



CITY OF TAMARAC
REGULAR CITY COMMISSION MEETING
City Hall - Commission Chambers
January 27, 2016

CALL TO ORDER:

9:00 A.M.

ROLL CALL:

PLEDGE OF ALLEGIANCE:

Vice Mayor Diane Glasser

INTRODUCTION

1. PROCLAMATIONS AND PRESENTATIONS:

a. United Way Check Presentation

Presentation of a check by the Mayor, City Commission and Employees of the City of Tamarac, in the amount of \$36,000 to the United Way of Broward County, representing the City of Tamarac's 2015 Employee Campaign total. Accepting on behalf of the United Way Jennifer Lackner, Development Officer, Tony Hopper, Vice President of Workplace Campaigns and Development Associate Joanne Lopez, (Requested by Community Development Director Maxine Calloway and Public Services Director Jack Strain)

b. January 2016 Employee Services Award

Presentation by Mayor Harry Dressler of Employee Service Awards:

5 - Year Awards:

Willie Conde, Service Worker I, Public Services
Carl Mc Comas, Equipment Operator I, Public Services

10 - Year Awards:

Milagritos Lopez, Permit Clerk, Building
Troy Gies, Budget & Contracts Manager, Public Services
Oliver Hewitt, Groundskeeper II, Public Services
Jorge Martinez, Groundskeeper II, Public Services
Lisette Cruz, Transportation Dispatch Clerk, Parks & Recreation

15 - Year Awards:

Michelle Fontanez, Office Coordinator, Building
Kamal Singh, Equipment Operator II, Public Services

25 - Year Award:

Frank Pacious, Groundskeeper II, Public Services

35 - Year Award:

Vincent Sciacca, Fleet Service Supervisor, Public Services

2. CITY COMMISSION REPORTS

- a. Commissioner Bushnell
- b. Commissioner Gomez
- c. Vice Mayor Glasser
- d. Commissioner Placko
- e. Mayor Dressler

3. CITY ATTORNEY REPORT

4. CITY MANAGER REPORT

- a. **Investment Report - November 2015**
Investment Report - November 2015

5. PUBLIC PARTICIPATION

Any member of the public may speak to any issue that is not agendized for public hearing at this meeting. Speakers will be limited to three minutes during this item and at public hearings. There will be a thirty (30) minute aggregate time limit for this item, and speakers are encouraged to sign up in advance with the City Clerk prior to their participation.

When an issue has been designated as quasi-judicial, public remarks shall only be heard during a quasi-judicial hearing that has been properly noticed for that matter.

ANNOUNCEMENT OF TIME ALLOCATIONS-MOTIONS TO TABLE

The Chair at this time will announce those items that have been given a specific time to be heard, and will entertain motions from the Commission members to table those items that require research. The Commission may agendize by majority consent matters of an urgent nature which have come to the Commission's attention after publication.

6. CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by ONE MOTION in the form listed below. If discussion is desired, then, in accordance with Resolution 2003-15, Sec. 4.5, the item(s) will be removed from the Consent Agenda and will be considered separately.

- a. **Approval of the January 13, 2016 Regular Commission Meeting Minutes**
Approval of the January 13, 2016 Regular Commission Meeting Minutes
- b. **TR12742 - Surface Preparation and Coating System for WTP - Bid No. 16-04B**

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing that the City Commission awards Bid No. 16-04B to Shamrock Restoration Systems, Inc., and authorizes the appropriate City Officials to execute the agreement between the City of Tamarac and Shamrock Restoration Services, Inc., for an amount of \$184,863 for the Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project; a contingency in the amount of \$20,000 will be added to the project account for a total amount of \$204,863; approving funding for this project from the appropriate Utilities Operational Account; authorizing the appropriate City Officials to administer the contract; providing for conflicts; providing for severability, and providing for an effective date.

Commission District(s): City-wide

c. TR12741- Purchase of Pumps and Appurtenances from Hydra Service, Inc. – FY16

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to designate Hydra Service, Inc., as a sole source provider for pumps and appurtenances utilized at fifty-three (53) city wastewater pump stations, and to authorize expenditures for the purchase of pumps and appurtenances from Hydra Service, Inc., for an amount not to exceed \$110,000 for Fiscal Year 2016; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): City-wide

d. TR12748 - First Amendment to Ground Lease

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing and directing, Alan J. Polin, P.A. as Trustee under the Tamarac Land Trust Agreement dated July 10, 2013 to execute the First Amendment to Ground Lease, attached hereto as Exhibit “1”, by and between Alan J. Polin, P.A. as Trustee and JKM Tamarac Village, LLC to be effective nunc pro tunc to January 15, 2016; authorizing the City Manager to periodically direct Alan J. Polin, P.A. as Trustee to approve minor non—monetary amendments to the Ground Lease Agreement; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): District 2

7. REGULAR AGENDA

8. ORDINANCE(S) - FIRST READING

a. TO 2336 - Fire Pension Plan Amendment

An Ordinance of the City Commission of the City of Tamarac, Florida; amending Chapter 16, Pensions and Retirement, Article VI, Pension Plan; amending Section 16-493 Optional Benefits, providing for modification of DROP eligibility; amending Section 16-515 Retirement Subsidy, providing for modification of retirement subsidy; amending Section 16-516 Supplemental Pension Benefit, providing for modification of supplemental pension; providing for a savings clause; providing for severability; providing for codification and providing for an effective date.

b. TO2335 - Ordinance Creating a Planned Development (PD) District

An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 24, entitled “Zoning”, Article III entitled “District Regulations” of the City of Tamarac Code of Ordinances, specifically creating Division 27 entitled “PD Planned Development District”, providing for a new zoning designation to allow for flexibility in development standards on Master Planned Developments within the City to include the following Sections: 24-542 “Purpose, Applicability and Creation of PD District”, 24-543 “Rezoning to the PD District”, 24-544 “General Standards for Planned Development District”, and 24-545 “Minor Deviations and Amendments to Approved PD Plan/Agreement”; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): City-wide

c. TO2337 - Redistricting Ordinance

An Ordinance of the City of Tamarac, Florida, providing for the re-creation and re-establishment of the geographic boundaries for four (4) Election Districts in the City of Tamarac in accordance with Section 6.03 of the City Charter; providing for the implementation of revised Election Districts to be effective for the elections to be held in the City of Tamarac, Florida, commencing at the General Municipal Election in November, 2016, and thereafter; providing a form of request to the Supervisor of Elections of Broward County, Florida, to implement the revised plan established pursuant to this Re-districting Ordinance and to create functional districts consistent with the identification of geographic boundaries for Election Districts; providing for the attachment of Election District Maps, Charts and street address descriptions, which are attached hereto as Exhibit "A" and incorporated herein by reference; providing for authorization and direction to the City Manager to implement the terms, conditions and provisions of this Ordinance to be effective for the next ensuing General Municipal Election of November 2016; providing for conflicts; providing for severability; providing for codification; and providing for an effective date.

9. PUBLIC HEARING(S)

10. ORDINANCE(S) - SECOND READING

11. QUASI-JUDICIAL HEARING(S)

a. TR12744 - Trails at Central Parc: Declaration of Restrictive Covenants

A Resolution of the City Commission of the City of Tamarac, Florida, approving the request of Dunay, Miskel and Backman, LLP on behalf of Palm Cove Holdings, LP of a Second Amendment to the Declaration of Restrictive Covenants for Trails of Central Parc attached hereto as Exhibit "3" and incorporated herein; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): District 1

b. TR12746 - Trails at Central Parc: Plat

A Resolution of the City Commission of the City of Tamarac, Florida, granting final Plat approval for the "Trails at Central Parc" Plat, to allow for lots and tracts to accommodate the proposed single-family dwelling units in association with the redevelopment of the Trails at Central Parc property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single family detached units, replacing the previously approved sixty-one (61) single family detached units and one hundred and sixty-four (164) townhouse units; as requested by Scott Backman, Esq., of Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, for the property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike; (Case No. 3-P-15); providing for conditions of approval; providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): District 1

c. TR12745 - Trails at Central Parc: Major Revised Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, granting a Development Order for a Major Revised Site Plan to allow for the redevelopment of the Trails at Central Parc property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single family homes, replacing the previously approved sixty-one (61) single family homes and one hundred and sixty-four (164) townhomes, for the subject property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike (legally described as the plat of "Palm Cove" as recorded in Plat Book 181, Page 157 of the public records of Broward County, Florida) (Case No. 20-SP-15); providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s): District 1

12. OTHER

The City Commission may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the City Commission meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a disabled person requiring any accommodations or assistance, please notify the City Clerk's Office at (954) 597-3505 of such need at least 48 hours (2 days) in advance. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service at either of the following numbers: 1-800-955-8770 or 1-800-955-8771.

A handwritten signature in blue ink, reading "Patricia Teufel". The signature is fluid and cursive, with the first name "Patricia" and last name "Teufel" clearly legible.

Patricia Teufel, CMC
City Clerk



Title - 9:00 A.M.

9:00 A.M.



Title - Vice Mayor Diane Glasser

Vice Mayor Diane Glasser



Title - United Way Check Presentation

Presentation of a check by the Mayor, City Commission and Employees of the City of Tamarac, in the amount of \$36,000 to the United Way of Broward County, representing the City of Tamarac's 2015 Employee Campaign total. Accepting on behalf of the United Way Jennifer Lackner, Development Officer, Tony Hopper, Vice President of Workplace Campaigns and Development Associate Joanne Lopez, (Requested by Community Development Director Maxine Calloway and Public Services Director Jack Strain)



Title - January 2016 Employee Services Award

Presentation by Mayor Harry Dressler of Employee Service Awards:

5 - Year Awards:

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Carl Mc Comas, Equipment Operator I, Public Services

10 - Year Awards:

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ATTACHMENTS:

Description	Upload Date	Type
□ January Employee Service Awards	12/21/2015	Backup Material

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
HUMAN RESOURCES DEPARTMENT

TO: City Clerk

DATE: December 10, 2015

FROM: Benefits Specialist

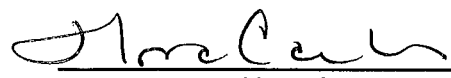
**RE: Employee Service Awards
January 27, 2016 Commission Meeting**

The following is a list of employees to be recognized at the City Commission Meeting scheduled for January 27, 2016.

SERVICE AWARDS

Employee Name	Job Title	Department	Length of Service
Willie Conde	Service Worker I	Public Services	5 yrs.
Carl Mc Comas	Equipment Operator I	Public Services	5 yrs.
Milagritos Lopez	Permit Clerk	Building	10 yrs.
Troy Gies	Budget & Contracts Manager	Public Services	10 yrs.
Oliver Hewitt	Groundskeeper II	Public Services	10 yrs.
Jorge Martinez	Groundskeeper II	Public Services	10 yrs.
Lisette Cruz	Transportation Dispatch clerk	Parks & Recreation	10 yrs.
Michelle Fontanez	Office Coordinator	Building	15 yrs.
Kamal Singh	Equipment Operator II	Public Services	15 yrs.
Frank Pacious	Groundskeeper II	Public Services	25 yrs.
Vincent Sciacca	Fleet Service Supervisor	Public Services	35 yrs.

Please feel free to call me if you have any questions.



Nora Carles

cc: Human Resources Director
Assistant City Clerk



Title - Investment Report - November 2015

Investment Report - November 2015

ATTACHMENTS:

Description	Upload Date	Type
▣ Investment Report - November 2015	12/29/2015	Cover Memo

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
FINANCIAL SERVICES
ADMINISTRATION DIVISION

TO: Michael C. Cernech
City Manager

DATE: December 23, 2015

FROM: Mark Mason 
Financial Services Director

RE: Investment Report:
November 2015

Recommendation:

The following report outlines the results of the City's investment activities for the Month of November 2015.

Issue:

This report provides an update of the City's investment activity through the month of November 2015. Tamarac's Code, Section 6-29 "Investment Reports", provides that: "The Finance Director shall prepare a written report of the City's investments at least on a monthly basis. The report shall be presented and explained to the City Commission at a regular or special meeting."

Background:

The Financial Services staff reviews the City's cash positions on a daily basis and invests funds as cash flow, investment needs, and interest rates dictate. Operating funds are invested according to cash flow needs with surplus funds invested in securities of varying maturities. No single investment is invested longer than a maturity of sixty (60) months, and the average duration of Tamarac's investment portfolio is targeted to be less than thirty-six (36) months.

Investment Portfolio Weighted Yield:

The total Operations & Reserve investment portfolio weighted average yield for the month of July was 0.44%. The managed portion of the portfolio had a weighted average yield of 0.88%, while the cash portion of the portfolio had a weighted average yield of .32%.

The Series 2005 Capital Improvement Revenue Bond proceeds portfolio weighted average yield for the month was 0.10%.

The combined weighted average yield of *all* portfolios for the month of September was 0.44%.

Investment Strategy:

The City's interest-bearing checking account at TD Bank holds funds needed to pay its weekly obligations. Funds held for short-term liquidity needs are invested in the TD Bank, the AIM Treasury money market fund, Wells Fargo and the FLSAFE Local

Government Investment Pool. Based on the cash flow model and short-term investment strategy, the target amount for liquidity purposes is at least \$15 million. Funds not needed for liquidity purposes are used to purchase longer-term securities. Total liquidity in the Operations and Reserve Portfolio held in the SBA, FLSAFE, FLSAFE Term, Wells Fargo, AIM account and at TD Bank on November 30, 2015 was \$93,279,764.39 of which a nominal \$3,228.36 was retained in the SBA. The Series 2005 Capital Improvement Revenue Bond proceeds portfolio had \$3,152,118.62 in FLSAFE.

Investment Activity – October 2015

Investment Maturities/Calls/Sold:

A Caterpillar Financial corporate note in the amount of \$1mm matured on November 6th.

