202,875**

Funding Source Code	Funding Source Name
ARPA	American Rescue Plan Act

FA	Fire Assessment
G	Grant Funding
GF Tfr	General Fund Transfer from Operating Revenues
NF	Not Funded
TFB	Transportation Fund Fund Balance
STx	Surtax

The following documents are hereby incorporated by reference:
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* Broward County Transportation Improvement Program for FY 2026-2030
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*FDOT Adopted Work Program FY 2026 – 2030
* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.
* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein.
*District Educational Facilities Plan adopted by the Broward County School Board on September 3, 2025

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2027 - FY2031

	FY2027		FY2028		FY2029		FY2030		FY2031		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2027	-	FY2028	-	FY2029	-	FY2030	-	FY2031	-	
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	0	GF Tfr	-	NF	-	NF	112,500
Southwest Meadows Sanctuary Park - Flag Pole & Planting	85,059	GF Tfr	-	NF	-	NF	-	NF	-	NF	85,059
Town Hall Protective Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	-
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax *	443,825	GF Tfr	1,322,268	NF	1,322,268	NF	2,504,964	NF	1,400,000	NF	6,993,325
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax **	142,000	STx	150,000	STx	150,000	STx	150,000	STx	150,000	STx	742,000
Dykes Road Turn Lane *	1,108,128	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	1,108,128
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax **	3,452,160	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	1,350,000	GF Tfr	8,852,160
* Projects listed within single CIP template; ** Projects combined into a CIP	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	$6,357,422		$2,948,518		$2,892,268		$4,074,964		$2,970,000		$19,243,172
	-	-	-	-	-	-	-	-	-	-	-
FY2027 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
	-	-	-	-	-	-	-	-	-	-	-
FY2027 thru FY2031 Not Funded CIPs	$571,000		$901,725		$1,125,150		$1,282,075		$1,322,925		$5,202,875

Funding Source Code	**Funding Source Name**
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The following documents are hereby incorporated by reference:

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- Broward County Transportation Improvement Program for FY 2027 – 2031 adopted on July 9, 2026
- Broward County MPO Metropolitan Transportation Plan 2050, adopted December 12, 2024
- FDOT Adopted Work Program FY 2027 – 2031, adopted on July 9, 2026
- City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.
- Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
- City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
- District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

PROPOSED FY 2027-2031 ANNUAL UPDATE TO CIE

CAPITAL IMPROVEMENTS ELEMENT

Part III-G: Support Documents

Town of Southwest Ranches

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that the Level of Service (LOS) standards adopted in the comprehensive plan are achieved and maintained through at least the five-year planning horizon.

Public Facility Needs

Transportation including Mass Transit

As identified in the adopted comprehensive plan, there are two arterial roadway facilities that are projected to operate below the adopted LOS standard over the five-year capital improvement planning time frame (~~2026~~2027-~~2030~~2031): Sheridan Street and Griffin Road. Both roadways are owned and maintained by Broward County, and as discussed in the comprehensive plan, Broward County MPO has developed a strategy to improve each of these facilities. The Town of Southwest Ranches has no capital responsibility for either roadway.

All Town owned and maintained roadways operate at or above the adopted LOS Standard and are projected to continue to do so within the five-year planning period, except for Dykes Road (160th Avenue), which is currently over capacity at its intersections with both Griffin Road and Sheridan Street. Dykes Road is a two-lane regional collector spanning the Town from north to south (approximately 2.5 miles) that connects the densely populated cities of Miramar, Pembroke Pines and Weston, via the sparsely populated Town of Southwest Ranches. Within Southwest Ranches, the road functions as more of a conduit for extra-jurisdictional traffic and local residential access than it does as a local collector (as evidenced by only one full intersection bookended by two other jurisdictions, and the predominating one dwelling unit per acre residential future land use map designation of the corridor). The few properties within the corridor designated for nonresidential use (Community Facility) are developed, and the remainder of properties and the few streets feeding into Dykes Road are designated residential at one dwelling unit per acre, and thereby constitute de minimis impacts. Therefore, the Town does not plan to improve Dykes Road. Mass Transit facilities are provided by Broward County Transit.

The following documents are hereby incorporated by reference:

* Broward County Capital Improvement Program for FY 2027-2031 adopted by Resolution No. 2026-598 on September 16, 2026 (Solid Waste Disposal)
* Broward County Transportation Improvement Program for FY ~~2026~~ 2027 – ~~2030~~2031 adopted on July 9, 2026
* Broward County MPO Metropolitan Transportation Plan 2050, adopted December 12, 2024
* FDOT Adopted Work Program FY ~~2026~~2027 – ~~2030~~2031, adopted on July 9, 2026
* City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring

adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.

* Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
* City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
* District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

Sanitary Sewer

The 60-acre Coquina Commercial Center at the Town's southern boundary and the New Testament Church at the Town's northern boundary are served by the City of Sunrise sanitary sewer system, as are pockets of residential areas. ~~The City of Sunrise Utilities Department maintains a retail service agreement with these two locations~~. ~~The only other properties served by centralized sanitary sewer are within the~~ Cooper City has a small service area~~, which~~that ~~covers~~ includes frontage properties on Flamingo Road at the Town's eastern boundary, ~~and~~ the Stone Creek at Sunshine Ranches neighborhood (eight single-family homes), and several individual residential properties. Included in this service area are St. Mark's Church and Archbishop McCarthy High School. Pembroke Pines provides service to a handful of residential properties and has agreed to provide service to the industrially zoned parcel known as the "CCA Property" and the business-zoned properties on the east side of US Highway 27. All other properties in the Town utilize private septic tank systems. The Town is not involved in any manner with sanitary sewer service and thus, has no capital expenditure related to sanitary sewer service.

Potable Water

The Town does not maintain potable water treatment or distribution facilities and thus, does not have any capital improvement expenditures related to the supply or distribution of potable water. At least 90 percent of the households in the Town of Southwest Ranches are supplied with potable water via an on-site domestic self supply system (private well). The remaining ten percent of households have the option to connect to public water systems, but do not need to. The City of Sunrise, ~~and~~ Cooper City and Pembroke Pines maintain retail service agreements with ~~properties connected~~ service areas similar to those or sanitary sewer discussed above~~to their systems located in the Town of Southwest Ranches~~, however, the Town itself is not involved in any manner with potable water service, and thus, has no capital expenditures related to potable water service.

~~The Town hereby adopts by reference the City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on July 14, 2020, and the capital projects described therein for the purpose of ensuring adequate water supply to the limited number of properties served by the system.~~

~~The Town hereby adopts by reference the Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the purpose of ensuring adequate water supply to the limited number of properties served by the system.~~

Solid Waste

Collection and disposal of Solid Waste are the responsibility of contracted haulers and Broward County Solid Waste Division. The Town of Southwest Ranches maintains agreements with these entities to ensure that solid waste is collected and disposed of according to the terms of the contract and within all safety regulations. No public capital improvements are needed to maintain the adopted level of service standards. All agreements are currently up-to-date and will be continuously monitored as needed.

~~The Broward County Capital Improvements Program FY 2026-2030 is hereby incorporated by reference.~~

Drainage

Primary and secondary drainage within the Town is the responsibility of two independent drainage districts, each with regulatory, taxing and bonding authority. The drainage districts are responsible for the establishment and maintenance of all primary and secondary canals within the Town, and review development permits for compliance with their respective LOS Standards, which the Town has adopted. Both drainage basins function at their respective adopted LOS Standards.

The Town has adopted a Comprehensive Tertiary Drainage Master Plan. This conceptual plan identifies the general pathways (swales and drainage easements) that stormwater uses to make its way to the canal system. The purpose of the plan is to speed the clearance of stormwater from streets and yards after major storm events. A principal means of implementing the plan is enforcing proper swale grading and driveway swale cross-sections when new homes are constructed and when driveways are added or re-graded. The plan and the conceptual improvements it identifies are not necessary for maintaining the adopted LOS Standard, and do not impose a capital obligation upon the Town.

The Town may undertake targeted improvements from time to time when funds are available, in order to complement drainage district canal improvements and to improve the drainage from storm events that exceed the design storm events for which the

adopted LOS Standards are based. There are no existing or projected drainage LOS deficiencies identified in the comprehensive plan over the next five years.

Parks and Recreation

The adopted parks and recreation level of service standard of the Town of Southwest Ranches is to provide six acres of local and community park land per 1,000 residents. Currently, the Town owns a total of 153.54 acres of park land. According to the adopted comprehensive plan, the demand for local and community parks and recreation facilities in the year ~~2045~~2050, the long-term planning horizon, will be ~~52.41~~51.17 acres[1]. The Town of Southwest Ranches far exceeds the adopted level of service standard. Therefore, no funding is included or needed in order to satisfy the adopted LOS Standard. Capital expenditures for parks and open space will be designated for ongoing improvements to existing parkland, including trials, picnic areas, boat ramps, and play areas.

Schools

The uniform, district-wide adopted LOS for each public elementary, middle, and high school within Broward County is as follows:

> School Type A is a bounded elementary, middle or high school that has the equivalent of at least 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity (including relocatables).
>
> School Type B is a bounded elementary, middle or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

The adopted LOS will be met within the short and long-range planning horizons, which is addressed by the Broward County School District's Five-Year District Educational Facilities Plan (DEFP). Any potential deficiencies will be addressed by the School Board in the annual update of the District's DEFP.

~~The District Educational Facilities Plan adopted by the Broward County School Board on September 3, 2024, for FY 2026-2030 is hereby incorporated by reference.~~

Public Education and Public Health Systems

Public Education Facilities

There are no public education facilities within the Town of Southwest Ranches.

[1] Based upon a ~~2045~~ 2050 population projection of ~~8,735~~ 8,529 persons using the Town's 2025 proportionate share of county population per Florida EDR, applied to projected countywide population growth from BEBR (~~2022~~2026).

Public Health Facilities

There are no public health facilities located within the Town of Southwest Ranches.

Existing Revenue Sources and Funding Mechanisms

The Town of Southwest Ranches has established four revenue and expenditure fund categories: general, transportation, debt service, and capital. As is common with most other local governments, the largest of these fund categories is the general fund which is used to pay for all personnel and operating expenditures. The transportation fund is used to pay for general road maintenance, traffic studies, traffic calming and other transportation-related activities. The debt service fund is established to set aside all money needed to repay debt issuances. Finally, the capital fund is established to pay for all major capital improvements that have a life of three or more years.

Below is an inventory of revenue sources, organized by fund category, which are available to the Town of Southwest Ranches.

General Fund

As stated above, the Town's General Fund is the largest of four funds established by the Town. Fund revenues include taxes, franchise fees, licenses and permits, fines and forfeitures, charges for services, and other miscellaneous service fees. General Fund expenditures include all operating and personnel expenditures and the allocation of monetary reserves.

Transportation Fund

Transportation Fund revenues include intergovernmental revenues which are made up of local option and gas taxes, revenue transfers from general funds, and unexpended reserves from previous years. Fund revenues are typically dedicated to road maintenance activities, traffic studies, and other transportation-related activities.

Debt Service Fund

It records the accumulation of resources that are restricted or committed to expenditures for the payment of principal and interest on the Town's bonds issued in support of governmental activities. The debt service fund was established by the Town to repay two issues of credit. The first is a 2001A Series Florida Municipal Loan Council Revenue Bond (30 years) issued to pay for the obligations and acquisition of certain parks and recreation land. The second issue of credit is a commercial paper loan agreement with the Florida Local Government Finance Commission to finance the acquisition of property for the Town's Capital Improvement Program.

Capital Fund

It's used to account and track the financial resources used for the acquisition, construction, or improvement of major Town owned capital projects. . Revenues to pay for capital expenses typically come from intergovernmental revenues including grants, transfers from the general fund, and various lines of credit and bonding mechanisms.

ANALYSIS

The element is based on the following analyses which support the comprehensive plan.

Current local practices that guide the timing and location of construction, extension, or increases in capacity of each public facility.

The Town of Southwest Ranches reviews the impact of all new development on drainage, parks and recreation, and transportation facilities. It also coordinates with Broward County in the permitting process to ensure that all new development meets any adopted LOS standards of the county. The Town relies upon its comprehensive plan to identify any projected LOS deficiencies or needs for capacity increases. At this time, there are no deficiencies projected to occur in the five-year capital improvement planning horizon.

Fiscal implication of existing deficiencies

As indicated in the section on public facility needs, above, there are no existing deficiencies in the Town of Southwest Ranches in which the Town is financially responsible. All the existing transportation deficiencies identified are to be funded and corrected exclusively by Broward County as indicated in the Broward County MPO Cost Feasible Long-Range Transportation Plan.

Impacts of public education and public health systems on infrastructure

There are no public education or public health facilities in the Town of Southwest Ranches. As such, there are no impacts of these systems on the Town's infrastructure.

Timing of Capital Improvements

The Town continues to schedule improvements so that they are available concurrent with the impact of development in accordance with Chapter 163, Florida Statutes.

Ability to Fund Capital Improvements

The Town does not have any planned capital improvement projects needed to maintain the adopted level of service standards. Shown in Appendix D is the five-year schedule of capital improvements (SCI) for facilities subject to concurrency evaluations. All capital improvements included in the table are enhancements to public facilities already meeting adopted level of service standards. The ability to fund these capital improvements is demonstrated in a balance of revenues and expenditures as shown in Appendices A and B.

Summary and Conclusions

The Town of Southwest Ranches has successfully secured the public facilities needed through capital improvement planning to implement the comprehensive plan as currently adopted. There are no further capital improvements that need to be funded over the next five years in order to meet adopted level of service standards.