Investment Purchases:

Public Trust purchased a U.S. Treasury Note in the amount of \$2 million on November 5th.

Investment News (Source: Neil Waud, CFA, Director, Portfolio Manager, Public Trust Advisors, John F. Grady, Managing Director, Public Trust Advisors).

One Last Chance: Over the past few weeks members of the Federal Reserve (Fed) have generally painted a favorable picture of the U.S. economy, having openly supported the idea of raising the federal funds target rate for the first time in over nine years. The Fed's message has clearly been received, as the market currently places the odds of a December move near 70 percent. While it's true the Fed has mislead some investors this year, at this point failing to act may risk more market discord than finally getting the process of normalizing monetary policy underway.

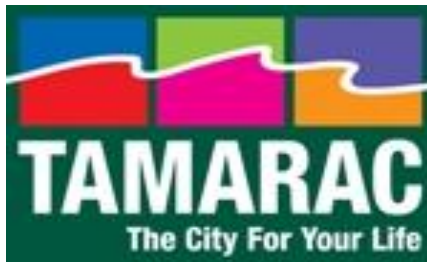
Despite the encouraging words from the Fed, the weaker global economy and negative implications of a stronger dollar and slumping manufacturing activity signal anything but clear skies ahead. Yet the markets have been somewhat paralyzed while waiting on the Fed this year and may welcome a bit of clarity. The subsequent pace of rate increases may hinge on the success of global central banks stimulating growth and inflation in their own respective economies. In this regard, the Fed is somewhat ahead of its peers.

Having endured seven long years of the Fed's zero interest rate policy, fixed-income investors should be more than happy to see short-term interest rates rise. However, the path ahead seems far different from the rapid and steady rate increases we saw during that last tightening cycle from 2004-06. For now, the fickle markets appear ready for the Fed's first move. While it's highly unlikely the Fed will commit to a pre-set course of rate hikes at the December meeting, its message must be crystal clear. At this pivotal moment, the Fed can ill afford a communication error that injects volatility into a market that desperately seeks that moment of clarity.

Short-Term Recommendation: Short-term rates continued to be well anchored by the Fed's zero interest target rate policy. However, we are preparing for the Fed to potentially lift rates before the end of the year.

Medium-Term Recommendation: Over the medium-term, we are a bit more cautious regarding the pace of the Federal Reserve's tightening of monetary policy. Recent economic indicators have been positive, and as a result, Bloomberg probability index of a Federal Funds rate increase during the December meeting, the first in almost 10 years is above 70%. This has pushed interest rates higher for maturities less than 5 years providing opportunities to invest at yields not experienced in almost 5 years in the two year area of the curve. We will look at options for diversification in longer term securities from maturities in the portfolio and from short term investment options and will make recommendations based on the current portfolio structure, market conditions and security/sector availability.

Monthly Investment Report for Period Ended November 30, 2015



City of Tamarac Aggregate Portfolio
525 NW 88th Ave.
Tamarac, FL 33321

Public Trust Advisors LLC
4767 New Broad Street
Orlando, Florida 32814

City of Tamarac Aggregate Portfolio Summary

Investment Management Portfolio Review

Investment Portfolio Summary Comparison	3
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Additional Disclosure

Portfolio Holding Details

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City of Tamarac Aggregate Portfolio Summary Comparison for the period November 1, 2015 to November 30, 2015

City of Tamarac Aggregate Portfolio	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Characteristic	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance
Historical Cost	\$ 110,725,856.25	\$ 103,710,469.83	Book Yield Gross	0.40%	0.44%
Book Value	\$ 110,556,468.12	\$ 103,537,142.93	Market Yield Gross	0.38%	0.44%
Accrued Interest	90,773.02	66,551.10	Duration	0.39 Years	0.43 Years
Book Value Plus Accrued	\$ 110,647,241.14	\$ 103,603,694.03	Weighted Effective Maturity	0.40 Years	0.43 Years
Net Unrealized Gain/Loss	31,133.44	(10,075.54)	Weighted Final Maturity	0.40 Years	0.43 Years
Market Value Plus Accrued⁽²⁾	\$ 110,678,374.58	\$ 103,593,618.49			
Net Pending Transactions	47.32	36.84			
Market Value Plus Accrued Net⁽²⁾	\$ 110,678,421.90	\$ 103,593,655.33			

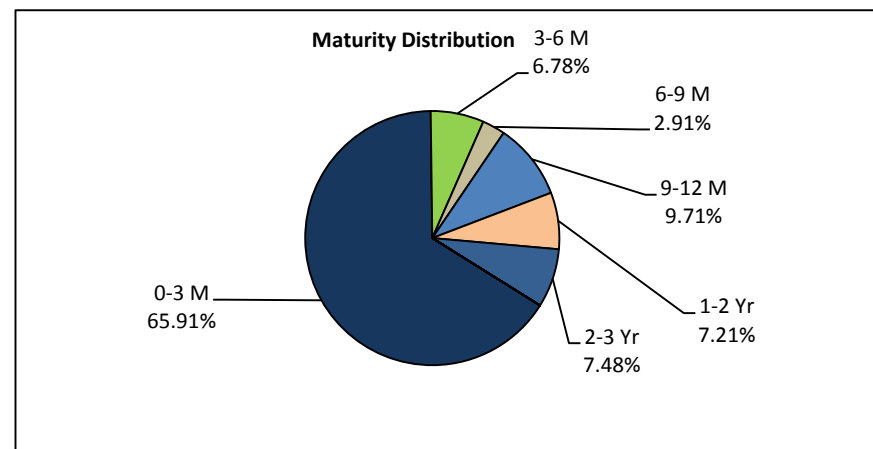
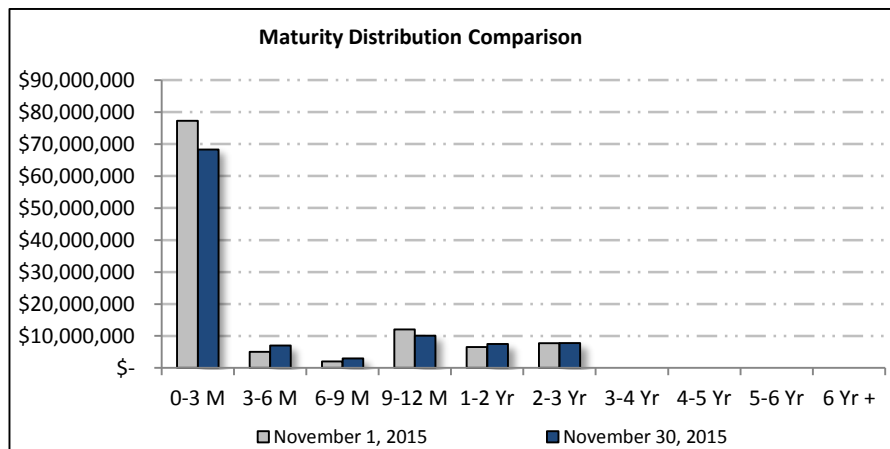
City of Tamarac Aggregate Portfolio	November 2015 Net Income
Interest Income	\$ 44,876.62
Net Amortization/Accretion	(7,418.77)
Net Realized Gain/Loss	0.00
Net Income	\$ 37,457.85

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and receivables from transactions that settle in the following reporting period.

City of Tamarac Aggregate Portfolio Maturity Distribution Market Value Basis November 1, 2015 to November 30, 2015

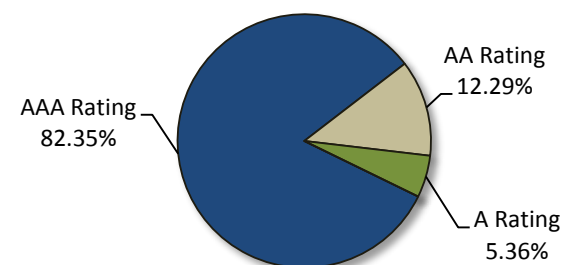
Maturity Distribution	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Allocation	Distribution Change
0-3 Months	\$ 77,288,052.34	\$ 68,279,764.39	65.91%	-3.92%
3-6 Months	5,001,397.26	7,020,396.80	6.78%	2.26%
6-9 Months	2,041,467.50	3,016,735.56	2.91%	1.07%
9-12 Months	12,077,296.19	10,060,076.11	9.71%	-1.20%
1-2 Years	6,501,287.34	7,470,523.71	7.21%	1.34%
2-3 Years	7,768,873.95	7,746,121.93	7.48%	0.46%
3-4 Years	-	-	0.00%	0.00%
4-5 Years	-	-	0.00%	0.00%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	\$ 110,678,374.58	\$ 103,593,618.49	100.00%	



City of Tamarac Aggregate Portfolio Rating Distribution Market Value Basis November 1, 2015 to November 30, 2015

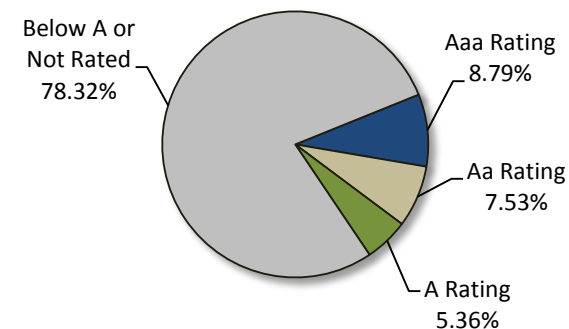
S&P Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	\$ -	0.00%
A-1	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
AAA Rating	\$ 85,304,798.47	82.35%
AA Rating	12,735,999.74	12.29%
A Rating	5,552,820.28	5.36%
Below A or Not Rated	-	0.00%
Total Long Term Rating	\$ 103,593,618.49	100.00%
Total Portfolio	\$ 103,593,618.49	100.00%

Portfolio Allocation By Standard and Poors' Rating



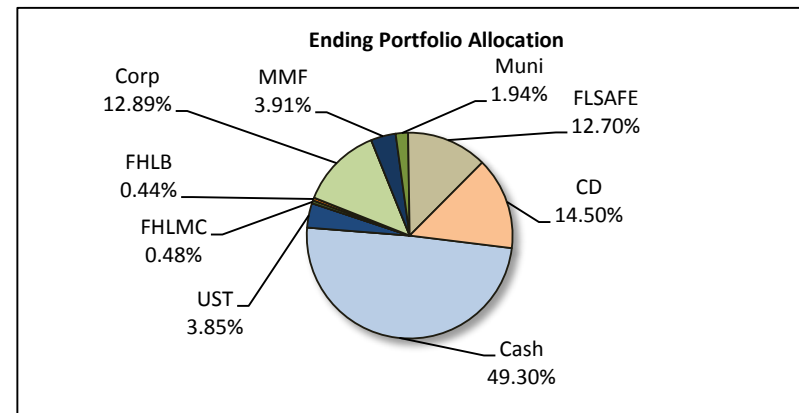
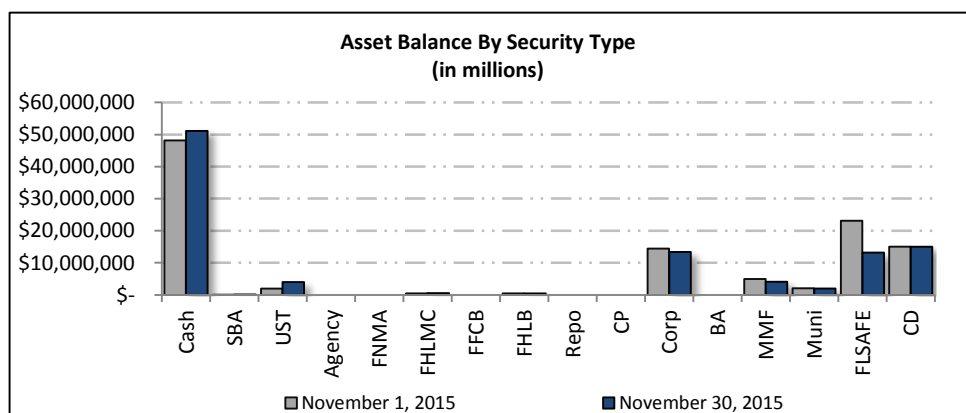
Moody's Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	\$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
Aaa Rating	\$ 9,101,876.98	8.79%
Aa Rating	7,800,453.50	7.53%
A Rating	5,552,820.28	5.36%
Below A or Not Rated	81,138,467.73	78.32%
Total Long Term Rating	\$ 103,593,618.49	100.00%
Total Portfolio	\$ 103,593,618.49	100.00%

Portfolio Allocation By Moody's Rating



City of Tamarac Aggregate Portfolio Market Value Basis Security Distribution November 1, 2015 to November 30, 2015

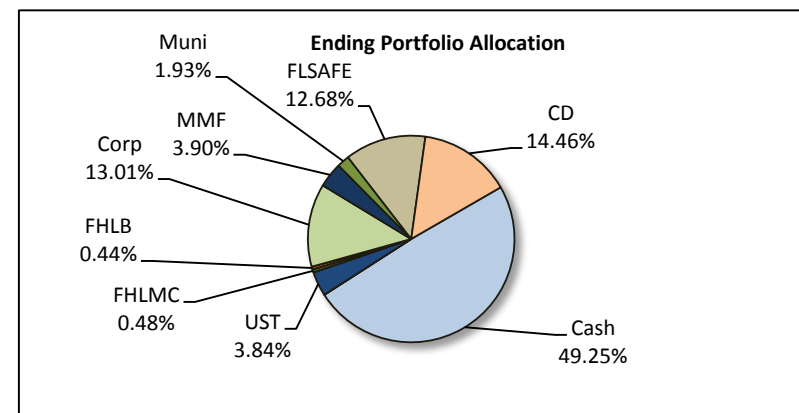
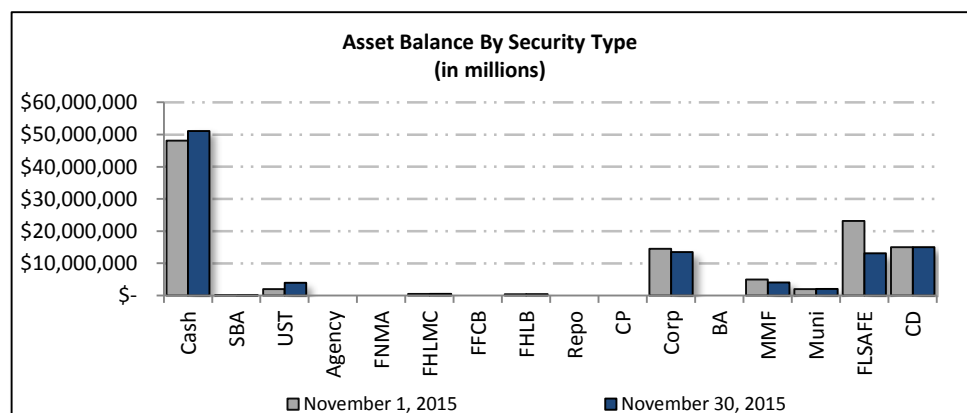
Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ 48,146,984.50	43.50%	\$ 51,074,494.79	0.30%	49.30%	5.80%
SBA	3,227.66	0.00%	3,228.36	0.27%	0.00%	0.00%
U.S. Treasury Notes	2,000,665.59	1.81%	3,984,755.33	0.84%	3.85%	2.04%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	499,745.42	0.45%	497,947.92	0.95%	0.48%	0.03%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	453,804.50	0.41%	452,843.00	0.82%	0.44%	0.03%
Fed Instrumentality Subtotal	\$ 953,549.92	0.86%	\$ 950,790.92	0.89%	0.92%	0.06%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	14,421,152.81	13.03%	13,352,751.69	1.04%	12.89%	-0.14%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	4,983,606.01	4.50%	4,049,603.55	0.02%	3.91%	-0.59%
Municipal Bonds	2,009,890.00	1.82%	2,009,600.00	0.81%	1.94%	0.12%
FLSAFE	23,150,821.39	20.92%	13,152,437.69	0.10%	12.70%	-8.22%
Certificates of Deposit	15,008,476.71	13.56%	15,015,956.16	0.61%	14.50%	0.93%
Total Portfolio Market Value	\$ 110,678,374.58	100.00%	\$ 103,593,618.49	0.44%	100.00%	



*Permitted allocation based on aggregate assets as defined within the investment policy.

City of Tamarac Aggregate Portfolio Historical Cost Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ 48,146,984.50	43.48%	\$ 51,074,494.79	0.30%	49.25%	5.76%
SBA	3,227.66	0.00%	3,228.36	0.27%	0.00%	0.00%
U.S. Treasury Notes	1,990,117.19	1.80%	3,983,085.94	0.84%	3.84%	2.04%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	497,380.00	0.45%	497,380.00	0.95%	0.48%	0.03%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	451,611.00	0.41%	451,611.00	0.82%	0.44%	0.03%
Fed Instrumentality Subtotal	\$ 948,991.00	0.86%	\$ 948,991.00	0.89%	0.92%	0.06%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	14,496,908.50	13.09%	13,493,428.50	1.04%	13.01%	-0.08%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	4,983,606.01	4.50%	4,049,603.55	0.02%	3.90%	-0.60%
Municipal Bonds	2,005,200.00	1.81%	2,005,200.00	0.81%	1.93%	0.12%
FLSAFE	23,150,821.39	20.91%	13,152,437.69	0.10%	12.68%	-8.23%
Certificates of Deposit	15,000,000.00	13.55%	15,000,000.00	0.61%	14.46%	0.92%
Total Portfolio Historical Cost	\$ 110,725,856.25	100.00%	\$ 103,710,469.83	0.44%	100.00%	



*Permitted allocation based on aggregate assets as defined within the investment policy.

Additional Disclosure

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. Please review the contents of this statement carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio or security detail, or any other facet of your statement, please feel free to contact us.

Public Trust Advisor's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by Public Trust Advisors. The custodian bank maintains the control of assets and executes and settles all investments transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust Advisors recognizes that clients may use these reports to facilitate record keeping; therefore the custodian bank statement and the Public Trust Advisors statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference. Please contact your relationship manager or our toll free number 855-395-3954 with questions regarding your account.

Public Trust Advisors does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Pricing sources from our reporting platform are provided by Clearwater reporting platform and are established by Clearwater's internal pricing procedures. Clearwater utilizes a hierarchical pricing model which starts with one of the industry's pricing sources, S&P Capital IQ. Securities with short maturities and infrequent secondary market trades are typically priced via mathematical calculations. The Securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public trust Advisors, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency, unless otherwise specifically stated. Investment in fixed income securities involves risks, including the possible loss of the amount invested.

Past performance is not an indication of future performance.

Beginning and Ending Balances based on Market Value plus Accrued Interest on a Trade Date basis.

Public Trust Advisors is an investment advisor registered with the Securities and Exchange Commission, and is required to maintain a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, privacy policy, or code of ethics please contact Service Operations at the address below.

Public Trust Advisors
999 18th Street, Suite 1230
Denver, CO 80202

City of Tamarac Aggregate Portfolio Detail

Portfolio Holdings

Portfolio Income

Portfolio Transactions

Issuer Concentration

Security Concentration



Month End Report Trade Date

Tamarac, City of Agg (43815)

Month End (M11 Y2015)

11/01/2015 - 11/30/2015

Dated: 12/16/2015

Locked Down

Holdings Report Trade Date

As of 11/30/2015

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Tamarac, City of Agg (43815)

Dated: 12/16/2015

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
FEDERAL HOME LOAN BANK 313379FW4 AGCY BOND 1.00 ---	06/09/2017 06/09/2017 N ---	451,611.00 450,000.00 100.154	06/09/2015 06/10/2015	Aaa AA+ AAA	451,229.93 453,379.93	2,150.00 -536.93	450,693.00 452,843.00
FREDDIE MAC 3137EADN6 AGCY BOND 0.75 ---	01/12/2018 01/12/2018 N ---	497,380.00 500,000.00 99.30	05/12/2015 05/13/2015	Aaa AA+ AAA	497,916.28 499,364.20	1,447.92 -1,416.28	496,500.00 497,947.92
FLSAFE Term 4 FLST4 CD 1.10 ---	09/28/2018 09/28/2018 N ---	2,000,000.00 2,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	2,000,000.00 2,003,857.53	3,857.53 0.00	2,000,000.00 2,003,857.53
FLSAFE Term 3 FLST3 CD 0.80 ---	09/28/2017 09/28/2017 N ---	3,000,000.00 3,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	3,000,000.00 3,004,208.22	4,208.22 0.00	3,000,000.00 3,004,208.22
FLSAFE Term 2 FLST2 CD 0.60 ---	09/28/2016 09/28/2016 N ---	5,000,000.00 5,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	5,000,000.00 5,005,260.27	5,260.27 0.00	5,000,000.00 5,005,260.27
FLSAFE Term 1 FLST1 CD 0.30 ---	03/28/2016 03/28/2016 N ---	5,000,000.00 5,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	5,000,000.00 5,002,630.14	2,630.14 0.00	5,000,000.00 5,002,630.14
US BANCORP 91159HHD5 CORP Y 1.65 04/15/2017	04/15/2017 05/15/2017 Y 04/15/2017	1,014,440.00 1,000,000.00 100.721	02/19/2015 02/24/2015	A1 A+ AA	1,009,293.18 1,010,026.51	733.33 -2,083.18	1,007,210.00 1,007,943.33
ANHEUSER-BUSCH INBEV FIN 035242AC0 CORP N 1.25 ---	01/17/2018 01/17/2018 N ---	499,230.00 500,000.00 98.891	06/03/2015 06/08/2015	A2 A- A	499,371.43 501,697.81	2,326.39 -4,916.43	494,455.00 496,781.39
TOYOTA MOTOR CREDIT CORP 89233P5E2 CORP N 2.00 ---	09/15/2016 09/15/2016 N ---	1,014,340.00 1,000,000.00 100.919	07/10/2015 07/15/2015	Aa3 AA- A	1,009,705.27 1,013,927.50	4,222.22 -515.27	1,009,190.00 1,013,412.22
PEPSICO INC 713448BT4 CORP N 2.50 ---	05/10/2016 05/10/2016 N ---	1,053,160.00 1,000,000.00 100.853	02/05/2013 02/08/2013	A1 A A	1,007,307.12 1,008,765.46	1,458.33 1,222.88	1,008,530.00 1,009,988.33
CHEVRON CORP 166764AE0 CORP Y 1.718 05/24/2018	05/24/2018 06/24/2018 Y 05/24/2018	1,011,540.00 1,000,000.00 100.438	01/21/2015 01/26/2015	Aa1 AA NA	1,008,651.28 1,016,143.67	7,492.39 -4,271.28	1,004,380.00 1,011,872.39
GOOGLE INC 38259PAC6 CORP N 2.125 ---	05/19/2016 05/19/2016 N ---	1,045,400.00 1,000,000.00 100.707	02/13/2013 02/19/2013	Aa2 AA NA	1,006,588.46 1,007,296.79	708.33 481.54	1,007,070.00 1,007,778.33
PNC FUNDING CORP 693476BM4 CORP Y 2.70 08/19/2016	08/19/2016 09/19/2016 Y 08/19/2016	1,041,210.00 1,000,000.00 101.216	09/27/2013 10/02/2013	A3 A- A+	1,010,380.97 1,015,780.97	5,400.00 1,779.03	1,012,160.00 1,017,560.00
3M COMPANY 88579YAD3 CORP N 1.375 ---	09/29/2016 09/29/2016 N ---	1,024,050.00 1,000,000.00 100.606	03/12/2013 03/15/2013	Aa3 AA- NA	1,005,670.87 1,008,038.92	2,368.06 389.13	1,006,060.00 1,008,428.06
COLGATE-PALMOLIVE CO 19416QEB2 CORP N 0.90 ---	05/01/2018 05/01/2018 N ---	990,840.00 1,000,000.00 99.142	01/21/2015 01/26/2015	Aa3 AA- AA-	993,184.30 993,934.30	750.00 -1,764.30	991,420.00 992,170.00
APPLE INC 037833AJ9 CORP N 1.00 ---	05/03/2018 05/03/2018 N ---	741,622.50 750,000.00 99.438	06/09/2015 06/12/2015	Aa1 AA+ NA	742,959.80 743,543.13	583.33 2,825.20	745,785.00 746,368.33

Holdings Report Trade Date

As of 11/30/2015

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Tamarac, City of Agg (43815)

Dated: 12/16/2015

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
WELLS FARGO & COMPANY 94974BFD7 CORP 2.10	05/08/2017 05/08/2017 N ---	1,017,460.00 1,000,000.00 101.207	12/18/2014 12/23/2014	A2 A+ AA-	1,010,632.11 1,011,973.78	1,341.67 1,437.89	1,012,070.00 1,013,411.67
TORONTO-DOMINION BANK 89114QAE8 CORP 2.375	10/19/2016 10/19/2016 N ---	1,031,110.00 1,000,000.00 101.335	10/30/2014 11/04/2014	Aa1 AA- AA-	1,014,075.67 1,016,846.51	2,770.83 -725.67	1,013,350.00 1,016,120.83
AMERICAN EXPRESS CREDIT 0258MODG1 CORP 1.30	07/29/2016 07/29/2016 N ---	1,008,146.00 1,000,000.00 100.273	01/08/2014 01/13/2014	A2 A- A+	1,002,132.92 1,006,538.47	4,405.56 597.08	1,002,730.00 1,007,135.56
EXXON MOBIL CORPORATION 30231GAL6 CORP 1.305	03/06/2018 03/06/2018 N ---	1,000,880.00 1,000,000.00 100.07	03/04/2015 03/09/2015	Aaa AAA NA	1,000,669.09 1,003,750.34	3,081.25 30.91	1,000,700.00 1,003,781.25
FLSAFE (allocation from 05 Bond Proceeds) FLSAFE3 MMFUND 0.10	11/30/2015 11/30/2015 N ---	1,891,411.57 1,891,411.57 1.00	---	NA NA NA	1,891,411.57 1,891,411.57	0.00 0.00	1,891,411.57 1,891,411.57
FLSAFE FLSAFE MMFUND 0.10	11/30/2015 11/30/2015 N ---	10,000,319.07 10,000,319.07 1.00	---	NA NA NA	10,000,319.07 10,000,319.07	0.00 0.00	10,000,319.07 10,000,319.07
Wells Fargo WF ACT MMFUND 0.02	11/30/2015 11/30/2015 N ---	1,892,350.73 1,892,350.73 1.00	---	NA NA NA	1,892,350.73 1,892,350.73	0.00 0.00	1,892,350.73 1,892,350.73
TD BANK TDBK CONS ACT MMFUND 0.30	11/30/2015 11/30/2015 N ---	51,074,494.79 51,074,494.79 1.00	---	NA NA NA	51,074,494.79 51,074,494.79	0.00 0.00	51,074,494.79 51,074,494.79
FLSAFE (allocation from 05 Bond Proceeds) FLSAFE3 MMFUND 0.10	11/30/2015 11/30/2015 N ---	1,260,707.05 1,260,707.05 1.00	---	NA NA NA	1,260,707.05 1,260,707.05	0.00 -0.00	1,260,707.05 1,260,707.05
SBA FL SBA MMFUND 0.16	11/30/2015 11/30/2015 N ---	3,228.36 3,228.36 1.00	---	NA NA NA	3,228.36 3,228.36	0.00 0.00	3,228.36 3,228.36
STIT-TREASURY PTF-INS 7D 825252406 MMFUND 0.02	11/30/2015 11/30/2015 N ---	2,157,252.82 2,157,252.82 1.00	---	Aaa AAAm AAA	2,157,252.82 2,157,252.82	0.00 -0.00	2,157,252.82 2,157,252.82
MARYLAND ST-B-TXBL 574193HL5 MUNI 0.95	08/01/2016 08/01/2016 N ---	1,004,700.00 1,000,000.00 100.213	07/26/2013 08/06/2013	Aaa AAA AAA	1,001,061.39 1,004,228.05	3,166.67 1,068.61	1,002,130.00 1,005,296.67
WASHINGTON ST-T-TXBL 93974DAL2 MUNI 0.85	08/01/2016 08/01/2016 N ---	1,000,500.00 1,000,000.00 100.147	08/08/2013 08/21/2013	Aa1 AA+ AA+	1,000,114.35 1,002,947.69	2,833.33 1,355.65	1,001,470.00 1,004,303.33
US TREASURY N/B 912828TS9 US GOV 0.625	09/30/2017 09/30/2017 N ---	1,992,968.75 2,000,000.00 99.50	11/05/2015 11/05/2015	Aaa AA+ AAA	1,993,230.10 1,995,347.58	2,117.49 -3,230.10	1,990,000.00 1,992,117.49
US TREASURY N/B 912828K25 US GOV 0.75	04/15/2018 04/15/2018 N ---	992,695.31 1,000,000.00 99.238	05/07/2015 05/08/2015	Aaa AA+ AAA	994,086.67 995,049.79	963.11 -1,706.67	992,380.00 993,343.11
US TREASURY N/B 912828WF3 US GOV 0.625	11/15/2016 11/15/2016 N ---	997,421.88 1,000,000.00 99.902	01/21/2014 01/23/2014	Aaa AA+ AAA	999,117.35 999,392.07	274.73 -97.35	999,020.00 999,294.73