Appendix A: Five-Year Forecast of Capital Expenditures (Capital Improvements Program

Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2026 - FY2030

	FY2026		FY2027		FY2028		FY2029		FY2030		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	FY2026	-	FY2027	-	FY2028	-	FY2029	-	FY2030	-	
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Town Hall Multi-Purpose Storage Building	200,000	GF	-	NF	-	NF	-	NF	-	NF	200,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
SW Meadows Sanctuary Park PHASE I - Roadway, Parking, and Restroom Facilities	2,141,463	ARPA, GF Tfr, G	-	NF	-	NF	-	NF	-	NF	2,141,463
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrain Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	56,250	GF Tfr	-	NF	-	NF	168,750
Parks, Recreation and Open Space (PROS) Entranceway Signage	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
Town Hall Entranceway Modification - Bulletproof Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	100,000
LED Monument Signs	131,440	GF Tfr	-	NF	-	NF	-	NF	-	NF	131,440
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
Drainage Improvement Projects: Non-Surtax	290,260	GF Tfr	290,260	NF	290,260	NF	290,260	NF	290,260	NF	1,451,300
Surface and Drainage Ongoing Rehabilitation (TSDOR): Surtax*	500,000	STx	-	NF	-	NF	-	NF	-	NF	500,000
Dykes Road Turn Lane *	541,320	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	541,320
Southwest Meadows Sanctuary Water Quality and Drainage Project *	750,000	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	750,000
Surface and Drainage Ongoing Rehabilitation (TSDOR): Non-Surtax*	1,504,160	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	450,000	GF Tfr	3,304,160
*Projects listed within single CIP template	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$7,284,893**		**$866,510**		**$866,510**		**$810,260**		**$810,260**		**$10,638,433**
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
Frontier Trails Conservation Area	125,000	NF	223,500	NF	689,650	NF	841,500	NF	841,500	NF	2,721,150
Country Estates Park	150,000	NF	175,000	NF	240,000	NF	229,575	NF	270,425	NF	1,065,000
Calusa Corners Park	296,000	NF	503,225	NF	195,500	NF	211,000	NF	211,000	NF	1,416,725
-	-	-	-	-	-	-	-	-	-	-	-
FY2026 thru FY2030 Not Funded CIPs	**$571,000**		**$901,725**		**$1,125,150**		**$1,282,075**		**$1,322,925**		**$5,202,875**

Funding Source Code	Funding Source Name
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~~FA~~	~~Fire Assessment~~
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Five Year Capital Improvement Plan
All Funds Project Expenditure Summary FY2027 - FY2031

	FY2027		FY2028		FY2029		FY2030		FY2031		Total
	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	AMT	FUNDING SOURCE	-
General Fund Total	**FY2027**	-	**FY2028**	-	**FY2029**	-	**FY2030**	-	**FY2031**	-	-
Fire Wells Replacement and Installation	70,000	FA	70,000	FA	70,000	FA	70,000	FA	70,000	FA	350,000
Public Safety Facility\Emergency Operations Center (EOC)	900,000	GF	-	NF	-	NF	-	NF	-	NF	900,000
-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Total	-	-	-	-	-	-	-	-	-	-	-
Sunshine Ranches Equestrian Park Playground Rehabilitation	56,250	GF Tfr	56,250	GF Tfr	0	GF Tfr	-	NF	-	NF	112,500
Southwest Meadows Sanctuary Park - Flag Pole & Planting	85,059	GF Tfr	-	NF	-	NF	-	NF	-	NF	85,059
Town Hall Protective Doors	100,000	GF Tfr	-	NF	-	NF	-	NF	-	NF	-
-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fund Total	-	-	-	-	-	-	-	-	-	-	-
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Dykes Road Turn Lane *	1,108,128	G, GF Tfr	-	NF	-	NF	-	NF	-	NF	1,108,128
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* Projects listed within single CIP template; ** Projects combined into a CIP	-	-	-	-	-	-	-	-	-	-	-
PROJECT TOTALS	**$6,357,422**		**$2,948,518**		**$2,892,268**		**$4,074,964**		**$2,970,000**		**$19,243,172**
-	-	-	-	-	-	-	-	-	-	-	-
FY2027 NOT FUNDED CIPS	-	-	-	-	-	-	-	-	-	-	-
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- City of Sunrise 10-Year Water Supply Facilities Work Plan adopted on February 24, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Sunrise.
- Cooper City 10-year Water Supply Facilities Work Plan adopted on August 25, 2020, as incorporated and adopted in the Infrastructure Element of its Comprehensive Plan and the capital improvement projects contained therein for the limited number of properties that are or will be served by the City of Cooper City.
- City of Pembroke Pines 10-Year Water Supply Facilities Work Plan adopted on October 21, 2026, and the capital projects described therein for the purposes of ensuring adequate water supply will be provided for the limited number of properties that are or will be served by City of Pembroke Pines.
- District Educational Facilities Plan FY 2026-2027 through 2030-2031, adopted by Broward County School Board on September 1, 2026.

Town of Southwest Ranches

(954) 434-0008 Town Hall
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Town Council
Steve Breitkreuz, ***Mayor***
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David S Kuczenski Esq., ***Council Member***
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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: 11/19/26

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	_____
Kuczenki	_____	Abstaining	_____
Morris	_____		

_____
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

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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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: 11/19/26

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 consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background

The State of Florida has provided, pursuant to §§ 376.77-376.85, Florida Statutes, for the designation of certain properties as "brownfield areas" by resolution to facilitate environmental rehabilitation, redevelopment, economic development, and community revitalization.

Section 376.80(2)(a), Florida Statutes, authorizes the Town of Southwest Ranches (the "Town") to designate real property within its jurisdiction as a "brownfield area" by resolution after consideration of the statutory factors and compliance with the public hearing and notice requirements of § 376.80(1)(c), Florida Statutes.

The Town is undertaking the redevelopment and rehabilitation of two parcels identified by Property ID Nos. 504030000020 and 504030000030 (the "Subject Property") for the construction of a new Town fire station.

To advance the environmental rehabilitation and redevelopment of the Subject Property, the Town Council desires to designate the property, as legally described and depicted in Exhibit "A," as the **Southwest Ranches Fire Station Green Reuse Area** pursuant to § 376.80(2)(a), Florida Statutes.

The Town Council has considered the factors set forth in § 376.80(2)(a), Florida Statutes, and determined that the Subject Property qualifies for designation because:

1. The Subject Property warrants economic development and has reasonable potential for such activity;
2. The Subject Property represents a focused approach and is not overly large in geographic scope;
3. The Subject Property has the potential to attract private-sector participation in rehabilitation efforts; and
4. The Subject Property contains sites, or portions thereof, suitable for limited recreational open space, cultural, or historical preservation purposes.

The Town Council seeks to notify the Florida Department of Environmental Protection of its designation of the Subject Property as the Southwest Ranches Fire Station Green Reuse Area to further its rehabilitation and redevelopment in accordance with §§ 376.77-376.85, Florida Statutes.

The Town has satisfied the requirements of § 376.80(1)(c), Florida Statutes, including the public notice and public hearing requirements of § 166.041(3)(c)2., Florida Statutes.

The Town Council finds that designation of the Subject Property as the Southwest Ranches Fire Station Green Reuse Area serves the best interests of the health, safety, and welfare of

the Town's residents.

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. Muniz, Town Administrator

ATTACHMENTS:
Green Reuse Reso with accepted changed-TA APP 111926 mtg.docx

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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 November, 2026 on a motion by

_____ and seconded by _____.

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

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness

_____
Keith Poliakoff, Town Attorney
1001.2026.109

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EXHIBIT A – MAP AND LEGAL DESCRIPTION



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

Town of Southwest Ranches

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

Town Council
Steve Breitkreuz, ***Mayor***
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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: 11/19/26

SUBJECT: A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE A BROWNFIELD SITE REHABILITATION AGREEMENT AND SITE ACCESS AGREEMENT WITH BROWARD COUNTY, FLORIDA FOR REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030; APPOINTING THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AS THE BROWNFIELD ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background

On October 22, 2026, the Town of Southwest Ranches (the “Town”) Town Council heard on

first reading Resolution No. 26-XXX which, if approved after a second reading, would designate the parcels located at 18211 SW 48th Street, Southwest Ranches, FL 33331 and identified by Property ID numbers 504030000020 and 504030000030 (the "Subject Property") as the Southwest Ranches Fire Station Green Reuse Area pursuant to § 376.80(2)(a), Florida Statutes ("F.S."), of Florida's Brownfield Redevelopment Act. These Parcels are contaminated from their prior use but will be rehabilitated and redeveloped as a new fire station. Pursuant to § 376.80(5), F.S., and subject to the eligibility criteria at § 376.82(1), F.S., the person responsible for site rehabilitation must enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County (the "County") when actual contamination exists within the designated area. The BSRA provides the Town access to financial incentives and legal liability limitations associated with rehabilitating and redeveloping contaminated properties.

This proposed resolution would therefore authorize the Town Administrator to execute a BSRA with Broward County and appoint the Town Council as the Advisory Committee required as a component of the BSRA.

Benefits Associated with Execution of a BSRA

The resulting benefits of execution of the BSRA are significant for the Town:

- The Town may submit Voluntary Cleanup Tax Credit ("VCTC") applications each year to recover eligible environmental assessment and rehabilitation costs in the form of a transferrable Florida corporate income tax credit. The Town may receive up to $500,000.00 in VCTCs per year based on up to $1 million in site rehabilitation costs every year. VCTCs have historically been sold for 90 cents on the dollar. Annual applications are due to the Florida Department of Environmental Protection by January 31st of the year following the year in which site rehabilitation costs are incurred.
- The County may issue a Site Rehabilitation Completion Order ("SRCO") or Conditional SRCO following completion of the Town's site rehabilitation obligations.
- A Bonus VCTC of 25% of all eligible environmental rehabilitation 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, i.e., a maximum $500,000.00 bonus VCTC is available after regulatory closure of the site.

- Liability protection for the Town against third party claims for property damage, injunctive relief, 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.

The liability protections are effective upon BSRA execution and remain in effect as long as

compliance with the BSRA and state cleanup requirements is maintained.

Role of the Advisory Committee

As required at § 376.80(4), F.S., the Town must establish an advisory committee through the BSRA. The advisory committee's purpose is to improve public participation and receive public comments on rehabilitation and redevelopment of the area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee is required to meet, at a minimum when the Site Assessment Report and Remedial Action Plans are prepared and filed with Broward County to receive the site assessment findings and recommendations for site rehabilitation. The advisory committee is not required to take any action of approve the reports but may ask questions and provide recommendations.

Staff recommends the Town Council appoint itself the advisory committee for this project.

Fiscal Impact/Analysis

Entering into a BSRA will not increase any pre-existing legal or financial obligations for rehabilitation and remediation for the Town. Instead, the BSRA will provide limited but vital tax incentives to alleviate the costs of site rehabilitation. Accordingly, adoption of Staff's recommendation to authorize the Town Administrator to enter into the BSRA and appoint the Town Council as the Brownfields Advisory Committee will not adversely impact the Town's operations.

ATTACHMENTS:
DRAFT Council Memo for Town of Southwest Ranches - BSRA Execution (00079345xC4D3E).DOCX
RESO 2027- BSRA Execution - Green Reuse USE THIS RJD Edits TA APP.docx
Town of Southwest Ranches BSRA Attachments Package (00079652xC4D3E).PDF

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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL
33330-2628
(954) 434-0008 Town Hall
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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. Muñiz, Town Administrator

FROM:

DATE: 09/XX/2026

SUBJECT: **Approving the Brownfield Site Rehabilitation Agreement for the Southwest Ranches Fire Station Green Reuse Area and Authorizing Town Administrator to Execute the Same**

Recommendation

Recommend Town Council consideration and approval of the resolution authorizing the Town Administrator to execute a Brownfield Site Rehabilitation Agreement ("BSRA") and Site Access Agreement with Broward County, Florida; Appointing the Town Council of the Town of Southwest Ranches as the Advisory Committee for work conducted on Town-owned real property; Providing for Authorization; And Providing for an Effective Date.

Strategic Priorities

A. Sound Governance
B. Enhanced Resource Management
C. Reliable Public Safety
D. Improved Infrastructure

Choose an item.

Background

On October 22, 2026, the Town of Southwest Ranches (the "Town") Town Council heard on first reading Resolution No. 26-XXX which, if approved after a second reading, would designate the parcels located at 18211 SW 48th Street, Southwest Ranches, FL 33331 and identified by Property ID numbers 504030000020 and 504030000030 (the "Subject Property") as the Southwest Ranches Fire Station Green Reuse Area pursuant to § 376.80(2)(a), Florida Statutes ("F.S."), of Florida's Brownfield Redevelopment Act. These Parcels are contaminated from their prior use but will be rehabilitated and redeveloped as a new fire station. Pursuant to § 376.80(5), F.S., and subject to the eligibility criteria at

§ 376.82(1), F.S., the person responsible for site rehabilitation must enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County (the "County") when actual contamination exists within the designated area. The BSRA provides the Town access to financial incentives and legal liability limitations associated with rehabilitating and redeveloping contaminated properties.

This proposed resolution would therefore authorize the Town Administrator to execute a BSRA with Broward County and appoint the Town Council as the Advisory Committee required as a component of the BSRA.

Benefits Associated with Execution of a BSRA

The resulting benefits of execution of the BSRA are significant for the Town:

- The Town may submit Voluntary Cleanup Tax Credit ("VCTC") applications each year to recover eligible environmental assessment and rehabilitation costs in the form of a transferrable Florida corporate income tax credit. The Town may receive up to $500,000.00 in VCTCs per year based on up to $1 million in site rehabilitation costs every year. VCTCs have historically been sold for 90 cents on the dollar. Annual applications are due to the Florida Department of Environmental Protection by January 31st of the year following the year in which site rehabilitation costs are incurred.
- The County may issue a Site Rehabilitation Completion Order ("SRCO") or Conditional SRCO following completion of the Town's site rehabilitation obligations.
- A Bonus VCTC of 25% of all eligible environmental rehabilitation 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, i.e., a maximum $500,000.00 bonus VCTC is available after regulatory closure of the site.
- Liability protection for the Town against third party claims for property damage, injunctive relief, 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.

The liability protections are effective upon BSRA execution and remain in effect as long as compliance with the BSRA and state cleanup requirements is maintained.

Role of the Advisory Committee

As required at § 376.80(4), F.S., the Town must establish an advisory committee through the BSRA. The advisory committee's purpose is to improve public participation and receive public comments on rehabilitation and redevelopment of the area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee is required to meet at a minimum when the Site Assessment Report and Remedial Action Plans are prepared and filed with Broward County to receive the site

assessment findings and recommendations for site rehabilitation. The advisory committee is not required to take any action of approve the reports but may ask questions and provide recommendations.

Staff recommends the Town Council appoint itself the advisory committee for this project.

Fiscal Impact/Analysis

Entering into a BSRA will not increase any pre-existing legal or financial obligations for rehabilitation and remediation for the Town. Instead, the BSRA will provide limited but vital tax incentives to alleviate the costs of site rehabilitation. Accordingly, adoption of Staff's recommendation to authorize the Town Administrator to enter into the BSRA and appoint the Town Council as the Brownfields Advisory Committee will not adversely impact the Town's operations.

Staff Contact:

Russell C. Muñiz, Town Administrator
Kathryn Sims, Deputy Town Administrator
Emil Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
A. Resolution	XX/XX/2026	Resolution
B. Draft BSRA with All Attachments	XX/XX/2026	Agreement

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RESOLUTION NO. 2026-XXX

A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE A BROWNFIELD SITE REHABILITATION AGREEMENT AND SITE ACCESS AGREEMENT WITH BROWARD COUNTY, FLORIDA FOR REAL PROPERTY LOCATED AT 18211 SW 48TH STREET, SOUTHWEST RANCHES, FLORIDA 33331, AND IDENTIFIED BY PROPERTY ID NUMBERS 504030000020 AND 504030000030; APPOINTING THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AS THE BROWNFIELD ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statues § 376.80(2)(a), on November 19, 2026, the Town of Southwest Ranches (the "Town") adopted Resolution No. 2026 - XXX, designating the real property assigned Property ID numbers 504030000020 and 504030000030 as the Southwest Ranches Fire Station Green Reuse Area within the Town for purposes of environmental rehabilitation; and

WHEREAS, in accordance with Florida Statutes § 376.80(5), a person responsible for site rehabilitation within the Southwest Ranches Fire Station Green Reuse Area must enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County (the "County"); and

WHEREAS, entering into a BSRA with the County will allow the Town to access state regulatory and financial incentives provided by state of Florida pursuant to Florida Statutes §§ 376.82(2) and 376.30781; and

WHEREAS, the Town has not caused or contributed to contamination at the real property located within the Southwest Ranches Fire Station Green Reuse Area on or after July 1, 2025; and

WHEREAS, the Town Council wishes to serve as the Advisory Committee pursuant to Florida Statues § 376.80(4), which requires the Town to establish an Advisory Committee for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice; and

WHEREAS, after review and consideration, the Town Council desires to adopt this Resolution and believes that the regulatory and financial incentives provided to the Town upon execution of the BSRA are highly beneficial to the Town and in the best interest of the health, safety, and welfare of its residents; and

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 hereby appoints itself as the Advisory Committee for rehabilitation of the Southwest Ranches Fire Station Green Reuse Area.