Holdings Report Trade Date

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Tamarac, City of Agg (43815)

Dated: 12/16/2015

<i>Description, Identifier, Security Type, Coupon</i>	<i>Effective Maturity, Final Maturity, Callable, Next Call Date</i>	<i>Original Cost, Current Units, Market Price</i>	<i>Trade Date, Settle Date</i>	<i>Moody's Rating, S&P Rating, Fitch Rating</i>	<i>Book Value, Book Value + Accrued</i>	<i>Accrued Balance, Net Unrealized Gain/Loss</i>	<i>Market Value, Market Value + Accrued</i>
---	05/06/2016	103,710,469.83	---	Aa3	103,537,142.93	66,551.10	103,527,067.39
---	05/07/2016	103,479,764.39	---	AA-	103,603,694.03	-10,075.54	103,593,618.49
---	---	---	---	AA-			

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Income Detail Report Trade Date

11/01/2015 - 11/30/2015

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Tamarac, City of Agg (43815)

Dated: 12/16/2015

Identifier, Description	Final Maturity	Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Net Earned Income	Interest Payment Received, Ending Interest Due
FLST4 FLSAFE Term 4	09/28/2018	2,000,000.00	1,808.22	0.00 0.00	0.00	0.00	1,808.22	0.00 0.00
166764AE0 CHEVRON CORP	06/24/2018	1,000,000.00	1,431.67	0.00 0.00	0.00	-280.38	1,151.28	0.00 0.00
037833AJ9 APPLE INC	05/03/2018	750,000.00	625.00	0.00 0.00	235.82	0.00	860.82	3,750.00 0.00
19416QEB2 COLGATE-PALMOLIVE CO	05/01/2018	1,000,000.00	750.00	0.00 0.00	229.52	0.00	979.52	4,500.00 0.00
912828K25 US TREASURY N/B	04/15/2018	1,000,000.00	614.75	0.00 0.00	202.23	0.00	816.98	0.00 0.00
30231GAL6 EXXON MOBIL CORPORATION	03/06/2018	1,000,000.00	1,087.50	0.00 0.00	0.00	-24.02	1,063.48	0.00 0.00
035242AC0 ANHEUSER-BUSCH INBEV FIN	01/17/2018	500,000.00	520.83	0.00 0.00	23.72	0.00	544.55	0.00 0.00
3137EADN6 FREDDIE MAC	01/12/2018	500,000.00	312.50	0.00 0.00	79.45	0.00	391.95	0.00 0.00
912828TS9 US TREASURY N/B	09/30/2017	2,000,000.00	887.98	0.00 0.00	261.35	0.00	1,149.32	0.00 0.00
FLST3 FLSAFE Term 3	09/28/2017	3,000,000.00	1,972.60	0.00 0.00	0.00	0.00	1,972.60	0.00 0.00
313379FW4 FEDERAL HOME LOAN BANK	06/09/2017	450,000.00	375.00	0.00 0.00	0.00	-65.70	309.30	0.00 0.00
91159HHD5 US BANCORP	05/15/2017	1,000,000.00	1,375.00	0.00 0.00	0.00	-551.20	823.80	8,250.00 0.00
94974BFD7 WELLS FARGO & COMPANY	05/08/2017	1,000,000.00	1,750.00	0.00 0.00	0.00	-603.12	1,146.88	10,500.00 0.00
912828WF3 US TREASURY N/B	11/15/2016	1,000,000.00	512.49	0.00 0.00	75.44	0.00	587.93	3,125.00 0.00
89114QAE8 TORONTO-DOMINION BANK	10/19/2016	1,000,000.00	1,979.17	0.00 0.00	0.00	-1,304.49	674.68	0.00 0.00
88579YAD3 3M COMPANY	09/29/2016	1,000,000.00	1,145.83	0.00 0.00	0.00	-564.03	581.80	0.00 0.00
FLST2 FLSAFE Term 2	09/28/2016	5,000,000.00	2,465.75	0.00 0.00	0.00	0.00	2,465.75	0.00 0.00
693476BM4 PNC FUNDING CORP	09/19/2016	1,000,000.00	2,250.00	0.00 0.00	0.00	-1,190.70	1,059.30	0.00 0.00
89233P5E2 TOYOTA MOTOR CREDIT CORP	09/15/2016	1,000,000.00	1,666.67	0.00 0.00	0.00	-1,012.04	654.63	0.00 0.00
574193HL5 MARYLAND ST-B-TXBL	08/01/2016	1,000,000.00	791.67	0.00 0.00	0.00	-129.06	662.61	0.00 0.00
93974DAL2 WASHINGTON ST-T-TXBL	08/01/2016	1,000,000.00	708.33	0.00 0.00	0.00	-13.90	694.43	0.00 0.00
0258M0DG1 AMERICAN EXPRESS CREDIT	07/29/2016	1,000,000.00	1,083.33	0.00 0.00	0.00	-262.35	820.98	0.00 0.00
38259PAC6 GOOGLE INC	05/19/2016	1,000,000.00	1,770.83	0.00 0.00	0.00	-1,152.65	618.19	10,625.00 0.00
713448BT4 PEPSICO INC	05/10/2016	1,000,000.00	2,083.33	0.00 0.00	0.00	-1,355.44	727.89	12,500.00 0.00
FLST1 FLSAFE Term 1	03/28/2016	5,000,000.00	1,232.88	0.00 0.00	0.00	0.00	1,232.88	0.00 0.00
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,891,411.57	0.00	0.00 0.00	0.00	0.00	0.00	0.00 0.00
FLSAFE FLSAFE	11/30/2015	10,000,319.07	1,367.60	0.00 0.00	0.00	0.00	1,367.60	1,367.60 0.00
WF ACT Wells Fargo	11/30/2015	1,892,350.73	27.97	0.00 0.00	0.00	0.00	27.97	27.97 0.00
TDBK CONS ACT TD BANK	11/30/2015	51,074,494.79	11,896.24	0.00 0.00	0.00	0.00	11,896.24	11,896.24 0.00
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,260,707.05	248.70	0.00 0.00	0.00	0.00	248.70	248.70 0.00

Income Detail Report Trade Date

Tamarac, City of Agg (43815)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

Identifier, Description	Final Maturity	Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Net Earned Income	Interest Payment Received, Ending Interest Due
FL SBA SBA	11/30/2015	3,228.36	0.70	0.00 0.00	0.00	0.00	0.70	0.70 0.00
825252406 STIT-TREASURY PTF-INS 7D	11/30/2015	2,157,252.82	36.84	0.00 -0.00	0.00	0.00	36.84	47.32 36.84
CCYUSD Cash	11/30/2015	0.00	0.00	0.00 0.00	0.00	0.00	-0.00	0.00 0.00
CCYUSD Cash	11/30/2015	0.00	0.00	0.00 0.00	0.00	0.00	0.00	0.00 0.00
CCYUSD Cash	11/30/2015	0.00	0.00	0.00 0.00	0.00	0.00	0.00	0.00 0.00
14912L5H0 CATERPILLAR FINANCIAL SE	11/06/2015	0.00	97.22	0.00 0.00	0.00	-17.19	80.03	3,500.00 0.00
---	05/07/2016	103,479,764.39	44,876.62	0.00 -0.00	1,107.52	-8,526.29	37,457.85	70,338.53 36.84

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Transactions Realized Gain Loss Report

11/01/2015 - 11/30/2015

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Tamarac, City of Agg (43815)

Dated: 12/16/2015

* Does not Lock Down.

Identifier	Description	Current Units	Type	Settle Date	Price	Principal	Realized Gain/Loss	Amount
TDBK CONS ACT	TD BANK	-6,196,005.14	Sell	11/30/2015	1.00	-6,196,005.14	0.00	6,196,005.14
825252406	STIT-TREASURY PTF-INS 7D	-1,994,198.26	Sell	11/05/2015	1.00	-1,994,198.26	0.00	1,994,198.26
FLSAFE	FLSAFE	-10,000,000.00	Sell	11/30/2015	1.00	-10,000,000.00	0.00	10,000,000.00
WF ACT	Wells Fargo	-1,448.97	Sell	11/30/2015	1.00	-1,448.97	0.00	1,448.97
FLSAFE3	FLSAFE (allocation from 05 Bond Proceeds)	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	248.70
TDBK CONS ACT	TD BANK	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	11,896.24
825252406	STIT-TREASURY PTF-INS 7D	0.00	Money Market Funds	10/30/2015	---	0.00	0.00	47.32
FLSAFE	FLSAFE	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	1,367.60
FL SBA	SBA	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	0.70
WF ACT	Wells Fargo	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	27.97
825252406	STIT-TREASURY PTF-INS 7D	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	36.95
14912L5H0	CATERPILLAR FINANCIAL SE	-1,000,000.00	Maturity	11/06/2015	100.00	-1,000,000.00	0.00	1,000,000.00
94974BFD7	WELLS FARGO & COMPANY	0.00	Coupon	11/08/2015	---	0.00	0.00	10,500.00
38259PAC6	GOOGLE INC	0.00	Coupon	11/19/2015	---	0.00	0.00	10,625.00
91159HHD5	US BANCORP	0.00	Coupon	11/15/2015	---	0.00	0.00	8,250.00
19416QEB2	COLGATE-PALMOLIVE CO	0.00	Coupon	11/01/2015	---	0.00	0.00	4,500.00
14912L5H0	CATERPILLAR FINANCIAL SE	0.00	Coupon	11/06/2015	---	0.00	0.00	3,500.00
912828WF3	US TREASURY N/B	0.00	Coupon	11/15/2015	---	0.00	0.00	3,125.00
037833AJ9	APPLE INC	0.00	Coupon	11/03/2015	---	0.00	0.00	3,750.00
713448BT4	PEPSICO INC	0.00	Coupon	11/10/2015	---	0.00	0.00	12,500.00
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	4,819.48
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-1,448.97
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-6,196,005.14
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-10,000,000.00
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	9,111,619.19
FLSAFE3	FLSAFE (allocation from 05 Bond Proceeds)	248.70	Buy	11/30/2015	1.00	248.70	0.00	-248.70
TDBK CONS ACT	TD BANK	11,896.24	Buy	11/30/2015	1.00	11,896.24	0.00	-11,896.24
TDBK CONS ACT	TD BANK	9,111,619.19	Buy	11/30/2015	1.00	9,111,619.19	0.00	-9,111,619.19
912828TS9	US TREASURY N/B	2,000,000.00	Buy	11/05/2015	99.648	1,992,968.75	0.00	-1,994,198.26
825252406	STIT-TREASURY PTF-INS 7D	1,003,500.00	Buy	11/06/2015	1.00	1,003,500.00	0.00	-1,003,500.00
825252406	STIT-TREASURY PTF-INS 7D	12,500.00	Buy	11/10/2015	1.00	12,500.00	0.00	-12,500.00
825252406	STIT-TREASURY PTF-INS 7D	10,500.00	Buy	11/09/2015	1.00	10,500.00	0.00	-10,500.00
825252406	STIT-TREASURY PTF-INS 7D	3,797.32	Buy	11/03/2015	1.00	3,797.32	0.00	-3,797.32
825252406	STIT-TREASURY PTF-INS 7D	4,500.00	Buy	11/02/2015	1.00	4,500.00	0.00	-4,500.00
FLSAFE	FLSAFE	1,367.60	Buy	11/30/2015	1.00	1,367.60	0.00	-1,367.60
FL SBA	SBA	0.70	Buy	11/30/2015	1.00	0.70	0.00	-0.70
WF ACT	Wells Fargo	4,819.48	Buy	11/30/2015	1.00	4,819.48	0.00	-4,819.48
WF ACT	Wells Fargo	27.97	Buy	11/30/2015	1.00	27.97	0.00	-27.97
825252406	STIT-TREASURY PTF-INS 7D	11,375.00	Buy	11/16/2015	1.00	11,375.00	0.00	-11,375.00
825252406	STIT-TREASURY PTF-INS 7D	10,625.00	Buy	11/19/2015	1.00	10,625.00	0.00	-10,625.00
---	---	-7,004,875.17	---	---	---	-7,011,906.42	0.00	36.95

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

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Issuer Concentration

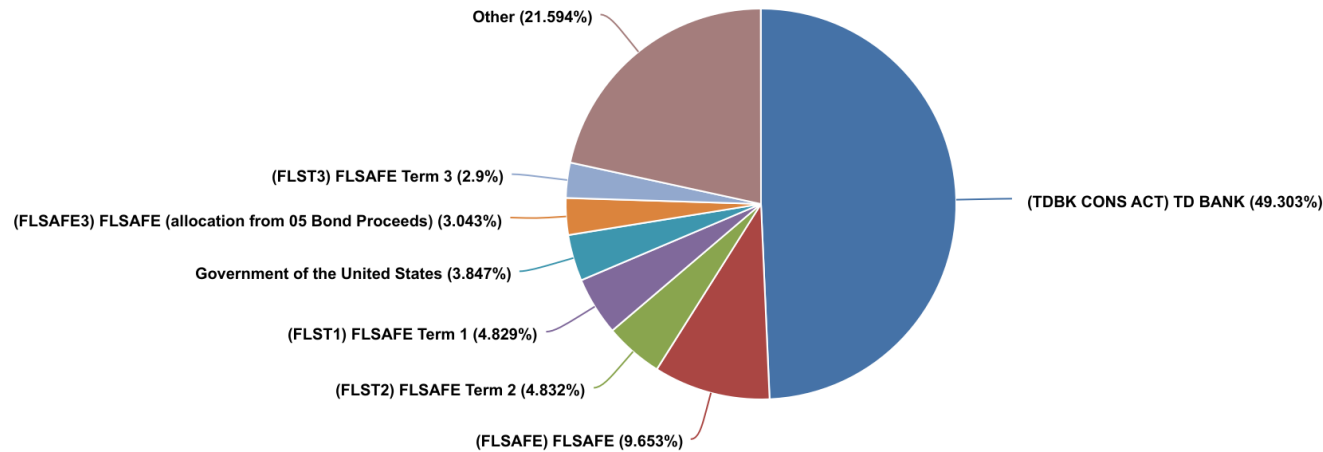


Chart calculated by: Market Value + Accrued

(FL SBA) SBA

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FL SBA	MMFUND	SBA (FL SBA) SBA	3,228.36	Fixed	N	0.00	0.27	0.27	11/30/2015 11/30/2015	0.00	3,228.36 3,228.36	3,228.36 3,228.36
FL SBA	MMFUND	SBA (FL SBA) SBA	3,228.36	Fixed	N	0.00	0.27	0.27	11/30/2015 11/30/2015	0.00	3,228.36 3,228.36	3,228.36 3,228.36

(FLSAFE) FLSAFE

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE	MMFUND	FLSAFE (FLSAFE) FLSAFE	10,000,319.07	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07
FLSAFE	MMFUND	FLSAFE (FLSAFE) FLSAFE	10,000,319.07	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07

(FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,891,411.57	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57

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Tamarac, City of Agg (43815)

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Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,260,707.05	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	3,152,118.62	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	3,152,118.62 3,152,118.62	3,152,118.62 3,152,118.62

(FLST1) FLSAFE Term 1

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST1	CD	FLSAFE Term 1 (FLST1) FLSAFE Term 1	5,000,000.00	Fixed	N	0.323	0.30	0.30	03/28/2016 03/28/2016	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14
FLST1	CD	FLSAFE Term 1 (FLST1) FLSAFE Term 1	5,000,000.00	Fixed	N	0.323	0.30	0.30	03/28/2016 03/28/2016	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14

(FLST2) FLSAFE Term 2

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST2	CD	FLSAFE Term 2 (FLST2) FLSAFE Term 2	5,000,000.00	Fixed	N	0.823	0.60	0.599	09/28/2016 09/28/2016	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27
FLST2	CD	FLSAFE Term 2 (FLST2) FLSAFE Term 2	5,000,000.00	Fixed	N	0.823	0.60	0.599	09/28/2016 09/28/2016	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27

(FLST3) FLSAFE Term 3

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST3	CD	FLSAFE Term 3 (FLST3) FLSAFE Term 3	3,000,000.00	Fixed	N	1.801	0.80	0.799	09/28/2017 09/28/2017	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22
FLST3	CD	FLSAFE Term 3 (FLST3) FLSAFE Term 3	3,000,000.00	Fixed	N	1.801	0.80	0.799	09/28/2017 09/28/2017	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22

(FLST4) FLSAFE Term 4

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST4	CD	FLSAFE Term 4 (FLST4) FLSAFE Term 4	2,000,000.00	Fixed	N	2.742	1.10	1.098	09/28/2018 09/28/2018	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53
FLST4	CD	FLSAFE Term 4 (FLST4) FLSAFE Term 4	2,000,000.00	Fixed	N	2.742	1.10	1.098	09/28/2018 09/28/2018	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53

(TDBK CONS ACT) TD BANK

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
TDBK CONS ACT	MMFUND	TD BANK (TDBK CONS ACT) TD BANK	51,074,494.79	Fixed	N	0.00	0.30	0.30	11/30/2015 11/30/2015	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79
TDBK CONS ACT	MMFUND	TD BANK (TDBK CONS ACT) TD BANK	51,074,494.79	Fixed	N	0.00	0.30	0.30	11/30/2015 11/30/2015	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79

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(WF ACT) Wells Fargo

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
WF ACT	MMFUND	Wells Fargo (WF ACT) Wells Fargo	1,892,350.73	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73
WF ACT	MMFUND	Wells Fargo (WF ACT) Wells Fargo	1,892,350.73	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73

3M Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
88579YAD3	CORP	3M COMPANY 3M Company	1,000,000.00	Fixed	N	0.825	0.686	0.642	09/29/2016 09/29/2016	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06
88579YAD3	CORP	3M COMPANY 3M Company	1,000,000.00	Fixed	N	0.825	0.686	0.642	09/29/2016 09/29/2016	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06

Alphabet Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
38259PAC6	CORP	GOOGLE INC Alphabet Inc.	1,000,000.00	Fixed	N	0.468	0.709	0.614	05/19/2016 05/19/2016	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33
38259PAC6	CORP	GOOGLE INC Alphabet Inc.	1,000,000.00	Fixed	N	0.468	0.709	0.614	05/19/2016 05/19/2016	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33

American Express Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
0258M0DG1	CORP	AMERICAN EXPRESS CREDIT American Express Company	1,000,000.00	Fixed	N	0.658	0.975	0.886	07/29/2016 07/29/2016	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56
0258M0DG1	CORP	AMERICAN EXPRESS CREDIT American Express Company	1,000,000.00	Fixed	N	0.658	0.975	0.886	07/29/2016 07/29/2016	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56

Anheuser-Busch InBev

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
035242AC0	CORP	ANHEUSER-BUSCH INBEV FIN Anheuser-Busch InBev	500,000.00	Fixed	N	2.081	1.31	1.783	01/17/2018 01/17/2018	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39
035242AC0	CORP	ANHEUSER-BUSCH INBEV FIN Anheuser-Busch InBev	500,000.00	Fixed	N	2.081	1.31	1.783	01/17/2018 01/17/2018	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39

Apple Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
037833AJ9	CORP	APPLE INC Apple Inc.	750,000.00	Fixed	N	2.385	1.395	1.236	05/03/2018 05/03/2018	583.33	742,959.80 743,543.13	745,785.00 746,368.33
037833AJ9	CORP	APPLE INC Apple Inc.	750,000.00	Fixed	N	2.385	1.395	1.236	05/03/2018 05/03/2018	583.33	742,959.80 743,543.13	745,785.00 746,368.33

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Chevron Corporation

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
166764AE0	CORP	CHEVRON CORP Chevron Corporation	1,000,000.00	Fixed	Y	2.49	1.362	1.538	05/24/2018 06/24/2018	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39
166764AE0	CORP	CHEVRON CORP Chevron Corporation	1,000,000.00	Fixed	Y	2.49	1.362	1.538	05/24/2018 06/24/2018	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39

Colgate-Palmolive Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
19416QEB2	CORP	COLGATE-PALMOLIVE CO Colgate-Palmolive Company	1,000,000.00	Fixed	N	2.382	1.187	1.261	05/01/2018 05/01/2018	750.00	993,184.30 993,934.30	991,420.00 992,170.00
19416QEB2	CORP	COLGATE-PALMOLIVE CO Colgate-Palmolive Company	1,000,000.00	Fixed	N	2.382	1.187	1.261	05/01/2018 05/01/2018	750.00	993,184.30 993,934.30	991,420.00 992,170.00

Exxon Mobil Corporation

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
30231GAL6	CORP	EXXON MOBIL CORPORATION Exxon Mobil Corporation	1,000,000.00	Fixed	N	2.22	1.275	1.273	03/06/2018 03/06/2018	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25
30231GAL6	CORP	EXXON MOBIL CORPORATION Exxon Mobil Corporation	1,000,000.00	Fixed	N	2.22	1.275	1.273	03/06/2018 03/06/2018	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25

Federal Home Loan Banks Office of Finance

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
313379FW4	AGCY BOND	FEDERAL HOME LOAN BANK Federal Home Loan Banks Office of Finance	450,000.00	Fixed	N	1.503	0.819	0.898	06/09/2017 06/09/2017	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00
313379FW4	AGCY BOND	FEDERAL HOME LOAN BANK Federal Home Loan Banks Office of Finance	450,000.00	Fixed	N	1.503	0.819	0.898	06/09/2017 06/09/2017	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00

Federal Home Loan Mortgage Corp

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
3137EADN6	AGCY BOND	FREDDIE MAC Federal Home Loan Mortgage Corp	500,000.00	Fixed	N	2.087	0.95	1.085	01/12/2018 01/12/2018	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92
3137EADN6	AGCY BOND	FREDDIE MAC Federal Home Loan Mortgage Corp	500,000.00	Fixed	N	2.087	0.95	1.085	01/12/2018 01/12/2018	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92

Government of the United States

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
912828TS9	US GOV	US TREASURY N/B Government of the United States	2,000,000.00	Fixed	N	1.816	0.812	0.901	09/30/2017 09/30/2017	2,117.49	1,993,230.10 1,995,347.58	1,990,000.00 1,992,117.49
912828K25	US GOV	US TREASURY N/B Government of the United States	1,000,000.00	Fixed	N	2.343	1.003	1.076	04/15/2018 04/15/2018	963.11	994,086.67 995,049.79	992,380.00 993,343.11
912828WF3	US GOV	US TREASURY N/B Government of the United States	1,000,000.00	Fixed	N	0.954	0.718	0.728	11/15/2016 11/15/2016	274.73	999,117.35 999,392.07	999,020.00 999,294.73

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Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
---	US GOV	US TREASURY N/B Government of the United States	4,000,000.00	Fixed	N	1.731	0.836	0.901	08/30/2017 08/30/2017	3,355.33	3,986,434.12 3,989,789.44	3,981,400.00 3,984,755.33

Maryland, State of

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
574193HL5	MUNI	MARYLAND ST-B-TXBL Maryland, State of	1,000,000.00	Fixed	N	0.665	0.79	0.63	08/01/2016 08/01/2016	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67
574193HL5	MUNI	MARYLAND ST-B-TXBL Maryland, State of	1,000,000.00	Fixed	N	0.665	0.79	0.63	08/01/2016 08/01/2016	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67

PepsiCo, Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
713448BT4	CORP	PEPSICO INC PepsiCo, Inc.	1,000,000.00	Fixed	N	0.443	0.841	0.575	05/10/2016 05/10/2016	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33
713448BT4	CORP	PEPSICO INC PepsiCo, Inc.	1,000,000.00	Fixed	N	0.443	0.841	0.575	05/10/2016 05/10/2016	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33

Short-Term Investments Trust

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
825252406	MMFUND	STIT-TREASURY PTF-INS 7D Short-Term Investments Trust	2,157,252.82	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82
825252406	MMFUND	STIT-TREASURY PTF-INS 7D Short-Term Investments Trust	2,157,252.82	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82

The PNC Financial Services Group, Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
693476BM4	CORP	PNC FUNDING CORP The PNC Financial Services Group, Inc.	1,000,000.00	Fixed	Y	0.617	1.239	0.999	08/19/2016 09/19/2016	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00
693476BM4	CORP	PNC FUNDING CORP The PNC Financial Services Group, Inc.	1,000,000.00	Fixed	Y	0.617	1.239	0.999	08/19/2016 09/19/2016	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00

The Toronto-Dominion Bank

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
89114QAE8	CORP	TORONTO-DOMINION BANK The Toronto-Dominion Bank	1,000,000.00	Fixed	N	0.877	0.771	0.859	10/19/2016 10/19/2016	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83
89114QAE8	CORP	TORONTO-DOMINION BANK The Toronto-Dominion Bank	1,000,000.00	Fixed	N	0.877	0.771	0.859	10/19/2016 10/19/2016	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83

Toyota Motor Corporation

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of Agg (43815)

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Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
89233P5E2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	1,000,000.00	Fixed	N	0.783	0.763	0.832	09/15/2016 09/15/2016	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22
89233P5E2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	1,000,000.00	Fixed	N	0.783	0.763	0.832	09/15/2016 09/15/2016	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22

U.S. Bancorp

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
91159HHD5	CORP	US BANCORP U.S. Bancorp	1,000,000.00	Fixed	Y	1.345	0.967	1.12	04/15/2017 05/15/2017	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33
91159HHD5	CORP	US BANCORP U.S. Bancorp	1,000,000.00	Fixed	Y	1.345	0.967	1.12	04/15/2017 05/15/2017	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33