Section 3. The Town Council hereby authorizes the Town Administrator to execute the proposed BSRA and BSRA Site Access Agreement in substantially the same form attached hereto as Exhibit "A," subject to the approval of the Town Attorney as to form, content, and legal sufficiency, and take all actions necessary to implement the Agreement.

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 November, 2026 on a motion by

_____and seconded by _____.

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

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness

_____
Keith Poliakoff, Town Attorney
1001.2026.109

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EXHIBIT A –

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BEFORE THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BY AND THROUGH ITS DELEGEE, BROWARD COUNTY

IN RE**: Town of Southwest Ranches, Florida**
Southwest Ranches Fire Station Green Reuse Area
18211 SW 48th Street, Southwest Ranches, Broward County, FL 33331
Parcel Nos.: 504030000020 and 504030000030
Southwest Ranches Fire Station Green Reuse Site
Brownfield Area Identification Number: BFXXXXXXXXX
Brownfield Site Identification Number: BFXXXXXXXXX
Broward County EAR License No. XXXXXX

BROWNFIELD SITE REHABILITATION AGREEMENT PURSUANT TO Section 376.80(5), Florida Statutes (F.S.)

WHEREAS, the Brownfields Redevelopment Act was enacted to reduce public health and environmental hazards on existing commercial and industrial sites by offering incentives to encourage responsible persons to voluntarily develop and implement cleanup plans; and

WHEREAS, the Department of Environmental Protection (“Department”) is the administrative agency of the State of Florida having the power and duty to protect Florida’s environment and to administer and enforce the provisions of Chapters 403 and 376, Florida Statutes ("F.S."), and the rules promulgated thereunder, Chapters 62-777 and 62-780, Florida Administrative Code ("F.A.C."), as amended; and

WHEREAS, the Department has jurisdiction over the matters addressed in this Brownfield Site Rehabilitation Agreement (“BSRA”); and

WHEREAS, the Department has the authority, pursuant to Section 376.81, F.S., to establish by rule, criteria for determining the rehabilitation program tasks that comprise a site rehabilitation program and the level at which a rehabilitation program task and a site rehabilitation program may be deemed complete; and

WHEREAS, Broward County ("County") has been delegated the authority to administer the Florida Brownfields Program on behalf of the State of Florida Department of Environmental Protection ("Department"), and thereby having the power and duty to administer and enforce the provisions of Section 376.80(11), F.S., and the rules promulgated thereunder, Chapters 62-777 and 62-780, Florida Administrative Code ("F.A.C."), as amended, within Broward County;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed as follows:

This BSRA is entered into between the County and Town of Southwest Ranches, Florida, hereinafter the Person Responsible For Brownfield Site Rehabilitation ("PRFBSR") (collectively referred to as the "parties"), for the rehabilitation of a brownfield site within a designated brownfield area pursuant to Section 376.80(5), F.S. The County and the PRFBSR agree to the following:

1. BROWARD COUNTY

The County, by and through its Public Works and Environmental Services Department ("PWESD") is a political subdivision of the State of Florida with authority and power to enforce the provisions of Chapters 376 and 403, F.S.

2. PERSON RESPONSIBLE FOR BROWNFIELD SITE REHABILITATION

The Town of Southwest Ranches, Florida is the PRFBSR as defined in Section 376.79(16), F.S., for the real property described in the map and legal description in **Attachment A** (the "Brownfield Site"), incorporated herein, that has been designated by the Town of Southwest Ranches in Resolution Number _____, approved November 19, 2026, as a brownfield area as defined in Section 376.79(5), F.S. **Attachment A** is a composite exhibit that includes: (a) the legal description and map of the Brownfield Site; and (b) the Town of Southwest Ranches resolution(s) with all attachments including the map of the designated brownfield area. The Brownfield Site consists of 3.7 acres. The legal boundaries of the brownfield site and the brownfield area are the same.

3. PRFBSR'S DUTIES

The PRFBSR agrees:

(a) to conduct "site rehabilitation" of any "contaminated site(s)" as defined in Section 376.79, F.S., whose source originates on the real property described in **Attachment A as the Brownfield Site.** If such contaminated site(s) extend(s) beyond the boundary of the Brownfield Site, then PRFBSR agrees to conduct site rehabilitation to address the entire contaminated site;

(b) to conduct site rehabilitation and submit technical reports and rehabilitation plans in a timely manner according to the attached Brownfield Site Rehabilitation Schedule agreed upon by the parties, **Attachment B** incorporated herein;

(c) to conduct site rehabilitation activities under the observation of professional engineers or professional geologists, as applicable, who are registered in accordance with the requirements of Chapters 471 or 492, F.S., respectively. Submittals provided by the PRFBSR must be signed and sealed by a professional engineer registered under Chapter 471, F.S., or by a professional geologist registered under Chapter 492, F.S., as applicable,

certifying that the submittal and associated work comply with the laws and rules of the Department, the ordinances of the County, and those governing the profession. Upon completion of the approved remedial action, a professional engineer registered under Chapter 471, F.S., or a professional geologist registered under Chapter 492, F.S., as applicable, must certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the County;

(d) to conduct site rehabilitation in accordance with Chapter 62-160, F.A.C., as the same may be amended from time to time;

(e) to obtain any local, state, or federal approvals, licenses, or permits required for the site rehabilitation work and to conduct the necessary site rehabilitation consistent with local, state, and federal laws, rules, regulations, and ordinances. All site rehabilitation shall be consistent with the cleanup criteria in Section 376.81, F.S., the requirements of Chapter 62-780, F.A.C., Contaminated Site Cleanup Criteria, and Chapter 62-777, F.A.C., Contaminant Cleanup Target Levels;

(f) to allow access by the County and the Department during the entire site rehabilitation process, as evidenced by the attached documentation, **Attachment C,** incorporated herein, establishing that such site access has been secured by agreement with the **real property owner**. Upon the transfer of any real property interest in any portion of the Brownfield Site before site rehabilitation is complete, the PRFBSR shall notify the County and the Department within 15 days from the date that such an interest is effective. With notice the PRFBSR shall provide a copy of an access agreement in substantially the same form as that in **Attachment C** with any successor in interest to the **real property owner** of the Brownfield Site or with any party with a real property interest in the Brownfield Site after the effective date of this agreement, granting such access to the Department; and

(g) to consider appropriate pollution prevention measures and to implement those that the PRFBSR determines are reasonable and cost-effective, taking into account the ultimate use or uses of the real property described in **Attachment A**. Local pollution prevention programs as well as state pollution prevention programs are available to assist in determining pollution reduction measures. The Department recommends that the PRFBSR contact the Department's Waste Reduction and Registration Program or Hazardous Waste Program and Permitting at the following websites: https://floridadep.gov/waste/waste-reduction and https://floridadep.gov/waste/permitting-compliance-assistance/content/hazardous-waste-management-main-page for

recommendations on waste minimization and waste management and for assistance with pollution prevention measures. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include the goals for the reduction of releases of toxic materials.

4. CERTIFICATION

The PRFBSR is the local government with jurisdiction over the real property described in **Attachment A.** Therefore, the PRFBSR certifies that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Documentation provided that describes the proposed redevelopment is provided as **Attachment D**, incorporated herein.

5. SITE CONTRACTOR

The PRFBSR must ensure that the contractor who is performing the majority of the site rehabilitation program tasks pursuant to this BSRA or supervising the performance of such tasks by licensed subcontractors in accordance with the provisions of Section 489.113(9), F.S., has provided certification to the County that the contractor meets the requirements listed below. If the identity of the contractor is known at the time of the execution of this BSRA, a Brownfields Redevelopment Program Contractor Certification Form (CCF) shall be submitted as **Attachment E** to this BSRA, and incorporated herein. If the contractor has not yet been determined, the PRFBSR shall ensure that the CCF is submitted to the County Brownfield Coordinator and approved by the County before the contractor begins performing any site rehabilitation tasks at the site.

The PRFBSR must submit to the County documentation as **Attachment F**, incorporated herein, which shows a National Environmental Laboratory Accreditation Program ("NELAP")-recognized authority has accredited the laboratory(s) that will perform the analyses required by this agreement.

Any contractor that performs site rehabilitation tasks at a contaminated site originating on the real property as described in **Attachment A** shall provide documentation in accordance with the provisions of the paragraph above and with **Attachments E and F,** if applicable, showing that any contractor that performs site rehabilitation tasks:

(a) meets all certification and license requirements imposed by law; and

(b) performs, or has laboratory analyses performed, pursuant to NELAP certification requirements and performs, or has field sampling work performed, in accordance with the Standard Operating Procedures

provided in Chapter 62-160, F.A.C., as amended, if applicable to performance of site rehabilitation tasks.

6. CONTINUOUS COMPLIANCE

During the entire site rehabilitation process, the PRFBSR agrees to ensure that the contractor continues to comply with the requirements of **Paragraph 5** of this BSRA pursuant to the requirements of Section 376.80(6), F.S.

7. VOLUNTARY CLEANUP TAX CREDIT PROGRAM

Not all activities that are approved or performed in association with a BSRA are eligible for the state's Voluntary Cleanup Tax Credit (VCTC). In accordance with Section 376.30781, F.S., only the costs of voluntary cleanup activity incurred and paid by the applicant that are integral to site rehabilitation or for solid waste removal are eligible for the VCTC. "Site rehabilitation" as defined in Section 376.79(20), F.S., means the assessment of site contamination and the remediation activities that reduce the levels of contaminants at a site through accepted treatment methods to meet the cleanup target levels established for that site. “Solid waste removal” as defined in Section 376.30781(3), F.S., means removal of solid waste from the land surface or excavation of solid waste from below the land surface and removal of the solid waste from the brownfield site.

Contamination assessment or remediation paid for by the State of Florida for a discharge that is eligible for a state-funded cleanup under the Drycleaning Solvent Cleanup Program ("DSCP") or one of the Petroleum Restoration Program’s ("PRP") eligibility programs, may not be used to calculate a tax credit. Likewise, expenses incurred that are statutorily-required to participate in the DSCP (i.e., deductibles) or one of the PRP eligibility programs (i.e., deductibles, review fees, limited contamination assessment reports, and co-payments), are not eligible for the state's VCTC. Nothing contained herein is intended to limit the VCTC otherwise available to the PRFBSR under applicable law.

General information about the VCTC Program is available at https://floridadep.gov/waste/waste-cleanup/content/voluntary-cleanup-tax-credit For specific questions regarding the VCTC Program, please contact the Department’s Waste Cleanup Program at (850) 245-8958.

8. ADVISORY COMMITTEE

The PRFBSR shall establish an advisory committee pursuant to the requirements of Section 376.80(4), F.S., for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee should include residents within or

adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. However, if an appropriate local advisory committee already exists, this committee may be used for requesting public participation and for the purposes of complying with this paragraph.

The PRFBSR shall provide the advisory committee a copy of the final proposed draft BSRA, including attachments, and a copy of the executed BSRA. When the PRFBSR submits a site assessment report or the technical document containing the proposed course of action following site assessment to the Department or the local pollution control program for review, the PRFBSR shall hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

The name, address, contact information, and applicable affiliation for each advisory committee member is included as **Attachment G**, incorporated herein.

9. INDEMNIFICATION

The PRFBSR shall save and hold harmless and indemnify the County and the Department against any and all liability, claims, judgments or costs of whatsoever kind and nature for injury to, or death of any person or persons and for the loss or damage to any property resulting from the use, service, operation, or performance of work under the terms of this BSRA and from the negligent acts or omissions of the PRFBSR or its employees, agents, contractors, subcontractors, or other representatives, to the extent allowed by law.

10. LIABILITY PROTECTION

The liability protection provided under Section 376.82, F.S., shall become effective upon execution of this BSRA and shall remain effective, provided the PRFBSR complies with the terms of this BSRA.

11. TERMINATION

Pursuant to Section 376.80(8), F.S., if the PRFBSR fails to comply with this BSRA, the County shall notify the PRFBSR and allow 90 days for the PRFBSR to return to compliance with the provision at issue or to negotiate a modification to the BSRA with the County for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with this BSRA and a modification cannot be negotiated, the County may terminate this BSRA.

The PRFBSR may terminate this BSRA at any time upon written notice to the County.

Termination of this BSRA by either party will revoke the immunity provision of Section 376.82, F.S.

12. IMMINENT HAZARD

Nothing herein shall be construed to limit the authority of the County or the Department to undertake any action in response to, or to recover the costs of responding to, conditions at or from the real property described in **Attachment A** that require the County or the Department to take action to abate an imminent hazard to the public health, welfare or the environment.

13. RELEASE OF LIABILITY

Upon successful completion of this BSRA as evidenced by the issuance of a Site Rehabilitation Completion Order ("SRCO") for each contaminated site originating from the real property described in **Attachment A**, the PRFBSR and his or her successors and assigns, shall be relieved from further liability for site rehabilitation as described in paragraph 3.a. of this BSRA to the Department and third parties and of liability in contribution to any other party who has or may incur cleanup liability for the contaminated site(s).

This release of liability is subject to the reopener provisions of Section 376.82(3), F.S.

14. GOVERNING LAW AND SEVERABILITY

This BSRA has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida and any applicable County ordinances. Wherever possible, each provision of this BSRA shall be interpreted in such manner as to be effective and valid under applicable law. If any provision of this BSRA shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this BSRA. Any action hereon or in connection herewith shall be brought in Broward County, Florida.

15. SUBMITTALS

The PRFBSR shall submit one hard (paper) copy or one electronic (digital) copy of any certifications or documentation required in **Paragraph 5** (Site Contractor) above, and all data, reports, responses, addenda, or modifications to reports and plans required by this BSRA to:

Director, Environmental Permitting Division
Public Works and Environmental Service Department
1 N. University Drive, Suite 203
Plantation, FL 33324

The County encourages the submittal of documents for review in an electronic format rather than the submittal of paper copies. All electronic copies of documents shall be in the format listed in **Attachment H**, incorporated herein. Time frames for the County's review of technical reports and plans and submittal of documents by the PRFBSR shall be governed by the schedule in **Attachment B**. After final County approval of each report or plan, an electronic copy shall be submitted to the County within 30 days. The electronic copy of the report shall be submitted in the format listed in **Attachment H**.

16. DOCUMENT REVIEW

During the site rehabilitation process, if the County fails to complete the review of a technical document within the time frame specified in this BSRA, with the exceptions of "no further action proposals," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation, the PRFBSR may proceed to the next site rehabilitation task. However, the PRFBSR does so at its own risk and may be required by the County to complete additional work on a previous task.

17. ASSIGNMENT

The PRFBSR shall not assign any rights or responsibilities under this BSRA to any other party without the written consent of the County and the local government with jurisdiction over the real property described in **Attachment A.** However, the County shall not withhold its consent to such an assignment if: (a) the proposed assignee meets all of the eligibility criteria under Section 376.82, F.S.; (b) the proposed assignee has agreed, in writing, to assume all obligations of the PRFBSR under the terms of this BSRA; and (c) the assignment of PRFBSR obligations under any agreement with the local government with jurisdiction over the real property has been approved, in writing, by the local government.

18. WAIVER

By entering into this BSRA, the PRFBSR waives its right to challenge the contents of this BSRA in an administrative hearing afforded by Sections 120.569 and 120.57, F.S., or an appeal afforded by the terms of Section 120.68, F.S. This BSRA does not deny the PRFBSR a right to challenge the County's actions taken pursuant to this BSRA. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this BSRA, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

19. EFFECTIVE DATE AND ADMINISTRATIVE HEARING

This BSRA ("Order") is final and effective on the date of execution unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S., within 21 days after the date of receipt of notice of agency action. Upon the timely filing of such petition, this BSRA will not be effective until further order of the County. The liability protection for the PRFBSR pursuant to Section 376.82(2), F.S., becomes effective upon execution of the BSRA. The procedures for petitioning a hearing are set forth below.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing:

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the County may grant a request for an extension of time to file a petition for hearing. Such a request shall be filed with (received by) the Director of the Environmental Permitting Division, Broward County Public Works and Environmental Services Department, 1. N. University Drive, Suite 203, Plantation, FL 33334, within **21** days of receipt of this BSRA. Petitioner shall mail a copy of the request to the PRFBSR at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing:

A person whose substantial interests are affected by this BSRA may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed with (received by) the Director of the Environmental Permitting Division, Broward County Public Works and Environmental Services Department, 1. N. University Drive, Suite 203, Plantation, FL 33334, within **21** days of receipt of this BSRA. Petitioner shall mail a copy of the petition to the PRFBSR at the time of filing. Failure to file a petition within this time period shall constitute a waiver of any right to request an administrative proceeding under Chapter 120, F.S.

Pursuant to Section 120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

1. The name, address, any e-mail address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the PRFBSR's name and address; the Department's Brownfield Area and Brownfield Site Identification

Numbers; and the name and address of the Brownfield Site; the name and address of each agency affected;

2. A statement of when and how each petitioner received notice of the County's action or proposed action;

3. An explanation of how each petitioner's substantial interests will be affected by the County's action or proposed action;

4. A statement of the disputed issues of material fact, or a statement that there are no disputed facts;

5. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the County's action or proposed action;

6. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the County's action or proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

7. A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the County to take with respect to the County's action or proposed action.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the County's final agency action may be different from the position taken by it in this BSRA. Persons whose substantial interests will be affected by any such final decision of the County have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

20. JUDICIAL REVIEW

Except for the PRFBSR, any party has the right to seek judicial review of this BSRA under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Director of the Environmental Permitting Division, Broward County Public Works and Environmental Services Department, 1. N. University Drive, Suite 203, Plantation, FL 33334, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice of appeal must be filed within **30** days after this BSRA is filed with the Director of the Environmental Permitting Division, acting as clerk (see below).

21. CONTACTS FOR GENERAL AND LEGAL QUESTIONS

Any questions about the content of this BSRA, the Department's review of the BSRA, or technical questions should be directed to the County's Brownfields Coordinator referenced in **Paragraph 15** of this BSRA or to the PRFBSR's representative at:

Keith Poliakoff
Town Attorney, Town of Southwest Ranches
c/o Government Law Group
200 South Andrews Avenue, Suite 601
Fort Lauderdale, FL 33301
kpoliakoff@govlawgroup.com

with a copy to:

Michael R. Goldstein, Esq.
The Goldstein Environmental Law Firm, P.A.
2100 Ponce de Leon Blvd., Suite 710
Coral Gables, FL 33134,
(305) 777-1682
mgoldstein@goldsteinenvlaw.com

Questions regarding legal issues should be referred to the County's Office of the County Attorney, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301, (954) 357-7600. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

22. FEES

The County may charge and retain applicable fees for use in supporting the administration of the Brownfields Program. Any such fees shall be charged in accordance with the current fee schedule that has been reviewed and approved by the Broward County Board of County Commissioners. Nothing in this provision shall preclude the County from charging and collecting administrative fees, investigative costs, or other costs incurred by the County resulting from performing enforcement and compliance functions. Nothing in this Agreement shall prohibit the County from seeking penalties, damages, costs, or attorney fees as provided by law or ordinance. All civil penalties and damages recovered by the County shall be deposited in a separate County fund that shall be used as set forth in Section 27-41 of the Broward County Code of Ordinances.

23. ENTIRETY OF AGREEMENT

This BSRA represents the entire agreement of the parties. Any alterations, variations, changes, modifications, or waivers of provisions of this BSRA shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this BSRA, unless otherwise provided herein.

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IN WITNESS WHEREOF, each of the parties has made and executed this Brownfield Site Rehabilitation Agreement on the date set forth for each signature of each representative below: Broward County, by and through its Director of the Environmental Permitting Division, and Town of Southwest Ranches, Florida, the Person Responsible for Brownfield Site Rehabilitation, signing by and through Mr. Russell Muñiz, Town Administrator, duly authorized to execute same.

BROWARD COUNTY

BROWARD COUNTY, THROUGH ITS DIRECTOR OF THE ENVIRONMENTAL PERMITTING DIVISION, PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

Witnesses:

_____
Signature of Witness

_____
Print Name

_____
Date

By: _____
David Vanlandingham, Director

Date: _____

Approved as to form by:

_____
Signature of Witness

_____
Print Name

_____
Date

Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 S. Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: _____
Name (Date)
Assistant County Attorney

PERSON RESPONSIBLE FOR
BROWNFIELD SITE REHABILITATION

TOWN OF SOUTHWEST RANCHES, FLORIDA,
a Florida municipal corporation

By: _____
Russell Muñiz, Town Administrator

Date: _____

13400 Griffin Road Southwest
Southwest Ranches, FL 33330

_____
(Telephone)

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to Section 120.52 Florida Statutes, with the designated EEPD Clerk, receipt of which is hereby acknowledged.

_____
Clerk (or Deputy Clerk)

Date: _____

cc: Rachel Jayson, Broward County Brownfields Coordinator
Courtney Johnstone, FDEP VCTC Program Manager
Ian Carnahan, FDEP OGC Attorney
Scott Sweeney, FDEP Brownfield Program Manager
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Broward County Office of the County Attorney

List of Attachments

Attachment A	Local Government Resolution for the Brownfield Area and Map and Legal Description of the Brownfield Site
Attachment B	Brownfield Site Rehabilitation Schedule
Attachment C	Site Access Agreement
Attachment D	Certification of Redevelopment Agreement
Attachment E	Contractor Certification Form
Attachment F	Quality Assurance Certificate
Attachment G	Advisory Committee Members
Attachment H	Format for Submittal of Technical Documents

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Attachment A

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

EXHIBIT A – MAP AND LEGAL DESCRIPTION



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

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Attachment B

Attachment B
Table I
Brownfield Site Rehabilitation Schedule

Type of Report or Activity	PRFBSR Action or Submittal Time Frames	County Review or Comment Time frames
Notice of Interim Source Removal Action or Emergency Response Action situations.	**Within 24 hours of initiation of the action.**	**No comment required.**
Interim Source Removal Proposal	**When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (see Rule 62-780.525, F.A.C.)**	**Within 30 days of receipt.**
Interim Source Removal Plan	**When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (see Rule 62-780.525, F.A.C.)**	**Within 30 days of receipt.**
Interim Source Removal Status Report	**Within 60 days of completion of source removal activities and every 60 days thereafter or when the field activity is terminated, whichever occurs first.**	**No comment required.**
Interim Source Removal Report	**Within 60 days of completion of interim source removal activities.**	**Within 60 days of receipt.**
Site Rehabilitation Plan (SRP) or Combined Document; (Optional submittal) (See Rule 62-780.450, F.A.C.)	**Optional: SRP submitted within 270 days of executing BSRA. May include multiple tasks.**	**Within 60 days of receipt.**
Site Assessment Report (SAR)	**SAR submitted within 270 days of executing BSRA.**	**Within 60 days of receipt.**
Risk Assessment Report (RAR)	**Optional: (within 60 days of SAR approval.)**	**Within 90 days of receipt.**
No Further Action (NFA) Proposal	**When the site meets the criteria for NFA (see Rule 62-780.680, F.A.C.).**	**Within 60 days of receipt.**
Well Survey and Sampling Results pursuant to subsection 62-780.600(3)(h), F.A.C.	**Within 60 days of discovery of contamination beyond the property boundaries**	**Within 60 days of receipt.**
Natural Attenuation with Monitoring (NAM) Plan	**When the site meets the criteria for Natural Attenuation with Monitoring (see Rule 62-780.690, F.A.C.).**	**Within 60 days of receipt.**
Natural Attenuation with Monitoring (NAM) Report	**Within 60 days of sample collection.**	**No comment required.**
Remedial Action Plan (RAP)	**Within 90 days of approval of a SRP, SAR or RAR.**	**Within 60 days of receipt.**
As-Built Drawings	**Within 120 days of initiating operation of the active remediation system.**	**No comment required.**
Initiate Operation of Active Remedial Action	**Within 120 days of RAP approval.**	**No comment required.**
Proposals submitted pursuant to subsection 62-780.700(14), F.A.C.	**Optional during active remediation**	**Within 60 days of receipt**
Remedial Action Status Report (Monthly or quarterly status reports may be required for submittal - - depending on site conditions and Advisory Committee.)	**Within 60 days of the anniversary date of initiating operation of active remediation system.**	**No comment required.**
Post Active Remediation Monitoring (PARM) Plan	**When the site meets the criteria for NFA (see Rule 62-780.680) or Leveling-Off [see subsection 62-780.700(18)]**	**Within 60 days of receipt.**

Post Active Remediation Monitoring (PARM) Report	**Within 60 days of sample collection.**	**No comment required.**
Leveling Off Determination	**Within 60 days of sample collection.**	**Within 60 days of receipt.**
Post Active Remediation Monitoring (PARM) Plan resampling proposal (subsection 62-780.750(4)(e), F.A.C.	**Within 60 days of sample collection.**	**Within 60 days of receipt.**
Site Rehabilitation Completion Report (SRCR)	**Within 60 days of the final sampling event. If SRCR not approved then submit modifications, etc., within 60 days of Department's response.**	**Within 60 days of receipt. If the brownfield site meets the requirements of Chapter 62-780, F.A.C., for the issuance of an SRCO, then an SRCO will be issued.**
Pilot Study Work Plan	**When seeking approval before implementation of a Pilot Study pursuant to subsection 62-780.700(2), F.A.C.**	**Within 60 days of receipt.**
Notices for Field Activities except for Start of Interim Source Removal or Emergency Response Action situations.	**Within seven (7) days but not less than 24 hours prior notice to the Department to perform field activity.**	**No comment required.**
Submittal to the Department of addenda, responses, or modification to plans or reports, pursuant to Chapter 62-780, F.A.C.	**Within 60 days of receipt of the Department's response.**	**Within the same time frame for review of the original submittal.**
Submittal of Form and Actual Notice required in subsection 62-780.220(2), F.A.C.	**See text of rule for "Initial Notice of Contamination Beyond Property Boundaries" in subsection 62-780.220(2), F.A.C.**	**No comment required.**
Submittal of Actual and Constructive Notice required in subsection 62-780.220(3), F.A.C.	**See text of rule for "Subsequent Notice of Contamination Beyond Source Property Boundaries for Establishment of a Temporary Point of Compliance (TPOC)" in subsection 62-780.220(3), F.A.C.**	**No comment required.**
Submittal of Notice required in subsection 62-780.220(7), F.A.C.	**See text of rule for requirement that PRFBSR provide notice of Department's intent to approve site closure using institutional controls, institutional and engineering controls, or alternative cleanup target levels.**	**No comment required.**

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Attachment C

SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM

1. Milagros Trading Corp., the real property owner (“undersigned” or “owner”), hereby grants permission to Broward County ("County") and the State of Florida, Department of Environmental Protection (“Department”) and their employees, agents, representatives, and subcontractors to enter the undersigned’s property (“the property”) located on 18211 SW 48th Street, Southwest Ranches, Broward County, FL 33331, Property ID Nos. 504030000020 and 504030000030 as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement (“BSRA”) for the Brownfield Site assigned the Brownfield Site Identification Number **{Insert Brownfield Site Identification Number here.}**, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by the County or the successful completion of the BSRA, whichever occurs first.

2. This permission is contemplated to be used for the following activities that may be performed by the County or the Department and their employees, agents, representatives, or subcontractors:

   a. Having access to areas where contamination may exist.

   b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the County or the Department and the like.

   c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.

3. Upon completion of the investigation, the County or the Department, as applicable, will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.

4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned’s successors and assigns for any contamination discovered on the property.

5. The County and the Department and their employees, agents, representatives, or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.

6. The County and the Department acknowledge and accept any responsibility they may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of their employees acting within the scope of their employment while on the property.

7. In exercising their access privileges, the County and the Department will take reasonable steps not to interfere with the Owner’s operations, or the remediation and redevelopment activities pursuant to the BSRA.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

For Real Property Owner:

_____
Signature of Real Property Owner

Print Name: _____

Title, if applicable_____

_____
Signature of Witness

Print Name: _____

_____
Date

_____
Signature of Witness

Print Name: _____

_____
Date

Accepted by the County and, on its behalf,
the Department by the following authorized agent:

_____
Signature of County representative

Print Name: _____

_____
Title of County representative

_____
Date

_____
Signature of Witness

Print Name: _____

_____
Date

_____
Signature of Witness

Print Name: _____

_____
Date

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Attachment D

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

EXHIBIT A – MAP AND LEGAL DESCRIPTION



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.

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LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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

Attachment E

{Insert Contractor Company Letterhead}

CONTRACTOR CERTIFICATION FORM
Brownfields Redevelopment Program

Contractor Name _____ Date: _____

Contractor Address: _____

Contact Name: _____

Phone No.: _____ Fax No.: _____

Brownfield Site ID #: _____

CONTRACTOR CERTIFIES BY CHECKING ALL APPROPRIATE BOXES:	**YES**	**NO**
1. It meets all certification and license requirements imposed by law.	☒	☐
2. It performs or contracts laboratory analysis pursuant to National Environmental Laboratory Accreditation Program certification requirements and performs or contracts field-sampling work in accordance with the Standard Operating Procedures for Field Activities pursuant to Chapter 62-160, Florida Administrative Code.	☒	☐
3. It complies with all applicable OSHA regulations.	☒	☐
4. Has the capacity to perform the majority of the site rehabilitation program tasks pursuant to a brownfield site rehabilitation agreement or supervise the performance of such tasks by licensed subcontractors in accordance with Section 489.113(9), Florida Statutes (F.S.).	☒	☐

The person named below by signing as an "Officer of the Company" hereby certifies to Broward County and the Florida Department of Environmental Protection (FDEP) that the Contractor named above meets the requirements for contractors participating in the Brownfields Redevelopment Program [Section 376.80(6), F.S.]:

_____ _____
Signature of Officer of the Company and Date Signed Print Name of Officer of the Company

_____
Title of Officer of the Company

Contractors must immediately notify County Brownfields Coordinator of any change in the above criteria. Broward County may order a suspension or cessation of work for failure of a contractor to maintain their required certification.