Washington, State of

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
93974DAL2	MUNI	WASHINGTON ST-T-TXBL Washington, State of	1,000,000.00	Fixed	N	0.665	0.833	0.629	08/01/2016 08/01/2016	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33
93974DAL2	MUNI	WASHINGTON ST-T-TXBL Washington, State of	1,000,000.00	Fixed	N	0.665	0.833	0.629	08/01/2016 08/01/2016	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33

Wells Fargo & Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
94974BFD7	CORP	WELLS FARGO & COMPANY Wells Fargo & Company	1,000,000.00	Fixed	N	1.415	1.35	1.251	05/08/2017 05/08/2017	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67
94974BFD7	CORP	WELLS FARGO & COMPANY Wells Fargo & Company	1,000,000.00	Fixed	N	1.415	1.35	1.251	05/08/2017 05/08/2017	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67

Summary

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
---	---	---	103,479,764.39	Fixed	---	0.425	0.44	0.438	05/06/2016 05/07/2016	66,551.10	103,537,142.93 103,603,694.03	103,527,067.39 103,593,618.49

* Grouped By: Issuer Concentration. * Groups Sorted By: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

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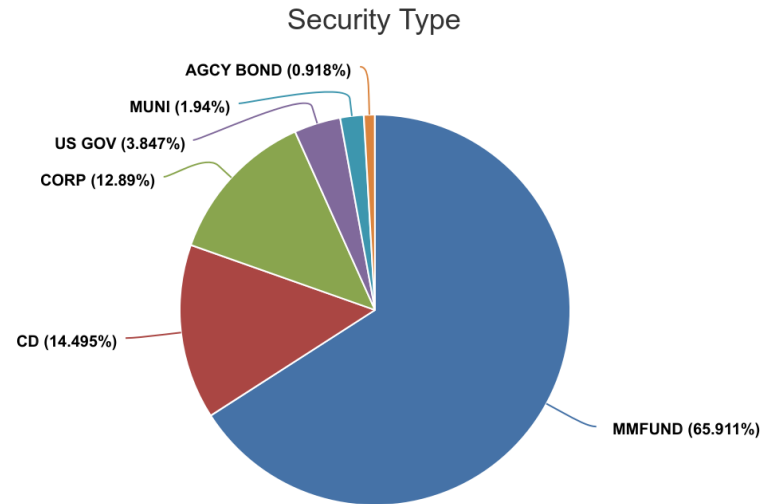


Chart calculated by: Market Value + Accrued

AGCY BOND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
313379FW4 FEDERAL HOME LOAN BANK AGCY BOND	Fixed	N	1.503	AA+ Aaa	450,000.00	06/09/2017 06/09/2017	0.819 0.898	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00
3137EADN6 FREDDIE MAC AGCY BOND	Fixed	N	2.087	AA+ Aaa	500,000.00	01/12/2018 01/12/2018	0.95 1.085	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92
--- AGCY BOND	Fixed	N	1.809	AA+ Aaa	950,000.00	10/01/2017 10/01/2017	0.887 0.996	3,597.92	949,146.21 952,744.12	947,193.00 950,790.92

CD

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST4 FLSAFE Term 4 CD	Fixed	N	2.742	NA NA	2,000,000.00	09/28/2018 09/28/2018	1.10 1.098	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53
FLST3 FLSAFE Term 3 CD	Fixed	N	1.801	NA NA	3,000,000.00	09/28/2017 09/28/2017	0.80 0.799	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22
FLST2 FLSAFE Term 2 CD	Fixed	N	0.823	NA NA	5,000,000.00	09/28/2016 09/28/2016	0.60 0.599	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27

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Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST1 FLSAFE Term 1 CD	Fixed	N	0.323	NA NA	5,000,000.00	03/28/2016 03/28/2016	0.30 0.30	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14
--- --- CD	Fixed	N	1.108	NA NA	15,000,000.00	01/15/2017 01/15/2017	0.607 0.606	15,956.16	15,000,000.00 15,015,956.16	15,000,000.00 15,015,956.16

CORP

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
30231GAL6 EXXON MOBIL CORPORATION CORP	Fixed	N	2.22	AAA Aaa	1,000,000.00	03/06/2018 03/06/2018	1.275 1.273	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25
166764AE0 CHEVRON CORP CORP	Fixed	Y	2.49	AA Aa1	1,000,000.00	05/24/2018 06/24/2018	1.362 1.538	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39
037833AJ9 APPLE INC CORP	Fixed	N	2.385	AA+ Aa1	750,000.00	05/03/2018 05/03/2018	1.395 1.236	583.33	742,959.80 743,543.13	745,785.00 746,368.33
89114QAE8 TORONTO-DOMINION BANK CORP	Fixed	N	0.877	AA- Aa1	1,000,000.00	10/19/2016 10/19/2016	0.771 0.859	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83
38259PAC6 GOOGLE INC CORP	Fixed	N	0.468	AA Aa2	1,000,000.00	05/19/2016 05/19/2016	0.709 0.614	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33
89233P5E2 TOYOTA MOTOR CREDIT CORP CORP	Fixed	N	0.783	AA- Aa3	1,000,000.00	09/15/2016 09/15/2016	0.763 0.832	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22
88579YAD3 3M COMPANY CORP	Fixed	N	0.825	AA- Aa3	1,000,000.00	09/29/2016 09/29/2016	0.686 0.642	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06
19416QEB2 COLGATE-PALMOLIVE CO CORP	Fixed	N	2.382	AA- Aa3	1,000,000.00	05/01/2018 05/01/2018	1.187 1.261	750.00	993,184.30 993,934.30	991,420.00 992,170.00
91159HHD5 US BANCORP CORP	Fixed	Y	1.345	A+ A1	1,000,000.00	04/15/2017 05/15/2017	0.967 1.12	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33
713448BT4 PEPSICO INC CORP	Fixed	N	0.443	A A1	1,000,000.00	05/10/2016 05/10/2016	0.841 0.575	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33
035242AC0 ANHEUSER-BUSCH INBEV FIN CORP	Fixed	N	2.081	A- A2	500,000.00	01/17/2018 01/17/2018	1.31 1.783	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39
94974BFD7 WELLS FARGO & COMPANY CORP	Fixed	N	1.415	A+ A2	1,000,000.00	05/08/2017 05/08/2017	1.35 1.251	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67
0258M0DG1 AMERICAN EXPRESS CREDIT CORP	Fixed	N	0.658	A- A2	1,000,000.00	07/29/2016 07/29/2016	0.975 0.886	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56
693476BM4 PNC FUNDING CORP CORP	Fixed	Y	0.617	A- A3	1,000,000.00	08/19/2016 09/19/2016	1.239 0.999	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00
--- --- CORP	Fixed	---	1.306	A+ A1	13,250,000.00	03/30/2017 04/06/2017	1.043 1.031	37,641.69	13,320,622.47 13,358,264.17	13,315,110.00 13,352,751.69

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MMFUND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
825252406 STIT-TREASURY PTF-INS 7D MMFUND	Fixed	N	0.00	AAAm Aaa	2,157,252.82	11/30/2015 11/30/2015	0.02 0.02	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	Fixed	N	0.00	NA NA	1,891,411.57	11/30/2015 11/30/2015	0.10 0.10	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57
FLSAFE FLSAFE MMFUND	Fixed	N	0.00	NA NA	10,000,319.07	11/30/2015 11/30/2015	0.10 0.10	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07
WF ACT Wells Fargo MMFUND	Fixed	N	0.00	NA NA	1,892,350.73	11/30/2015 11/30/2015	0.02 0.02	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73
TDBK CONS ACT TD BANK MMFUND	Fixed	N	0.00	NA NA	51,074,494.79	11/30/2015 11/30/2015	0.30 0.30	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	Fixed	N	0.00	NA NA	1,260,707.05	11/30/2015 11/30/2015	0.10 0.10	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05
FL SBA SBA MMFUND	Fixed	N	0.00	NA NA	3,228.36	11/30/2015 11/30/2015	0.27 0.27	0.00	3,228.36 3,228.36	3,228.36 3,228.36
--- --- MMFUND	Fixed	N	0.00	AAA Aaa	68,279,764.39	11/30/2015 11/30/2015	0.245 0.245	0.00	68,279,764.39 68,279,764.39	68,279,764.39 68,279,764.39

MUNI

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
574193HL5 MARYLAND ST-B-TXBL MUNI	Fixed	N	0.665	AAA Aaa	1,000,000.00	08/01/2016 08/01/2016	0.79 0.63	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67
93974DAL2 WASHINGTON ST-T-TXBL MUNI	Fixed	N	0.665	AA+ Aa1	1,000,000.00	08/01/2016 08/01/2016	0.833 0.629	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33
--- --- MUNI	Fixed	N	0.665	AAA Aaa	2,000,000.00	08/01/2016 08/01/2016	0.812 0.63	6,000.00	2,001,175.74 2,007,175.74	2,003,600.00 2,009,600.00

US GOV

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
912828TS9 US TREASURY N/B US GOV	Fixed	N	1.816	AA+ Aaa	2,000,000.00	09/30/2017 09/30/2017	0.812 0.901	2,117.49	1,993,230.10 1,995,347.58	1,990,000.00 1,992,117.49
912828K25 US TREASURY N/B US GOV	Fixed	N	2.343	AA+ Aaa	1,000,000.00	04/15/2018 04/15/2018	1.003 1.076	963.11	994,086.67 995,049.79	992,380.00 993,343.11
912828WF3 US TREASURY N/B US GOV	Fixed	N	0.954	AA+ Aaa	1,000,000.00	11/15/2016 11/15/2016	0.718 0.728	274.73	999,117.35 999,392.07	999,020.00 999,294.73
--- US TREASURY N/B US GOV	Fixed	N	1.731	AA+ Aaa	4,000,000.00	08/30/2017 08/30/2017	0.836 0.901	3,355.33	3,986,434.12 3,989,789.44	3,981,400.00 3,984,755.33

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Summary

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
---	Fixed	---	0.425	AA- Aa3	103,479,764.39	05/06/2016 05/07/2016	0.44 0.438	66,551.10	103,537,142.93 103,603,694.03	103,527,067.39 103,593,618.49

* Grouped By: Security Type. * Groups Sorted By: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Portfolio Activity Summary

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Identifier, Description, Security Type	Interest/Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
825252406 STIT-TREASURY PTF-INS 7D MMFUND	47.32	0.00	1,056,797.32	0.00	-1,994,198.26	0.00	0.00	0.00	-0.00	3,094,653.76 2,157,252.82	3,094,653.76 2,157,252.82
CCYUSD Receivable CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.32 36.84	47.32 36.84
91159HHD5 US BANCORP CORP	8,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,440.00 1,014,440.00	1,008,620.00 1,007,210.00
574193HL5 MARYLAND ST-B-TXBL MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,004,700.00 1,004,700.00	1,003,070.00 1,002,130.00
0258M0DG1 AMERICAN EXPRESS CREDIT CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,008,146.00 1,008,146.00	1,004,120.00 1,002,730.00
713448BT4 PEPSICO INC CORP	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053,160.00 1,053,160.00	1,010,300.00 1,008,530.00
93974DAL2 WASHINGTON ST-T-TXBL MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,500.00 1,000,500.00	1,002,320.00 1,001,470.00
38259PAC6 GOOGLE INC CORP	10,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,045,400.00 1,045,400.00	1,009,730.00 1,007,070.00
912828WF3 US TREASURY N/B US GOV	3,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	997,421.88 997,421.88	1,001,580.00 999,020.00
693476BM4 PNC FUNDING CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,041,210.00 1,041,210.00	1,014,580.00 1,012,160.00
88579YAD3 3M COMPANY CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,024,050.00 1,024,050.00	1,007,340.00 1,006,060.00
14912L5H0 CATERPILLAR FINANCIAL SE CORP	3,500.00	0.00	0.00	0.00	0.00	0.00	-1,000,000.00	0.00	0.00	1,003,480.00 0.00	1,000,010.00 0.00
94974BFD7 WELLS FARGO & COMPANY CORP	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017,460.00 1,017,460.00	1,014,460.00 1,012,070.00
89114QAE8 TORONTO-DOMINION BANK CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,031,110.00 1,031,110.00	1,015,490.00 1,013,350.00
912828TS9 US TREASURY N/B US GOV	0.00	0.00	1,992,968.75	-1,229.51	0.00	0.00	0.00	0.00	0.00	0.00 1,992,968.75	0.00 1,990,000.00
037833AJ9 APPLE INC CORP	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	741,622.50 741,622.50	747,862.50 745,785.00
313379FW4 FEDERAL HOME LOAN BANK AGCY BOND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	451,611.00 451,611.00	452,029.50 450,693.00
89233P5E2 TOYOTA MOTOR CREDIT CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,340.00 1,014,340.00	1,012,040.00 1,009,190.00
912828K25 US TREASURY N/B US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	992,695.31 992,695.31	995,850.00 992,380.00
30231GAL6 EXXON MOBIL CORPORATION CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,880.00 1,000,880.00	1,005,330.00 1,000,700.00
19416QEB2 COLGATE-PALMOLIVE CO CORP	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990,840.00 990,840.00	994,610.00 991,420.00

Portfolio Activity Summary

11/01/2015 - 11/30/2015

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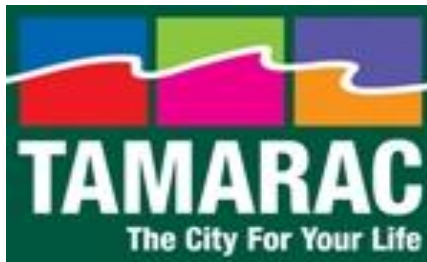
Tamarac, City of Agg (43815)

Dated: 12/16/2015

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
166764AE0 CHEVRON CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,011,540.00 1,011,540.00	1,010,350.00 1,004,380.00
035242AC0 ANHEUSER-BUSCH INBEV FIN CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499,230.00 499,230.00	494,660.00 494,455.00
3137EADN6 FREDDIE MAC AGCY BOND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497,380.00 497,380.00	498,610.00 496,500.00
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	248.70	0.00	248.70	0.00	0.00	0.00	0.00	0.00	0.00	1,260,458.35 1,260,707.05	1,260,458.35 1,260,707.05
FLSAFE FLSAFE MMFUND	1,367.60	0.00	1,367.60	0.00	-10,000,000.00	0.00	0.00	0.00	0.00	19,998,951.47 10,000,319.07	19,998,951.47 10,000,319.07
WF ACT Wells Fargo MMFUND	27.97	0.00	4,847.45	0.00	-1,448.97	0.00	0.00	0.00	0.00	1,888,952.25 1,892,350.73	1,888,952.25 1,892,350.73
TDBK CONS ACT TD BANK MMFUND	11,896.24	0.00	9,123,515.43	0.00	-6,196,005.14	0.00	0.00	0.00	0.00	48,146,984.50 51,074,494.79	48,146,984.50 51,074,494.79
FL SBA SBA MMFUND	0.70	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	3,227.66 3,228.36	3,227.66 3,228.36
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57
CCYUSD Cash CASH	0.00	-7,081,015.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 0.00	0.00 0.00
FLST4 FLSAFE Term 4 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000,000.00 2,000,000.00	2,000,000.00 2,000,000.00
FLST3 FLSAFE Term 3 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000,000.00 3,000,000.00	3,000,000.00 3,000,000.00
FLST2 FLSAFE Term 2 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000,000.00 5,000,000.00	5,000,000.00 5,000,000.00
FLST1 FLSAFE Term 1 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000,000.00 5,000,000.00	5,000,000.00 5,000,000.00
---	70,338.53	-7,081,015.44	12,179,745.95	-1,229.51	-18,191,652.37	0.00	-1,000,000.00	0.00	-0.00	110,725,903.57 103,710,506.67	110,587,648.88 103,527,104.23

* Weighted By: Ending Market Value + Accrued.