Attachment F

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Attachment G

Advisory Committee Members

The Town of Southwest Ranches has appointed the Town Council to serve as the Advisory Committee for purposes of this Brownfield Site Rehabilitation Agreement ("BSRA"). As of September 30, 2026, the Town Council consists of the following individuals:

Steve Breitkreuz
Mayor
(954) 343-7462
sbreitkreuz@southwestranches.org

Gary Jablonski
Vice Mayor
(954) 343-7456
gjablonski@southwestranches.org

Jim Allbritton
Council Member
(954) 343-7461
jallbritton@southwestranches.org

Bob Hartmann
Council Member
(954) 801-1758
bhartmann@southwestranches.org

David S. Kuczenski, Esq.
Council Member
(954) 343-7472
dkuczenski@southwestranches.org

All above Town Council members use the following address:

Town Hall
Town of Southwest Ranches
13400 Griffin Rd
Southwest Ranches, FL 33330

Attachment H

SECTION 8: ATTACHMENT H - - FORMAT FOR SUBMITTAL OF TECHNICAL DOCUMENTS

1. One hard copy or one electronic copy of each report or proposal and final reports shall be submitted to the County.
2. Where an electronic format exists of the records it shall be used to transmit the data, file, report, document, map, plans, picture, record, or any other object that may be available in an electronic format. Electronic records shall be kept in industry standard non-proprietary formats: TIFF, GIF, JPEG, PDF, or in Microsoft Word, Microsoft Excel, and Microsoft Access not older than one (1) release behind the current.
3. Data requested shall be transmitted using available media such as E-mail, Compact Disc (CD), or File Transfer via an FTP site. Additional formats may be considered at the time of the request.
4. After final approval of each report, an electronic copy and one hard copy shall be submitted within 30 days.
5. The media shall include a file directory and specify the “naming convention”.
   (a) Final reports (any text files) must be in one of the approved formats.
   (b) Site maps and surveys shall be in TIFF, JPEG or “.pdf” format.
   (c) Site-specific GIS data tables shall be in Excel or text (tab delimited) format.
   (d) The cover of the media shall include the Site Name, Designated Brownfield Area, Date and Type of Report(s).
   The left inside cover of the media should list all the files located on the media.

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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A NET DEDUCTIVE CHANGE ORDER TO THE AGREEMENT WITH WEEKLEY ASPHALT PAVING, INC. FOR CONSTRUCTION OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) IMPROVEMENT PROJECT, RESULTING IN A NET CONTRACT REDUCTION IN THE AMOUNT OF TWO HUNDRED SIX THOUSAND EIGHT HUNDRED SEVENTEEN DOLLARS AND SIX CENTS ($206,817.06); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.

Recomendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

NO

Background

The Town implemented a TSDOR program with the goal of preserving and extending the life of the Town's paved streets. Depending on existing road conditions, construction costs include new pavement surfacing, truing and leveling, full depth reclamation and/or

rehabilitation, and drainage swale improvements.

Pursuant to Resolution No. 2027-001 and Invitation to Bid 26-012 Resurfacing and Swale Regrading, the Town entered into an agreement with Weekley Asphalt Paving to resurface Stirling Rd, SW 61 St, SW 62 St, SW 63 Mn, SW 64 St, SW 69 St, SW 164 Terr, SW 163 Ave, SW 162 Ave, SW 53 St, SW 49 St, SW 166th Avenue and Luray Road for a total of $3,463,285.10. When the item was approved during the October 8th Town Council meeting, the Town Council requested staff to evaluate whether swale regrading was necessary along all roadway segments or could instead be performed on a targeted, as-needed basis.

During the preconstruction meeting held on October 14, 2026, Weekley Asphalt Paving, Inc. and the Town discussed further reducing swale work and resodding quantities within the Base Bid Areas, consistent with the approach already incorporated into the previously awarded Add Alternates #3 and #5. These reductions would allow the Town to redirect available contract funding toward additional roadway segments previously identified and priced under IFB 26-012.

On October 19th and October 26th, staff conducted field reviews of the roadway segments with Weekley Asphalt Paving, Inc. to evaluate existing drainage conditions and identify areas where swale improvements could be reduced or eliminated. Based on these reviews, staff recommends the following reductions to swale work and sodding quantities.

Street	**Weekley Asphalt Paving Original Total**	**Less Swale Work and Sodding**	**Revised Total**
Base Bid 1 General Conditions	$130,030.00		$130,030.00
Stirling Road	$187,450.90	-$4,753.80	$182,697.10
SW 62nd Street	$118,786.85	-$44,309.52	$74,477.33
SW 63rd Manor	$171,029.00	-$83,922.39	$87,106.61
SW 69th Street	$46,707.20	-$24,987.20	$21,720.00
SUBTOTAL	**$654,003.95**	**-$157,972.91**	**$496,031.04**

Street	**Weekley Asphalt Paving Original Total**	**Less Swale Work and Sodding**	**Revised Total**
Base Bid 2 General Conditions	$155,535.00		$155,535.00
SW 164th Terrace	$442,011.05	-$193,868.55	$248,142.50
SW 163rd Avenue	$449,275.50	-$240,385.50	$208,890.00
SW 162nd Avenue	$246,383.48	-$96,423.48	$149,960.00
SW 53rd Street	$66,947.50	-$25,492.50	$41,455.00
SW 49th Street	$14,308.25	-$5,438.25	$8,870.00
SUBTOTAL	**$1,374,460.78**	**-$561,608.28**	**$812,852.50**

The Town could not obtain all right-of-way needed to resurface SW 61st Court or SW 64th Street before the Notice to Proceed was issued. Therefore, these segments will be removed from the project:

Street	Original Total	Proposed Deduction	Revised Total
SW 61st Court	$57,374.10	-$57,374.10	$0
SW 64th Street	$70,721.77	-$70,721.77	$0
SUBTOTAL	**$128,095.87**	**-$128,095.87**	**$0**

The following roadway segments, which were included in Invitation to Bid 26-012 are recommended to be added to the scope of work.

Add Alt No.	Road Segment	Limits	Weekley Proposal
1	Holatee Trail	E. Palomino Dr to Stirling Rd	$231,550.00
2	Hunter Lane	Holatee Tr to SW 134th Ave	$47,465.00
4	SW 134 Ave	From Hunter Lane to Dead End.	$52,615.00
6	SW 51 Mn	From SW 166th Ave to Dead End	$58,915.00
7	SW 52 Place	From SW 166th Ave to Dead End	$85,470.00
8	SW 54 Place	From SW 166th Ave to Dead End	$89,375.00
9	SW 59 Court	From SW 166th Ave to Dead End	$75,470.00
		TOTAL	**$640,860**

Note: The proposed Add Alternate pricing excludes swale work and sodding.

Fiscal Impact/Analysis

The total anticipated amount available for the Transportation Surface and Drainage Ongoing Rehabilitation (TSDOR) program, including surtax in the FY 2027 Adopted Budget is $3,594,160.

The net change order reduces the contract amount by $206,817.06.

Change Order Description	Amount
SW 61st Court Deduction	-$57,374.10
SW 64th Street Deduction	-$70,721.77
Swale Work and Sodding Deduction	-$719,581.19
Add Alt #1 Holatee Trail	$231,550.00
Add Alt #2 Hunter Lane	$47,465.00
Add Alt #4 SW 134 Ave	$52,615.00
Add Alt #6 SW 51 Mn	$58,915.00
Add Alt #7 SW 52 Place	$85,470.00

Add Alt #8 SW 54 Place	$89,375.00
Add Alt #9 SW 59 Court	$75,470.00
	-$206,817.06

Approval of this Change Order will reduce the Agreement amount from $3,463,285.10 to $3,256,468.04. This will leave an estimated $337,691.96 available in the FY 2027 TSDOR program budget.

Staff Contact
Emily Aceti, Community Services Manager

ATTACHMENTS:
261030-TSDOR-WeekleyChangeOrder-Reso - CS 11-2-26 EL Edits RJD edits TA APP.doc
Map
Weekley CO draft CS 11-2-26 - USE THIS RJD Edits TA APP.docx

RESOLUTION NO. 2027-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A NET DEDUCTIVE CHANGE ORDER TO THE AGREEMENT WITH WEEKLEY ASPHALT PAVING, INC. FOR CONSTRUCTION OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) IMPROVEMENT PROJECT, RESULTING IN A NET CONTRACT REDUCTION IN THE AMOUNT OF TWO HUNDRED SIX THOUSAND EIGHT HUNDRED SEVENTEEN DOLLARS AND SIX CENTS ($206,817.06); AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Invitation for Bid 26-012 ("IFB") Resurfacing and Swale Regrading and Resolution 2027-001, the Town of Southwest Ranches entered into an agreement with Weekley Asphalt Paving, Inc.; and

WHEREAS, on October 8, 2026, the agreement was approved by Town Council via resolution No. 2027-001 in the amount of Three Million Four Hundred Sixty-Three Thousand Two Hundred Eighty-Five Dollars and Ten Cents ($3,463,285.10), consisting of Base Bid Areas No. 1 and No. 2 and Add Alternates No. 3 and No. 5; and

WHEREAS, the Town could not obtain all right-of-way necessary to resurface SW 61st Court and SW 64th Street prior to issuance of the Notice to Proceed; therefore, these roadway segments will be removed from the Project, resulting in a deductive Change Order in the amount of One Hundred Twenty-Eight Thousand Ninety-Five Dollars and Eighty-Seven Cents ($128,095.87); and

WHEREAS, during the preconstruction meeting held on October 14, 2026, the Town and Weekley Asphalt Paving, Inc. discussed reducing swale work and resodding quantities on an as-needed basis, and subsequent field reviews conducted on October 19 and October 26, 2026, identified opportunities for such reductions, resulting in a proposed deductive change of Seven Hundred Nineteen Thousand Five Hundred Eighty-One Dollars and Nineteen Cents ($719,581.19); and

WHEREAS, IFB 26-012 included additional competitively bid roadway segments identified as Add Alternates, and the Town desires to incorporate seven (7) of these previously bid alternates into the Agreement through this Change Order; and

WHEREAS, the Town desires to add the following Add Alternate roadway segments to the Agreement:

- Add Alternate No. 1 – Holatee Trail: Two Hundred Thirty-One Thousand Five Hundred Fifty Dollars ($231,550.00);
- Add Alternate No. 2 – Hunter Lane: Forty-Seven Thousand Four Hundred Sixty-Five Dollars ($47,465.00);
- Add Alternate No. 4 – SW 134th Avenue: Fifty-Two Thousand Six Hundred Fifteen Dollars ($52,615.00);
- Add Alternate No. 6 – SW 51st Manor: Fifty-Eight Thousand Nine Hundred Fifteen Dollars ($58,915.00);
- Add Alternate No. 7 – SW 52nd Place: Eighty-Five Thousand Four Hundred Seventy Dollars ($85,470.00);
- Add Alternate No. 8 – SW 54th Place: Eighty-Nine Thousand Three Hundred Seventy-Five Dollars ($89,375.00);
- Add Alternate No. 9 – SW 59th Court: Seventy-Five Thousand Four Hundred Seventy Dollars ($75,470.00); and

WHEREAS, approval of this Change Order will reduce the Agreement amount from Three Million Four Hundred Sixty-Three Thousand Two Hundred Eighty-Five Dollars and Ten Cents ($3,463,285.10) to Three Million Two Hundred Fifty-Six Thousand Four Hundred Sixty-Eight Dollars and Four Cents ($3,256,468.04); and

WHEREAS, the Town Council believes that approving this Change Order 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:

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

Section 2. The Town Council hereby approves the net deductive Change Order to the Agreement with Weekley Asphalt Paving, Inc. in the amount of Two Hundred Six Thousand Eight Hundred Seventeen Dollars and Six Cents ($206,817.06) for construction of the Transportation Surface and Drainage Ongoing Rehabilitation Improvement Project, in substantially the same form attached hereto as Exhibit "A", thereby reducing the total Agreement amount to Three Million Two Hundred Fifty-Six Thousand Four Hundred Sixty-Eight Dollars and Four Cents ($3,256,468.04).

Section 3. The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to execute the Change Order and to sign any and all documents necessary and proper to effectuate the intent of this Resolution.

Section 4. 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	_____
Kuczenski	_____	Abstaining	_____
Morris	_____		

_____
Steve Breitkreuz, Mayor

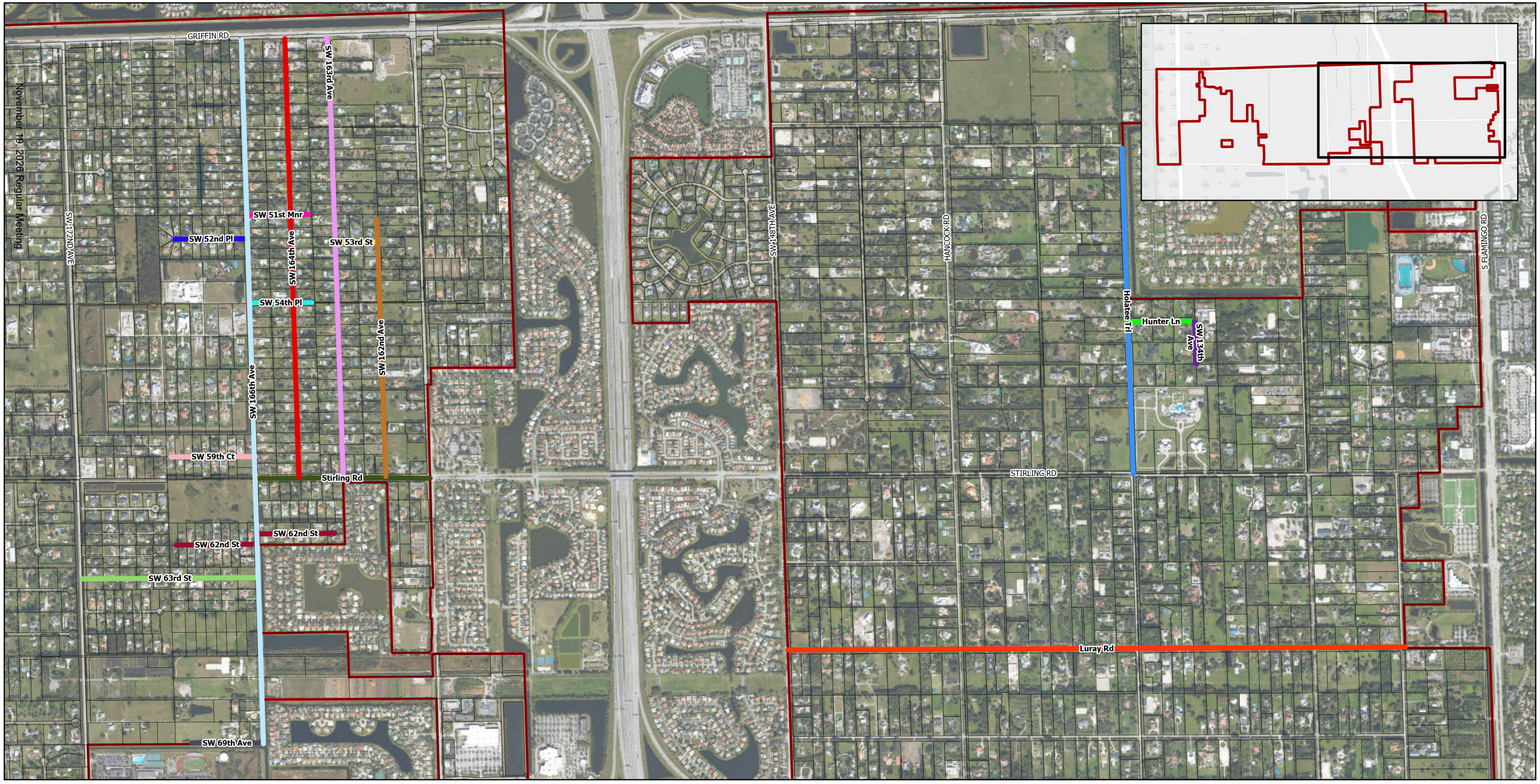
Attest:

_____
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney
1001.2026.104

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Town of Southwest Ranches

Upcoming TSDOR Project Areas

Legend

TSDOR Projects

- Holatee Trl (from E Palomino Dr to Stirling Rd)
- Hunter Ln
- Luray Rd (from SW 148th Ave to Appaloosa Trl)
- Stirling Rd (from Dykes Rd to SW 166th Ave)
- SW 51st Mnr
- SW 52nd Pl
- SW 53rd St
- SW 54th Pl
- SW 59th Ct
- SW 62nd St
- SW 63rd St
- SW 69th Ave
- SW 134th Ave
- SW 162nd Ave
- SW 163rd Ave
- SW 164th Ave
- SW 166th Ave
- Town Parcels
- Town Boundary

N

Date Exported: 11/2/2026

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US Feet

Florida Technical Consultants

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CHANGE ORDER NO. _____

IFB No. 26-012 Resurfacing and Swale Regrading Transportation Surface and Drainage Ongoing Rehabilitation Improvement Project

This Change Order ("Change Order") is entered into this _____ day of _____, 2026, by and between the Town of Southwest Ranches, Florida ("Town") and Weekley Asphalt Paving, Inc. ("Contractor").

WHEREAS, the Town and Contractor entered into an Agreement pursuant to IFB No. 26-012 and Resolution No. 2027-001 for the Transportation Surface and Drainage Ongoing Rehabilitation Improvement Project ("Agreement"); and

WHEREAS, the Town desires to modify the scope of work by reducing certain swale regrading and sodding quantities, removing two roadway segments, and incorporating seven (7) previously bid Add Alternate roadway segments; and

WHEREAS, the Town Council has approved these modifications pursuant to Resolution No. 2027-_____.

NOW, THEREFORE, the parties agree as follows:

1. Modification to Scope of Work. The Agreement is hereby modified to (a) reduce swale regrading and sodding quantities within the Base Bid Areas; (b) remove SW 61st Court and SW 64th Street from the scope of work; and (c) incorporate Add Alternates No. 1, 2, 4, 6, 7, 8, and 9, as identified in the original Bid Schedule for IFB No. 26-012. The modifications shall be performed in accordance with the applicable Contract Documents and the supporting scope and pricing documentation incorporated herein as Exhibit 1.

2. Contract Compensation. This Change Order includes total deductions of Eight Hundred Forty-Seven Thousand Six Hundred Seventy-Seven Dollars and Six Cents ($847,677.06), offset by additions totaling Six Hundred Forty Thousand Eight Hundred Sixty Dollars ($640,860.00), resulting in a net contract reduction of Two Hundred Six Thousand Eight Hundred Seventeen Dollars and Six Cents ($206,817.06). Accordingly, the total Agreement amount is reduced from Three Million Four Hundred Sixty-Three Thousand Two Hundred Eighty-Five Dollars and Ten Cents ($3,463,285.10) to Three Million Two Hundred Fifty-Six Thousand Four Hundred Sixty-Eight Dollars and Four Cents ($3,256,468.04).

3. Contract Time. The Contract Time shall remain unchanged.

4. Contract Terms. This Change Order is issued pursuant to Section 21 of the Agreement. Except as expressly modified herein, all terms and conditions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Change Order through their duly authorized representatives.

TOWN OF SOUTHWEST RANCHES	**WEEKLEY ASPHALT PAVING, INC.**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: December Lauretano-Haines

DATE: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AMENDMENT AND CHANGE ORDER TO THE TOWN-WIDE FACILITIES MAINTENANCE SERVICES AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND RELIANCE CONTRACTORS, INC. FOR MAINTENANCE SERVICES AT THE SOUTHWEST MEADOWS SANCTUARY PAVILION AND RESTROOM OF AN ANNUAL CONTRACT INCREASE IN THE AMOUNT OF $42,660.00; AND APPROVING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2026-2027 BUDGET; AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO EXECUTE THE CONTRACT AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

Recomendation
Council approval is requested for an Amendment to the Town-Wide Facilities Maintenance Agreement with Reliance Contractors, Inc. to add Facilities Maintenance services at Southwest Meadows Sanctuary Pavilion and Restroom

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Town Services (Operational)
Other

Background

The Town's current contract for Town-Wide Facilities Maintenance has been satisfactory, and the vendor has provided a high level of service.

The proposed amendment adds facilities maintenance services at the Southwest Meadows Sanctuary Park Pavilion and Restroom to the existing agreement with Reliance Contractors, Inc., for an additional annual amount of $42,660, payable in monthly installments of $3,555.

Section 5.2 of RFP No. 20-005 provides that pricing for additional maintenance areas shall be calculated using the unit prices established in the original Proposal Forms. As clarified through Addenda No's. 1 and 3, the original pricing for Southwest Meadows Sanctuary Park was based on weekly maintenance under Service Category 6.3, prior to completion of the planned amenities. The completed pavilion and restroom facility now requires additional operational services, including daily opening, closing, and cleaning, which were not identified as part of the original weekly maintenance requirements. Accordingly, the proposed amendment establishes pricing for these additional services, subject to Town Council approval.

The Department has reviewed the Contractor's proposed annual amount of $42,660 and recommends its acceptance as reasonable for the additional location, taking into consideration the facility's operational requirements and the benefits of maintaining a single point of contact under the existing Agreement.

The proposed amendment is presented for Town Council consideration and approval. All other terms and conditions of the existing Agreement, including the contract term and renewal provisions, shall remain unchanged.

Fiscal Impact/Analysis

An amendment in the amount of Forty-Two Thousand Six Hundred Sixty Dollars ($42,660.00) is needed to the adopted Fiscal Year 2026–2027 budget, General Fund Account No. 001-3600-572-46040 (Grounds Maintenance), inclusive of the temporary services authorized for October and November 2026 and the ongoing services beginning December 1, 2026.

Staff Contact

December Lauretano-Haines, Parks Recreation and Forestry Director

ATTACHMENTS:

2026 Reliance SWMS Amendment Memo - CS 11-2-26 (002).docx
2026 Reliance SWMS Reso - CS 11-2-26 EL Edits 11.05.2026 RJD Edits TA APP.docx
Reliance CO Amendment draft CS 11-2-26 RJD Edits TA APP.docx

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

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

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

Russell Muniz, MPA, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Debra Ruesga, CMC, Town Clerk
Emil C. Lopez, CPM, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council

THRU: Russell Muniz, Town Administrator

FROM: December Lauretano-Haines,
Parks Recreation and Forestry Director

DATE: November 19, 2026

SUBJECT: **A Resolution to approve a Contract Amendment to the Town-Wide Facilities Maintenance Services Agreement with Reliance Contractors, Inc. to add Facilities Maintenance services at the Southwest Meadows Sanctuary Park Pavilion and Restroom, approve an annual contract increase of $42,660.00, and approve an amendment to the Fiscal Year 2026-2027 adopted budget.**

Recommendation

Council approval is requested for an Amendment to the Town-Wide Facilities Maintenance Agreement with Reliance Contractors, Inc. to add Facilities Maintenance services at Southwest Meadows Sanctuary Pavilion and Restroom, for an additional annual amount of $42,660.00, and to approve a corresponding amendment to the adopted Fiscal Year 2026–2027 budget.

Strategic Priorities

This item supports the following strategic priorities as identified in the Town's adopted strategic plan.

B. Enhanced Resource Management

Background

The Town's current contract for Town-Wide Facilities Maintenance has been satisfactory, and the vendor has provided a high level of service.

The proposed amendment adds facilities maintenance services at the Southwest Meadows Sanctuary Park Pavilion and Restroom to the existing agreement with Reliance Contractors, Inc., for an additional annual amount of $42,660, payable in monthly installments of $3,555.

Section 5.2 of RFP No. 20-005 provides that pricing for additional maintenance areas shall be calculated using the unit prices established in the original Proposal Forms. As clarified through Addenda No's. 1 and 3, the original pricing for Southwest Meadows Sanctuary Park was based on weekly maintenance under Service Category 6.3, prior to completion of the planned amenities. The completed pavilion and restroom facility now requires additional operational services, including daily opening, closing, and cleaning, which were not identified as part of the original weekly maintenance requirements. Accordingly, the proposed amendment establishes pricing for these additional services, subject to Town Council approval.

The Department has reviewed the Contractor's proposed annual amount of $42,660 and recommends its acceptance as reasonable for the additional location, taking into consideration the facility's operational requirements and the benefits of maintaining a single point of contact under the existing Agreement.

The proposed amendment is presented for Town Council consideration and approval. All other terms and conditions of the existing Agreement, including the contract term and renewal provisions, shall remain unchanged.

Fiscal Impact/Analysis

An amendment in the amount of Forty-Two Thousand Six Hundred Sixty Dollars ($42,660.00) is needed to the adopted Fiscal Year 2026–2027 budget, General Fund Account No. 001-3600-572-46040 (Grounds Maintenance), inclusive of the temporary services authorized for October and November 2026 and the ongoing services beginning December 1, 2026.

Staff Contact:

December Lauretano-Haines, Parks Recreation and Forestry Director

RESOLUTION NO. 2027-xxx

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AMENDMENT AND CHANGE ORDER TO THE TOWN-WIDE FACILITIES MAINTENANCE SERVICES AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND RELIANCE CONTRACTORS, INC. FOR MAINTENANCE SERVICES AT THE SOUTHWEST MEADOWS SANCTUARY PAVILION AND RESTROOM FOR AN ANNUAL CONTRACT INCREASE IN THE AMOUNT OF $42,660.00; AND APPROVING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2026-2027 BUDGET; AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR TO EXECUTE THE CONTRACT AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 2025-049, on April 24, 2025, the Town and Reliance Contractors, Inc. (the "Vendor") entered into an extension of the original agreement approved pursuant to Resolution No. 2020-039 for the provision of Town-Wide Facilities Maintenance services; and

WHEREAS, Section 5.2 of RFP No. 20-005, provides for the addition of maintenance areas and requires that pricing for such additional areas be calculated using the unit prices provided in the original Proposal Forms; and

WHEREAS, Section 3.4.1 of RFP No. 20-005 provides for the valuation of changes through a mutually accepted lump sum, and Section 20 of the original Agreement authorizes modifications to the scope of work and contract compensation through a written Change Order executed by both parties; and

WHEREAS, at its October 8, 2026, meeting, the Town Council authorized the temporary provision of facilities maintenance services at the Southwest Meadows Sanctuary Pavilion and Restroom for a two-month period pending preparation of a formal Contract Amendment, and the Town now desires to amend its Fiscal Year 2026-2027 budget to account for both the temporary and ongoing services; and

WHEREAS, the Town desires to amend the Agreement to continue these services beginning December 1, 2026, under the terms and conditions of the existing Agreement; and

WHEREAS, the Vendor has proposed a lump sum price of Forty-Two Thousand Six Hundred Sixty Dollars and Zero Cents ($42,660.00) annually, payable in equal monthly installments, for the additional services; and

WHEREAS, the original Proposal Forms included pricing specifically for Southwest Meadows Sanctuary, based on the weekly maintenance requirements identified in RFP No. 20-005 and its addenda, prior to construction and commencement of operations at the facility; and

WHEREAS, the Town Council desires to approve the Vendor's proposed annual pricing of Forty-Two Thousand Six Hundred Sixty Dollars and Zero Cents ($42,660.00) for the additional location, in lieu of the pricing originally proposed for Southwest Meadows Sanctuary under RFP No. 20-005; and

WHEREAS, the Town of Southwest Ranches and Reliance Contractors, Inc. desire to amend the Agreement through a Contract Amendment / Change Order to include facilities maintenance services at the Southwest Meadows Sanctuary Pavilion and Restroom through September 30, 2030, consistent with the existing contract terms approved pursuant to Resolution No. 2025-049; and

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

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

Section 2. Approval. The Town Council hereby approves the Contract Amendment / Change Order to the Agreement between the Town of Southwest Ranches and Reliance Contractors, Inc., attached hereto as Exhibit "B", for Town-Wide Facilities Maintenance services at Southwest Meadows Sanctuary through September 30, 2030, for an additional annual amount of $42,660.00, payable monthly. The Town Council further expressly approves the proposed pricing for this additional location in lieu of the pricing originally proposed for Southwest Meadows Sanctuary under RFP No. 20-005.

Section 3. Authorization. The Town Council hereby authorizes the Mayor and Town Administrator to execute the Contract Amendment/Change Order to the Agreement in substantially the same form as that attached hereto as "Exhibit B", and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution, subject to approval as to form and legal sufficiency by the Town Attorney.

Section 4. Budget Amendment. The Town Council hereby approves an amendment to the adopted Fiscal Year 2026–2027 budget in the amount of Forty-Two Thousand Six Hundred Sixty Dollars and Zero Cents ($42,660.00) to provide funding for facilities maintenance services at the Southwest Meadows Sanctuary Pavilion and Restroom, inclusive of the temporary services previously authorized by the Town Council for October and November 2026 and the additional services authorized pursuant to this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

[Signatures on Following Page]

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 19th day of November, 2026, on a motion by _____ and seconded by _____.

Breitkreuz	___	Ayes	___
Jablonski	___	Nays	___
Allbritton	___	Absent	___
Kuczenski	___	Abstaining	
Morris	___		

_____

Steve Breitkreuz, Mayor

ATTEST:

_____

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____

Keith Poliakoff, J.D., Town Attorney
1001.2026.103

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CONTRACT AMENDMENT / CHANGE ORDER NO. _____

RFP No. 20-005 – Town-Wide Facilities Maintenance Services

This Contract Amendment ("Amendment") is entered into this _____ day of _____**, 2026**, by and between the **Town of Southwest Ranches, Florida** ("Town") and **Reliance Contractors, Inc.** ("Contractor").