Monthly Investment Report for Period Ended November 30, 2015



City of Tamarac Series 2005 Bond Project Fund
525 NW 88th Ave.
Tamarac, FL 33321

Public Trust Advisors LLC
4767 New Broad Street
Orlando, Florida 32814

City of Tamarac Series 2005 Bond Project Fund Summary

Investment Management Portfolio Review

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City of Tamarac Series 2005 Bond Project Fund Summary Comparison for the period November 1, 2015 to November 30, 2015

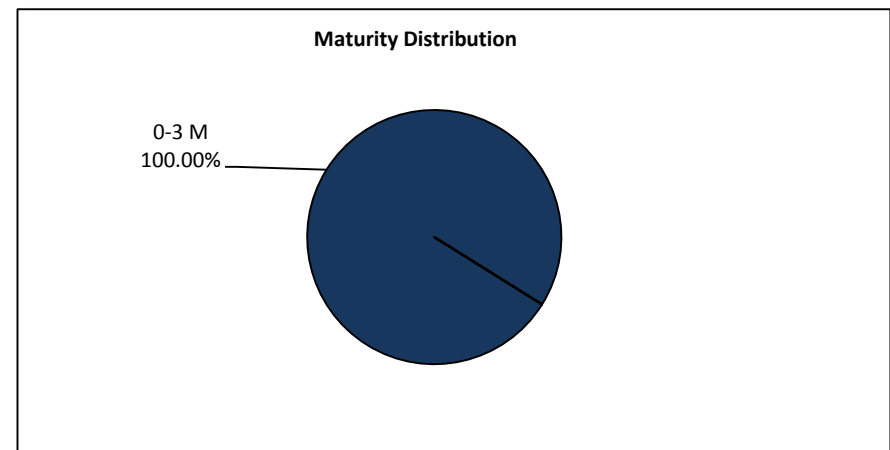
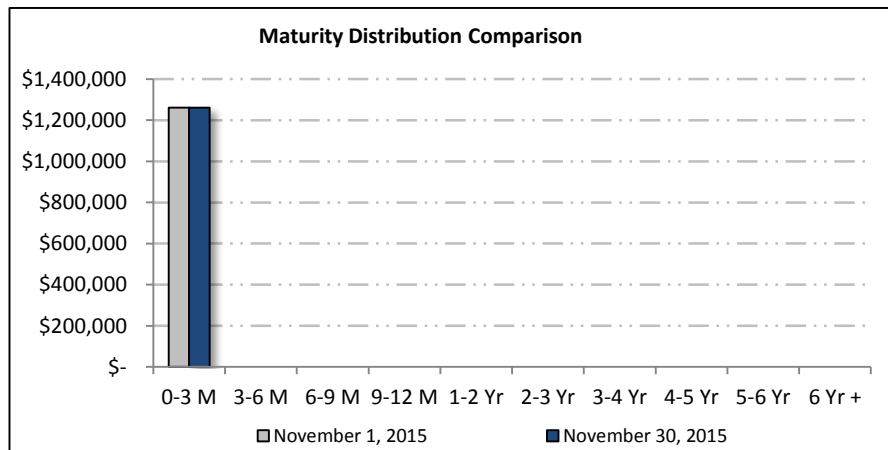
City of Tamarac Series 2005 Bond Project Fund	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Characteristic	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance
Historical Cost	\$ 1,260,458.35	\$ 1,260,707.05	Book Yield Gross	0.10%	0.10%
Book Value	\$ 1,260,458.35	\$ 1,260,707.05	Market Yield Gross	0.10%	0.10%
Accrued Interest	0.00	0.00	Duration	0.00 Years	0.00 Years
Book Value Plus Accrued	\$ 1,260,458.35	\$ 1,260,707.05	Weighted Effective Maturity	0.00 Years	0.00 Years
Net Unrealized Gain/Loss	0.00	0.00	Weighted Final Maturity	0.00 Years	0.00 Years
Market Value Plus Accrued⁽²⁾	\$ 1,260,458.35	\$ 1,260,707.05			
Net Pending Transactions	0.00	0.00			
Market Value Plus Accrued Net⁽²⁾	\$ 1,260,458.35	\$ 1,260,707.05			
City of Tamarac Series 2005 Bond Project Fund			November 2015 Net Income		
Interest Income		\$ 248.70			
Net Amortization/Accretion		0.00			
Net Realized Gain/Loss		0.00			
Net Income		\$ 248.70			

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and receivables from transactions that settle in the following reporting period.

City of Tamarac Series 2005 Bond Project Fund Maturity Distribution Market Value Basis November 1, 2015 to November 30, 2015

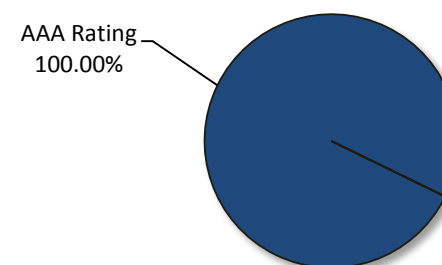
<u>Maturity Distribution</u>	<u>November 1, 2015 Beginning Balance</u>	<u>November 30, 2015 Ending Balance</u>	<u>Portfolio Allocation</u>	<u>Distribution Change</u>
0-3 Months	\$ 1,260,458.35	\$ 1,260,707.05	100.00%	0.00%
3-6 Months	-	-	0.00%	0.00%
6-9 Months	-	-	0.00%	0.00%
9-12 Months	-	-	0.00%	0.00%
1-2 Years	-	-	0.00%	0.00%
2-3 Years	-	-	0.00%	0.00%
3-4 Years	-	-	0.00%	0.00%
4-5 Years	-	-	0.00%	0.00%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	\$ 1,260,458.35	\$ 1,260,707.05	100.00%	



City of Tamarac Series 2005 Bond Project Fund Rating Distribution Market Value Basis November 1, 2015 to November 30, 2015

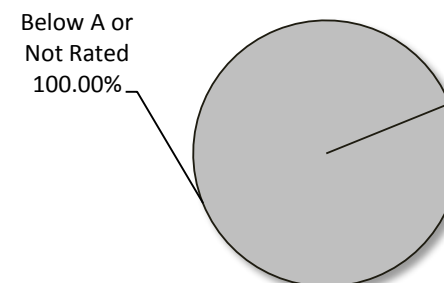
S&P Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	\$ -	0.00%
A-1	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
AAA Rating	\$ 1,260,707.05	100.00%
AA Rating	-	0.00%
A Rating	-	0.00%
Below A or Not Rated	-	0.00%
Total Long Term Rating	\$ 1,260,707.05	100.00%
Total Portfolio	\$ 1,260,707.05	100.00%

Portfolio Allocation By Standard and Poors' Rating



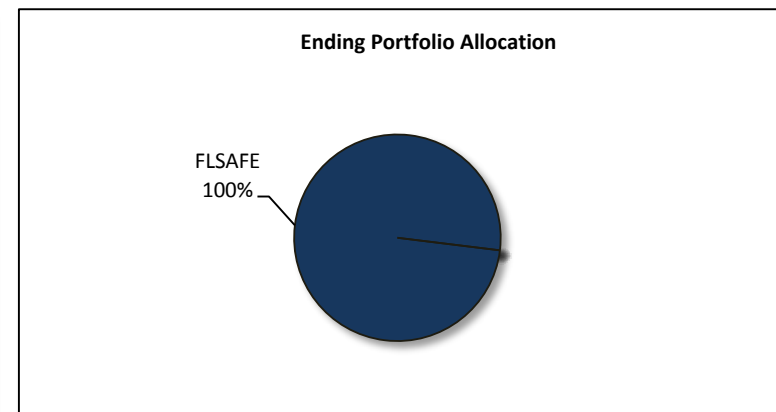
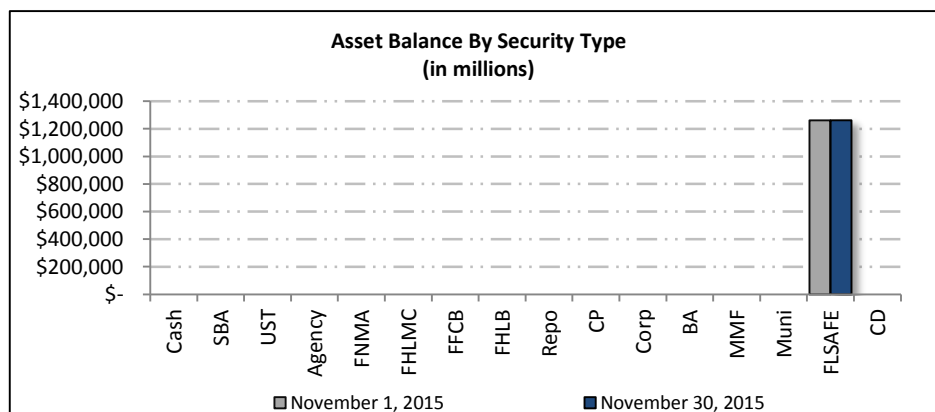
Moody's Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	\$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
Aaa Rating	\$ -	0.00%
Aa Rating	-	0.00%
A Rating	-	0.00%
Below A or Not Rated	1,260,707.05	100.00%
Total Long Term Rating	\$ 1,260,707.05	100.00%
Total Portfolio	\$ 1,260,707.05	100.00%

Portfolio Allocation By Moody's Rating



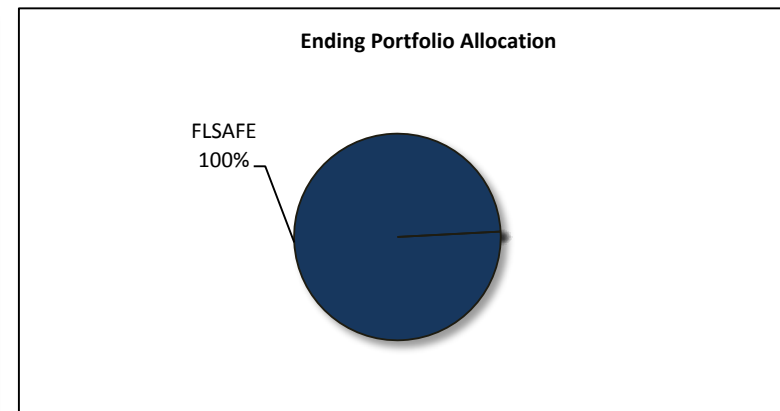
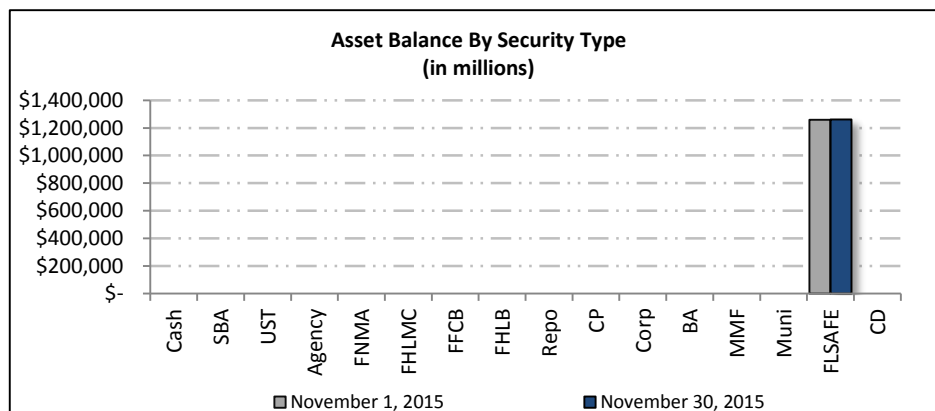
City of Tamarac Series 2005 Bond Project Fund Market Value Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ -	0.00%	\$ -	0.00%	0.00%	0.00%
SBA	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	\$ -	0.00%	\$ -		0.00%	0.00%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	-	0.00%	-	0.00%	0.00%	0.00%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	-	0.00%	-	0.00%	0.00%	0.00%
Municipal Bonds	-	0.00%	-	0.00%	0.00%	0.00%
FLSAFE	1,260,458.35	100.00%	1,260,707.05	0.10%	100.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Market Value	\$ 1,260,458.35	100.00%	\$ 1,260,707.05	0.10%	100.00%	



City of Tamarac Series 2005 Bond Project Fund Historical Cost Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ -	0.00%	\$ -	0.00%	0.00%	0.00%
SBA	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	\$ -	0.00%	\$ -		0.00%	0.00%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	-	0.00%	-	0.00%	0.00%	0.00%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	-	0.00%	-	0.00%	0.00%	0.00%
Municipal Bonds	-	0.00%	-	0.00%	0.00%	0.00%
FLSAFE	1,260,458.35	100.00%	1,260,707.05	0.10%	100.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Historical Cost	\$ 1,260,458.35	100.00%	\$ 1,260,707.05	0.10%	100.00%	



Additional Disclosure

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. Please review the contents of this statement carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio or security detail, or any other facet of your statement, please feel free to contact us.