WHEREAS, the Town and Contractor entered into an Agreement for Town-Wide Facilities Maintenance Services pursuant to RFP No. 20-005 and Resolution No. 2020-039, as subsequently renewed and amended ("Agreement"); and

WHEREAS, the Town desires to add the Southwest Meadows Sanctuary Pavilion and Restroom as an additional service location under the existing Agreement for an additional annual amount of $42,660.00 payable in equal monthly installments; and

WHEREAS, the Town Council has approved updated pricing for the additional service location pursuant to Resolution No. 2027-_____.

NOW, THEREFORE, the parties agree as follows:

1. Addition to Scope of Services. Effective December 1, 2026, the Agreement is hereby amended to include facilities maintenance services at the Southwest Meadows Sanctuary Park Pavilion and Restroom, through September 30, 2030 in accordance with the existing scope of services and all applicable terms and conditions of the Agreement.

2. Contract Compensation. The annual contract compensation shall be increased by Forty-Two Thousand Six Hundred Sixty Dollars ($42,660.00) for the additional services, payable in equal monthly installments of Three Thousand Five Hundred Fifty-Five Dollars ($3,555.00), in lieu of the pricing originally proposed for Southwest Meadows Sanctuary under RFP No. 20-005.

3. Contract Terms. This Amendment is issued pursuant to Section 20 of the Agreement and Sections 3.3, 3.4, 3.4.1, and 5.2 of RFP No. 20-005. Except as expressly modified herein, all terms and conditions of the Agreement, including its existing term and renewal provisions, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment through their duly authorized representatives.

TOWN OF SOUTHWEST RANCHES	**RELIANCE CONTRACTORS, INC.**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

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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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING CHANGE ORDER #4 TO THE AGREEMENT WITH BRJ RESTORATION, LLC IN THE AMOUNT OF SIXTEEN THOUSAND SIX HUNDRED NINETY DOLLARS AND ZERO CENTS ($16,690.00) FOR THE CONSTRUCTION OF A MULTI-PURPOSE STORAGE UNIT LOCATED ON THE TOWN PROPERTY LOCATED AT 13400 GRIFFIN ROAD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

Recomendation
Town Council motion to approve the resolution.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Infrastructure Improvements (Capital Projects)

Background
Town Council approved the construction of a multi-use storage building in FY 2026. The metal building consists of two (2) 12x12 ft rolling doors, to allow for the storage of large items such as message boards, the Town's new Gator off road vehicle, and pressure washer trailer. The

scope of service for this project did not specify for the rolling doors to be motorized, and upon further review, it has been realized that maintaining the rolling doors as manual can create a safety hazard which could lead to serious bodily injury is operated incorrectly.

To better operate the rolling doors, a change order in the amount of $16,690.00 is submitted for approval, which includes the furnishing and installation of two (2) LiftMaster Maxum jackshaft commercial door operators on the two roll up doors along with remote controls and a wireless keypad.

Fiscal Impact/Analysis
Along with three prior change orders, the cumulative total of all change orders is $53,141.00, bringing the total project cost to $179,841.00. The FY 2026 approved budget for this project is $200,000.00.

Staff Contact
Kathryn Sims, Deputy Town Administrator

ATTACHMENTS:
Resolution BRJ CO #4 EL Edits 11.06.2026 TA APP.docx
26-1128 CO-04 - Roll up Door Motors.pdf

RESOLUTION NO. 2027-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING CHANGE ORDER #4 TO THE AGREEMENT WITH BRJ RESTORATION, LLC IN THE AMOUNT OF SIXTEEN THOUSAND SIX HUNDRED NINETY DOLLARS AND ZERO CENTS ($16,690.00) FOR THE CONSTRUCTION OF A MULTI-PURPOSE STORAGE UNIT LOCATED ON THE TOWN PROPERTY LOCATED AT 13400 GRIFFIN ROAD; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at the February 26, 2026, Town Council meeting, the Town Council of the Town of Southwest Ranches approved Resolution 2026-027 which approved an agreement with BRJ Restoration, LLC for the construction of a multi-purpose storage unit located on Town property located at 13400 Griffin Road (Town Hall) in the amount of One Hundred Twenty-Six Thousand Seven Hundred Dollars and Zero Cents ($126,700.00); and

WHEREAS, Resolution 2026-027 authorizes the Town Administrator to approve change orders not to exceed twenty percent (20%) of the total project cost, or Twenty-Five Thousand Three Hundred Forty Dollars and Zero Cents ($25,340.00); and

WHEREAS, BRJ Restoration, LLC has submitted, and the Town Administrator has approved two (2) change orders totaling Fifteen Thousand Nine Hundred Ninety-One Dollars and Zero Cents ($15,991.00); and

WHEREAS; BRJ Restoration, LLC has submitted, and the Town Council has approved, Change Order #3, totaling Twenty Thousand Four Hundred Sixty Dollars and Zero Cents ($20,460.00), which exceeded the above-mentioned authorized twenty percent (20%) contingency as well as the Town Administrator's spending authority; and

WHEREAS; Change Order #4, totaling Sixteen Thousand Six Hundred Ninety Dollars and Zero Cents ($16,690.00), for the installation of operator motors exceeds the above-mentioned authorized twenty percent (20%) contingency as well as the Town Administrator's spending authority; and

WHEREAS, it has been realized that for safety reasons, the rolling doors on the multi-purpose storage unit should be motorized to prevent bodily injury if not properly manually operated; and

WHEREAS, the Town budgeted Two Hundred Thousand Dollars and Zero Cents ($200,000.00) for this project and change order #4 does not place the project over its original budget; and

WHEREAS, change orders for this construction project were anticipated based on the nature of the work and the understanding that potential issues might not arise until after the project commenced; and

WHEREAS, the Town of Southwest Ranches desires to approve Change Order #4 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 Change Order #4 with BRJ Restoration, LLC in the amount of Sixteen Thousand Six Hundred Ninety Dollars and Zero Cents ($16,690.00) in substantially the same form as that attached hereto as Exhibit "A."

Section 3. The Town Council hereby authorizes the Town Administrator to execute the change order and to sign any and all documents which are necessary and proper to effectuate the intent of this Resolution.

Section 4. That 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 _____ 2026 on a motion by _____and seconded by _____.

Breitkreuz	_____	Ayes	_
Jablonski	_____	Nays	_
Allbritton	_____	Absent	_
Kuczenski	_____	Abstaining	_
Morris	_____		

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney
2026.1001.112

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CHANGE ORDER #04

PROJECT NAME	**Metal Building Project**
JOB LOCATION	**13400 Griffin Rd** **Southwest Ranches, FL 33330**

PROPOSAL DATE	**11/5/2026**
PROJECT #	**26-1128**

CLIENT INFORMATION		CONTRACTOR INFORMATION	
NAME	Town of Southwest Ranches	**NAME**	BRJ Restoration, LLC
CONTACT	Kathryn Sims	**CONTACT**	Jordan Cieslinski
ADDRESS	13400 Griffin Rd	**ADDRESS**	8230 Pascal Drive
CITY/STATE/ZIP	Southwest Ranches, FL 33330	**CITY/STATE/ZIP**	Punta Gorda, FL 33950
PHONE	(954) 343 - 7454	**PHONE**	(585) 953 - 3100
EMAIL	ksims@southwestranches.org	**EMAIL**	jordan@brjrestoration.com

SCOPE OF WORK - Roll up Door Motor Installation

- Furnish and install two (2) LiftMaster MAXUM jackshaft commercial door operators on the two (2) existing 12' x 12' roll up doors.
- Each operator includes a 3-button remote control (model L993M) and a LiftMaster KPW250 wireless keypad.
- Installation of each operator: mount the operator, program the remotes and keypads, set travel limits, and test operation and safety devices.
- Electrical: 3/4" conduit home run and 30A, 220V wire from the electrical panel to each operator, with two (2) 30A 2-pole breakers.
- Man lift, project management and supervision.

TOTAL CHANGE ORDER AMOUNT: $16,690.00

EXCLUSIONS

Work beyond what is specifically described in this change order
Any additional unforeseen conditions discovered.
Repair, adjustment or replacement of existing doors, springs, tracks or guides
Permit fees
Underground feeders, trenching or boring
Engineering or Permit Fees

ACCEPTANCE OF CHANGE ORDER

AUTHORIZED CLIENT SIGNATURE		**DATE OF ACCEPTANCE**	

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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***
David S Kuczenski Esq., ***Council Member***
George Morris, ***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: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RESCINDING RESOLUTION 2026-070, APPROVING AN AMENDMENT TO THE EXISTING COOPERATIVE AGREEMENT WITH SHAW INTEGRATED & TURF SOLUTIONS, INC. FOR THE TOWN HALL FLOORING REPLACEMENT PROJECT AT A REVISED CONTRACT AMOUNT OF ONE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED AND FORTY-TWO DOLLARS AND NINETY-FIVE CENTS ($171,142.95) AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; 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
Infrastructure Improvements (Capital Projects)

Background
The Town Hall and Council Chambers flooring has significantly deteriorated over the years due to heavy public and staff use. The worn, stained, and damaged flooring now affects the

building’s appearance, professionalism, and safety.

At the September 26th Town Council meeting Phase 1 of the flooring project was unanimously approved via Resolution 2026-070, which included all project materials and the installation of tile flooring in the Town Council Chambers.

At the October 8th Town Council meeting a resolution approving Phase 2 of the flooring project, which included the installation of tile flooring in Town Hall, was tabled and Resolution 2026-070 was reconsidered to change the tile flooring of Town Council Chambers to carpet. Resolution 2026-070 was rescinded.

The Town Hall flooring project now includes carpet in Town Council Chambers and wood-look plank tile throughout Town Hall to include administrative offices, conference room, bathrooms, kitchen, break room and lobby.

The project is being procured through a government cooperative contract (State of Florida Contract No. 30161700-24-SCRWL-ACS based upon Sourcewell Solicitation No. 061323) The proposed agreement is considered beneficial for improving the safety, functionality, and appearance of key public facilities.

Fiscal Impact/Analysis

Funding of $173,307.08 for the Town Hall flooring project is included in Fiscal Year 2027 Budget and any necessary change orders associated with the project shall be administered in accordance with the Town's Procurement Code and within available budgeted funds.

Staff Contact

Kathryn Sims, Town Administrator

ATTACHMENTS:

Flooring Amendment w attachments_draft - KS RJD Edits.docx
Job 215634.PDF.pdf
Town Hall Flooring Reso for 11-19 agenda- CS 11-3-26 EL Edits RJD Edits 11.13.26 TA APP.docx

FIRST AMENDMENT TO COOPERATIVE AGREEMENT

Town Hall Flooring Project

This Contract Amendment ("Amendment") is entered into this _____ day of _____, 2026, by and between the **Town of Southwest Ranches, Florida** ("Town") and **Shaw Integrated & Turf Solutions, Inc.** ("Contractor").

WHEREAS, the Town and Contractor entered into a Cooperative Agreement for the Town Hall Flooring Project utilizing the State of Florida Alternate Contract Source (ACS) No. 30161700-24-SRCWL-ACS, based upon Sourcewell Contract No. 061323-SII ("Agreement"); and

WHEREAS, Section 4 of the Agreement identifies the Contractor's project proposals, including the applicable job numbers and proposal identification numbers for Phases 1 and 2 of the Town Hall Flooring Project; and

WHEREAS, the Contractor has submitted a revised project proposal reflecting an updated job number and modifications to the flooring materials, including the substitution of carpet tile for porcelain tile in the Council Chambers; and

WHEREAS, Section 9 of the Agreement authorizes modifications through a written instrument mutually accepted by the parties.

NOW, THEREFORE, the parties agree as follows:

1. Modification to Project Proposal. Section 4 of the Agreement is hereby amended to replace the previously identified job numbers and project proposals with the following:

- Job #215634**, Proposal ID #246009**, dated November 13, 2026.

The revised project proposals are attached hereto as Exhibit 1 and incorporated herein, superseding the previously incorporated proposals for the respective phases. The revised proposals reflect the authorized flooring materials, installation requirements, and associated project scope.

2. Contract Compensation. The contract compensation for the Town Hall Flooring Project shall be as reflected in the revised project proposals incorporated herein. The revised compensation for the total project shall be $171,142.95.

3. Contract Terms. This Amendment is issued pursuant to Section 9 of the Agreement. Except as expressly modified herein, all terms and conditions of the Agreement, including its existing term, renewal provisions, and other contractual obligations, shall remain unchanged and in full force and effect. The revised proposal is incorporated for purposes of project scope and pricing only. In the event of any conflict between the proposal and the Agreement, the Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Amendment through their duly authorized representatives.

TOWN OF SOUTHWEST RANCHES

By: _____

Name: _____

Title: _____

Date: _____

SHAW INTEGRATED & TURF SOLUTIONS, INC.

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

REVISED PROJECT PROPOSAL

Town Hall Flooring Project

Contractor: Shaw Integrated & Turf Solutions, Inc.

The revised project proposal attached hereto supersedes the corresponding previously incorporated proposal identified in Section 4 of the Agreement, as amended.

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Mail Drop 999 P.O. Box 748552
Atlanta, GA 30384-8552

Shaw INTEGRATED SOLUTIONS
Shaw Industries, Inc.

Phone: ( ) -
Fax: ( ) -

Proposal Submitted To	Attention	Phone	Fax	Date
Town of Southwest Ranches	Kathryn Sims	(954) 434-0008	( ) -	11/13/26

Proposal Name	Job Name	Job #
Southwest Ranches Town Hall	Southwest Ranches Town Hall	215634

Street	Job Street	Proposal ID
13400 Griffin Rd	13400 Griffin Rd	246009

City, State and Zip	Architect	Date of Plans	Add #	Job City, State and Zip	Customer Job #	Customer PO
Southwest Ranches, FL 33330--	Sourcewell FL			Southwest Ranches, FL 33330--26	None	None

We hereby submit specifications and estimates for:

Item Description	Color	Qty	UOM	Unit Price	Extended Price
Hand Stitch EcoWorx Tile 9" x 36"	16111/Cozy	385.00	SY	$30.21	$11,630.85
OM - (VY927) Moonstruck 9x47 - VY927	00150/Ardor	8,803.91	SF	$3.30	$29,052.90
720 Dustless Gray	00500/Gray	181.00	Bag	$14.25	$2,579.25
Pro Grout+ 25 lb bag	00150/Santa Fe	21.00	Bag	$39.23	$823.83
Open Market - MRS101 Moisture Resistant Skim Coat & Patching 10 LB Bags - 286CA	00001/MRS101	54.00	Bag	$17.56	$948.24
LokWorx+ Carpet Tile Adhesive 4 Gallon / N5000		5.00	4 Gal	$101.71	$508.55
Carpet Demolition (Standard)		961.00	SY	$2.86	$2,748.46
Carpet Disposal		961.00	SY	$1.37	$1,316.57
Carpet Tile Installation		385.00	SY	$8.50	$3,272.50
Transitions Installation (excludes materials)		281.00	LF	$2.37	$665.97
LVT/VCT Demolition (Standard)		10,439.00	SF	$0.85	$8,873.15
LVT/VCT Disposal		10,439.00	SF	$0.52	$5,428.28
Furniture Lift		1,160.00	SY	$11.43	$13,258.80
Self Leveling up to 1/4"		10,439.00	SF	$0.52	$5,428.28
Ceramic/Porcelain Install (excludes material)		8,774.40	SF	$7.20	$63,175.68
Removal and Disposal of Ceramic/Porcelin Tile		200.00	SF	$8.76	$1,752.00
Hourly Rates for Services not Listed		8.00	Hour	$83.14	$665.12
Open Market - Wood Baseboards (primed white)		2,757.00	LF	$2.12	$5,844.84
Open Market- Installation of Wood Baseboards		2,757.00	LF	$2.29	$6,313.53
Estimated Freight - Pricing Good for 30 Days		1.00	Each	$6,856.15	$6,856.15
				Base Bid Total:	**$171,142.95**

Proposal Inclusions and Exclusions:

1. 30161700-24-SRCWL-ACS
   Sourcewell Contract# 061323-SII
2. Local Contact:Noreen Shouldis Installer: Southeast Floors
3. Our remit-to address
   SHAW INTEGRATED & TURF SOLUTIONS
   PO Box 748552
   Atlanta, GA 30384-8552
4. Please e-mail your Purchase Order to Cody Collins at cody.collins@shawinc.com to initiate the order process. A purchase order is required before materials can be shipped.
5. Price includes work as specifically stated in the above description for the quantities stated. Any circumstances that require additional labor will be handled through the change order process.
6. Price is based on a consecutive installation period without delays and is based on the customer allowing installation crews access to work a minimum of 8 consecutive hours a day until completion. Delays other than "acts of God" will result in charges for down-time.

Mail Drop 999 P.O. Box 748552
Atlanta, GA 30384-8552
Proposal ID: 246009

Shaw INTEGRATED SOLUTIONS
Shaw Industries, Inc.

Phone: ( ) -
Fax: ( ) -

Proposal Inclusions and Exclusions:

7. Shaw is not licensed as an asbestos abatement Contractor. If asbestos is discovered at the jobsite, work shall cease immediately. Flooring Contractor/Subcontractor will not resume work until the asbestos has been sealed or abated through a certified asbestos abatement contractor.
8. Exclusions: attic stock, major floor prep, furniture moving unless specified in proposal, disconnecting and moving of computers and electronic equipment, vacuuming and protection of finished products, and any plumbing work (removal of commodes, etc)..
9. Extensive floor prep is not included in the price but may be necessary due to unforeseen conditions of the sub-floor. This work may include, but is not limited to, leveling or grinding, encapsulation or sealing, or extensive scraping of the sub-floor. Should extensive floor prep be required, you will receive a change order for the necessary work.
10. Material title and risk of loss passes to the purchaser at the time of material delivery to owner provided address
11. All pricing is based on work being completed during normal working hours.
12. SITS License Numbers: AL 57717, AK 198637, AZ ROC340172, AR 425700423, CA 1104309, CT MCO.0904495, DE 2022707978, GA GCCO007817, ID 02790, IA C143575, LA 73789, MN IR793001, MS 24811-SC, MT 265535, NE 25084-22, NM 409483/28744860162022, NV 90225, NC 87924, ND 46612, OR 240563, RI GC-33871, SC 124179, TN 77794, UT 12846822-5501, VA 2705183154, WA SHAWITT789M2, WV WV061877
13. Some of the materials on this proposal/quote are being distributed by a 3rd party vendor. For this reason, Shaw is not able to accept returns or issue a credit. Shaw does not provide warranty for third party products provided by the subcontractor/installation provider.
14. Price includes the VCT under all carpet areas requiring double removal.

We PROPOSE to perform the work complete in accordance with the specifications and as described above for the SUM of:

Signature: **Cody Collins** **Cody Collins** **$171,142.95**

Email: cody.collins@shawinc.com

Conditions of Proposal:

1. This Proposal may be withdrawn, if not accepted, within 30 days of its issuance. Shaw Industries Group, Inc. will consider reasonable requests to engage in negotiations for revisions to this Proposal, including signing a subcontract that includes the terms of this Proposal. A proposal not accepted within 30 days will be subject to price escalation of materials, labor, freight and fuel costs.
2. This proposal is subject to credit review and approval. Payment terms are net 30 days. A convenience fee of 3% will be added if paying via credit card. Past due invoices are subject to service charges of 1.5% per month (18% per annum). In the case of any default, Customer shall pay Shaw Integrated and Turf Solutions, Inc.'s reasonable attorney fees and costs, including those on any appeal, even if no suit or action is filed.
3. All work shall be performed in a workmanlike manner according to industry standards. Areas to receive flooring shall be free and clear of debris. Any changes to the work shall be performed only after execution of a written change order.
4. Prior to commencement of Shaw Industries Group, Inc.'s work: (a) Customer shall test all concrete sub floors receiving flooring for vapor emission levels and alkalinity per manufacturers' recommendations utilizing ASTM F2170 and provide written results to Shaw Industries Group, Inc., including a list of any sealers applied to the concrete sub floor; (b) If Customer does not provide such reports at least 10 days prior to commencement of Shaw Industries Group, Inc.'s work, then Customer shall provide Shaw Industries Group, Inc. with access to all concrete sub floors for appropriate testing and Customer shall be responsible for the costs of such testing; and (c) Any concrete sub floors not meeting manufacturers' requirements for installation will require correction or the execution of a separate waiver agreement.
5. All work is contingent upon strikes, accidents or delays beyond Shaw Industries Group, Inc.'s control. Customer shall carry insurance for all hazards, including fire. Shaw Industries Group, Inc.'s workers are fully covered by Worker's Compensation and Liability Insurance.
6. Customer represents and warrants that: (a) the project site contains no hazardous or other dangerous substances, either exposed or concealed; or (b) Customer has given written notice to Shaw Industries Group, Inc. of all such substances and their location(s). To the fullest extent permitted by law, Customer shall indemnify, defend and hold Shaw Industries Group, Inc. harmless from any damage, claim, loss, expense and attorney fees related to Shaw Industries Group, Inc.'s liability, if any, including any federal or state statute related to hazardous or other dangerous substances.
7. Shaw Industries Group, Inc. is fully licensed, bonded, and insured. This proposal does not include participation in any OCIP/CCIP or related programs. Requests for Shaw Industries Group, Inc. to participate in such programs may result in additional costs.
8. Notwithstanding anything herein to the contrary, all prices are subject to immediate increase without limitation in the event of material change to applicable duties, taxes, tariffs, similar charges, or other government action.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer: **Town of Southwest Ranches** **Signed:** _____ **Date:** _____

RESOLUTION NO. 2026-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RESCINDING RESOLUTION 2026-070, APPROVING AN AMENDMENT TO THE EXISTING COOPERATIVE AGREEMENT WITH SHAW INTEGRATED & TURF SOLUTIONS, INC. FOR THE TOWN HALL FLOORING REPLACEMENT PROJECT AT A REVISED CONTRACT AMOUNT OF ONE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED AND FORTY-TWO DOLLARS AND NINETY-FIVE CENTS ($171,142.95) AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Hall and Council Chambers floors have remained in place since the building's inception and have become visibly worn and damaged due to years of high foot traffic from residents and visitors; and

WHEREAS, the existing flooring now exhibits significant wear, including stains and holes that diminish the building's appearance and professionalism, creating a less welcoming environment for the public; and

WHEREAS, these deteriorated conditions also present potential safety concerns, including tripping hazards caused by uneven surfaces and exposed areas; and

WHEREAS, replacing the deteriorated flooring will enhance the appearance, safety, and functionality of the Town Hall and Council Chambers; and

WHEREAS, updated flooring will provide a more professional, welcoming, and durable surface better suited to accommodate ongoing public use, staff activity, and official town functions; and

WHEREAS, improvements to the facility support the Town's commitment to maintaining safe, well-kept, and professional public spaces for residents, visitors, and employees; and

WHEREAS, at the September 24th Town Council meeting Phase 1 of the flooring project was unanimously approved via Resolution 2026-070, which included all materials and the installation of tile flooring in the Town Council Chambers; and

WHEREAS, at the October 8th Town Council meeting a resolution approving Phase 2 of the flooring project, which included the installation of tile flooring in Town Hall, was tabled and Resolution 2026-070 was reconsidered to change the tile flooring of Town Council Chambers to carpet; and

WHEREAS, the Town desires to rescind Resolution 2026-070 and consolidate the previously contemplated phases into a single flooring replacement project; and

WHEREAS, the Town Hall flooring project now includes carpet tile in Town Council Chambers and wood-look plank tile throughout Town Hall to include administrative offices, conference room, bathrooms, kitchen, breakroom and lobby; and

WHEREAS, the consolidated flooring replacement project will be performed pursuant to the existing Cooperative Agreement with Shaw Integrated & Turf Solutions, Inc., utilizing State of Florida Alternate Contract Source No. 30161700-24-SRCWL-ACS, based upon Sourcewell Contract No: 061323-SII, as amended to reflect the revised project scope and pricing; and

WHEREAS, funding of the Town Hall flooring project is included in Fiscal Year 2026-2027 Budget and any necessary change orders associated with the project shall be administered in accordance with the Town's Procurement Code and within available budgeted funds; and

WHEREAS, the Town Council finds that the proposed amendment is in the best interest of the health, safety, and welfare of its residents and staff.

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

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

Section 2. Resolution No. 2026-070 is hereby rescinded and superseded by this Resolution.

Section 3. The Town Council hereby approves an amendment to the existing Cooperative Agreement with Shaw Integrated & Turf Solutions, Inc. to incorporate the consolidated flooring replacement project at a revised contract amount of One Hundred Seventy-One Thousand One Hundred and Forty-Two Dollars and Ninety-Five Cents ($171,142.95) for replacement and installation of flooring throughout Town Hall in substantially the same form as attached hereto as Exhibit "A."

Section 4. Change Orders. Any change orders associated with the project shall be approved in accordance with the Town's Procurement Code and subject to the availability of budgeted funds.

Section 5. The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to take all actions necessary and proper to effectuate the intent of this Resolution.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 19th day of November, 2026 on a motion by _____ and seconded by _____.

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

_____
Steve Breitkreuz, Mayor

Attest:

_____
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

_____
Keith Poliakoff, Town Attorney

1001.2026.102

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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*
David S Kuczenski Esq., *Council Member*
George Morris, *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: Emil Lopez

DATE: 11/19/26

SUBJECT: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A YEAR END BUDGET ADJUSTMENT FOR THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

Recomendation

It is recommended that the Town Council adopt the attached resolution adjusting the FY 2025-2026 Town Budget as presented to prevent Fund or Departmental expenditures from exceeding budgeted approved Fund or Departmental appropriations.

Unanimous Vote of the Town Council Required?
NO

Strategic Priorities
Town Services (Operational)

Background

Each municipality within the State of Florida is required by State Statute to adopt a balanced budget through a formal public process and to not exceed the appropriations adopted through that process. For the Town of Southwest Ranches, the level for assessing expenditures and appropriations is at the Fund and Departmental levels. None of the Towns' five funds

(General, Transportation, Capital Projects, Debt Service, or Solid Waste) had regular expenditures that exceeded their adopted current budget. However, a few of the individual General Fund Departments did exceed their total approved budgets. For each of those individual areas, the Town, in accordance with its Charter, needs to adjust their impacted budgets. Adoption of the attached resolution including Exhibit A "cleans up" the FY 2025-2026 budget for overall Town Charter compliance.

Fiscal Impact/Analysis

Four of the five Town funds (Transportation, Capital Projects, Debt Service, and Solid Waste) need no revision as no allocation centers (Departments or line-item) exceeded budgeted funds. The only fund which needs to be addressed is the General Fund.

Within the General Fund, four (4) departments require a budgeted line-item adjustment to "true-up" between offsetting revenue and expenditure accounts. The impacted departments are: 1) Town Attorney, 2) Building – Permitting Services, 3) Zoning (Code Compliance), and 4) Planning Services. **Therefore, this resolution increases the total current budget of the General Fund for Fiscal Year 2025-2026 by $183,850.**

Staff Contact
Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:
FYE 2026 Budget Adjustment Resolution for TA reviewed RJD Edits TA APP.docx
Exhibit A - FYE 2026 Budget Adjustment.pdf

RESOLUTION NO. 2027-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A YEAR-END BUDGET ADJUSTMENT FOR THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 25, 2025, pursuant to Ordinance No. 2025-011, the Town Council approved and adopted the fiscal year 2025-2026 budget; and

WHEREAS, State law and the Town's Ordinance adopting the fiscal year (FY) 2025-2026 budget provide for the adjustment of the approved and adopted budget Ordinance via a Resolution; and

WHEREAS, the Town of Southwest Ranches operates as a municipality within the State of Florida and is subject to the laws of the State of Florida related to Municipal Finance; and

WHEREAS, one such provision of law prohibits the expenditure of funds in excess of adopted appropriations; and

WHEREAS, in accordance with §166.241(8), Florida Statutes, the external auditor requirements, and sound budgetary process, year-end budget adjustments are necessary within 60 days of fiscal year end in order to balance the FY 2025-2026 Budget to comply with Florida Statutes; and

WHEREAS, the Town Council has determined that it is desirable to adjust the FY2025-2026 Adopted Budget to account for variances in actual expenditures and revenues;

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

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

Section 2: Authorization. The Town Council of the Town of Southwest Ranches does hereby approve the year-end budget adjustment for FY2025-2026 as attached hereto and incorporated herein by reference as Exhibit "A".

Section 3: Effective Date. This Resolution shall become effective immediately upon its adoption and retroactive for budget Year 2025-2026.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 19th day of November, 2026 on a motion by _____and seconded by_____.

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

_____
Steve Breitkreuz, Mayor

ATTEST:

_____
Debra Ruesga, Town Clerk

Approved as to Form and Correctness:

_____
Keith M. Poliakoff, J.D., Town Attorney
1001-2026-106

EXHIBIT A

TOWN OF SOUTHWEST RANCHES
Fiscal Year End 2025-2026 BUDGET ADJUSTMENTS
GENERAL FUND

General Fund Revenue	FY 2025-2026 Current Budget	Budget Change- Increase/ (Decrease)	FY 2025-2026 Revised Current Budget	Explanation
Lien Recovery - Code	112,724	111,178	223,902	Increased violation payoffs
Lien Recovery - Legal	52,118	122,340	174,458	Increased violation payoffs
Building - Permitting Fees	1,236,482	22,355	1,258,837	Town permitting/inspection fees slightly higher than anticipated
Appropiated Fund Balance	2,219,866	(72,023)	2,147,843	Reduction in anticipated utilization of General Fund fund balance
		$183,850	**Total increase to budgeted revenues (net)**	

General Fund Department	FY 2025-2026 Current Budget	Budget Change- Increase/ (Decrease)	FY 2025-2026 Revised Current Budget	Explanation
Legal Council	500,000	133,650	633,650	Increase in lawsuit and litigations services due to various criminal & federal case
Building - Permitting Services	1,236,482	22,400	1,258,882	Town permitting/inspection fees slightly higher than anticipated
Zoning (Code Compliance)	512,688	26,600	539,288	Zoning fees much higher than originally anticipated
Planning Services	139,250	1,200	140,450	Zoning fees slightly higher than originally anticipated
		$183,850	**Total increase to budgeted expenditures (net)**	