Public Trust Advisor's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by Public Trust Advisors. The custodian bank maintains the control of assets and executes and settles all investments transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust Advisors recognizes that clients may use these reports to facilitate record keeping; therefore the custodian bank statement and the Public Trust Advisors statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference. Please contact your relationship manager or our toll free number 855-395-3954 with questions regarding your account.

Public Trust Advisors does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Pricing sources from our reporting platform are provided by Clearwater reporting platform and are established by Clearwater's internal pricing procedures. Clearwater utilizes a hierarchical pricing model which starts with one of the industry's pricing sources, S&P Capital IQ. Securities with short maturities and infrequent secondary market trades are typically priced via mathematical calculations. The Securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public trust Advisors, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency, unless otherwise specifically stated. Investment in fixed income securities involves risks, including the possible loss of the amount invested.

Past performance is not an indication of future performance.

Beginning and Ending Balances based on Market Value plus Accrued Interest on a Trade Date basis.

Public Trust Advisors is an investment advisor registered with the Securities and Exchange Commission, and is required to maintain a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, privacy policy, or code of ethics please contact Service Operations at the address below.

Public Trust Advisors
999 18th Street, Suite 1230
Denver, CO 80202



Month End Report Trade Date

Tamarac, City of 2005 Bond (43817)

Month End (M11 Y2015)

11/01/2015 - 11/30/2015

Dated: 12/16/2015

Locked Down

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Dated: 12/16/2015

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Holdings Report Trade Date

Tamarac, City of 2005 Bond (43817)

As of 11/30/2015

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Dated: 12/16/2015

<i>Description, Identifier, Security Type, Coupon</i>	<i>Effective Maturity, Final Maturity, Callable, Next Call Date</i>	<i>Original Cost, Current Units, Market Price</i>	<i>Trade Date, Settle Date</i>	<i>Moodys Rating, S&P Rating, Fitch Rating</i>	<i>Book Value, Book Value + Accrued</i>	<i>Accrued Balance, Net Unrealized Gain/Loss</i>	<i>Market Value, Market Value + Accrued</i>
FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,260,707.05	---	NA	1,260,707.05	0.00	1,260,707.05
FLSAFE3	11/30/2015	1,260,707.05	---	NA	1,260,707.05	-0.00	1,260,707.05
MMFUND	N	1.00		NA			
0.10	---						
FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,260,707.05	---	NA	1,260,707.05	0.00	1,260,707.05
FLSAFE3	11/30/2015	1,260,707.05	---	NA	1,260,707.05	-0.00	1,260,707.05
MMFUND	N	1.00		NA			
0.10	---						

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Income Detail Report Trade Date

Tamarac, City of 2005 Bond (43817)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

Identifier, Description	Final Maturity	Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Net Earned Income	Interest Payment Received, Ending Interest Due
FLSAFE3	11/30/2015	1,260,707.05	248.70	0.00	0.00	0.00	248.70	248.70
FLSAFE (allocation from 05 Bond Proceeds)				0.00				0.00
CCYUSD	11/30/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash				0.00				0.00
---	11/30/2015	1,260,707.05	248.70	0.00	0.00	0.00	248.70	248.70
---				0.00				0.00

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Transactions Realized Gain Loss Report

Tamarac, City of 2005 Bond (43817)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

* Does not Lock Down.

Identifier	Description	Current Units	Type	Settle Date	Price	Principal	Realized Gain/Loss	Amount
FLSAFE3	FLSAFE (allocation from 05 Bond Proceeds)	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	248.70
FLSAFE3	FLSAFE (allocation from 05 Bond Proceeds)	248.70	Buy	11/30/2015	1.00	248.70	0.00	-248.70
FLSAFE3	FLSAFE (allocation from 05 Bond Proceeds)	248.70	---	11/30/2015	---	248.70	0.00	0.00

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of 2005 Bond (43817)

As of 11/30/2015

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Dated: 12/16/2015

Issuer Concentration

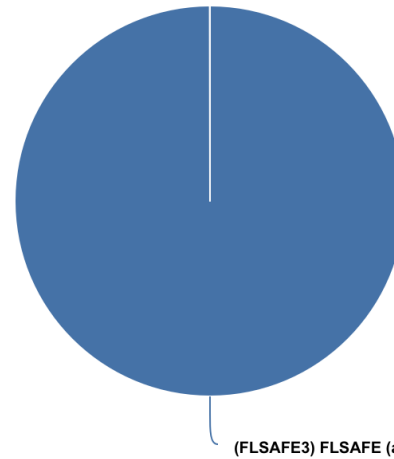


Chart calculated by: Market Value + Accrued

(FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,260,707.05	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,260,707.05	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05

* Grouped By: Issuer Concentration. * Groups Sorted By: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Security Type GASB 40 Trade Date

As of 11/30/2015

Tamarac, City of 2005 Bond (43817)

Dated: 12/16/2015

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Security Type

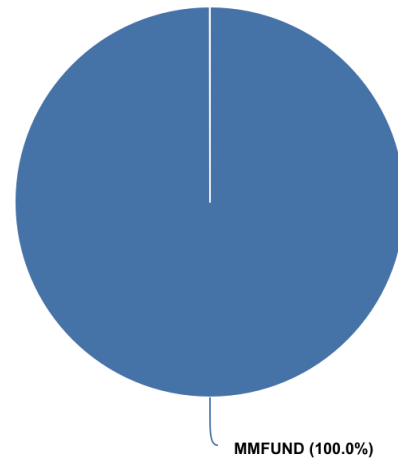


Chart calculated by: Market Value + Accrued

MMFUND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	Fixed	N	0.00	NA NA	1,260,707.05	11/30/2015 11/30/2015	0.10 0.10	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	Fixed	N	0.00	NA NA	1,260,707.05	11/30/2015 11/30/2015	0.10 0.10	0.00	1,260,707.05 1,260,707.05	1,260,707.05 1,260,707.05

* Grouped By: Security Type. * Groups Sorted By: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Portfolio Activity Summary

Tamarac, City of 2005 Bond (43817)

11/01/2015 - 11/30/2015

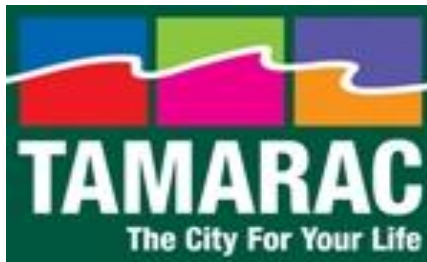
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Dated: 12/16/2015

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed	Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	248.70	0.00	248.70	0.00	0.00		0.00	0.00	0.00	0.00	1,260,458.35 1,260,707.05	1,260,458.35 1,260,707.05
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	248.70	0.00	248.70	0.00	0.00		0.00	0.00	0.00	0.00	1,260,458.35 1,260,707.05	1,260,458.35 1,260,707.05

* Weighted By: Ending Market Value + Accrued.

Monthly Investment Report for Period Ended November 30, 2015



City of Tamarac Cash Portfolio
525 NW 88th Ave.
Tamarac, FL 33321

Public Trust Advisors LLC
4767 New Broad Street
Orlando, Florida 32814

City of Tamarac Cash Portfolio Summary

Investment Management Portfolio Review

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City of Tamarac Cash Portfolio Summary Comparison for the period November 1, 2015 to November 30, 2015

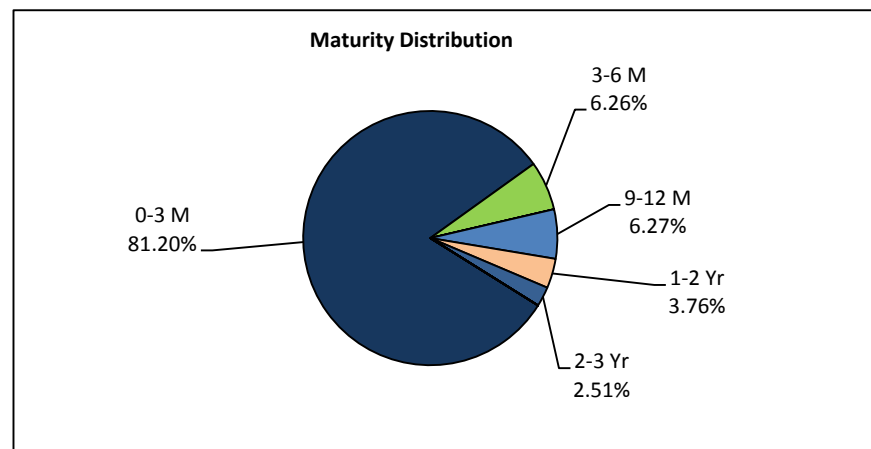
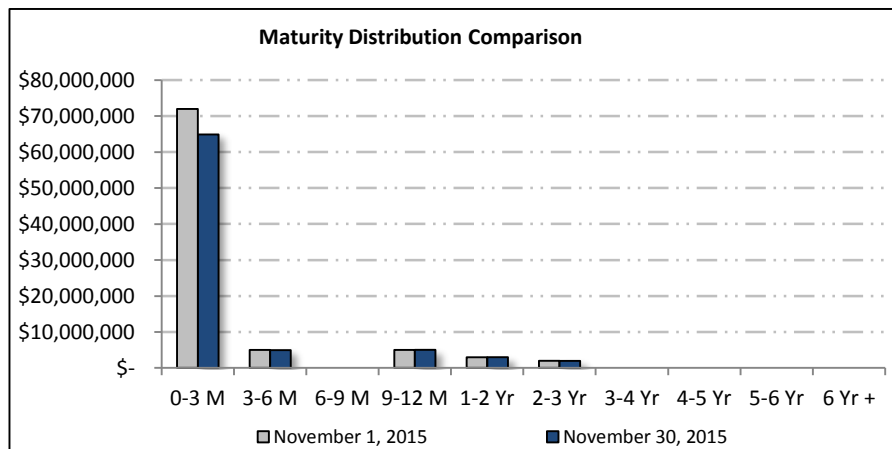
City of Tamarac Cash Portfolio	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Characteristic	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance
Historical Cost	\$ 86,929,527.45	\$ 79,861,804.52	Book Yield Gross	0.30%	0.32%
Book Value	\$ 86,929,527.45	\$ 79,861,804.52	Market Yield Gross	0.30%	0.32%
Accrued Interest	8,476.71	15,956.16	Duration	0.21 Years	0.21 Years
Book Value Plus Accrued	\$ 86,938,004.16	\$ 79,877,760.68	Weighted Effective Maturity	0.21 Years	0.21 Years
Net Unrealized Gain/Loss	0.00	0.00	Weighted Final Maturity	0.21 Years	0.21 Years
Market Value Plus Accrued⁽²⁾	\$ 86,938,004.16	\$ 79,877,760.68			
Net Pending Transactions	0.00	0.00			
Market Value Plus Accrued Net⁽²⁾	\$ 86,938,004.16	\$ 79,877,760.68			
City of Tamarac Cash Portfolio	November 2015 Net Income				
Interest Income	\$ 20,771.96				
Net Amortization/Accretion	0.00				
Net Realized Gain/Loss	0.00				
Net Income	\$ 20,771.96				

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and receivables from transactions that settle in the following reporting period.

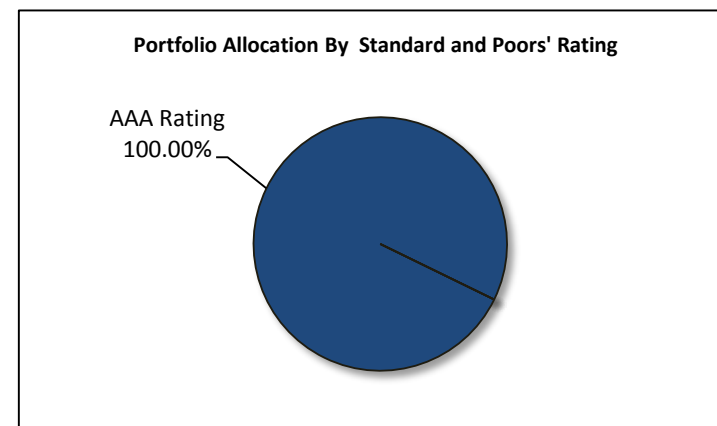
City of Tamarac Cash Portfolio Maturity Distribution Market Value Basis November 1, 2015 to November 30, 2015

<u>Maturity Distribution</u>	<u>November 1, 2015 Beginning Balance</u>	<u>November 30, 2015 Ending Balance</u>	<u>Portfolio Allocation</u>	<u>Distribution Change</u>
0-3 Months	\$ 71,929,527.45	\$ 64,861,804.52	81.20%	-1.54%
3-6 Months	5,001,397.26	5,002,630.14	6.26%	0.51%
6-9 Months	-	-	0.00%	0.00%
9-12 Months	5,002,794.52	5,005,260.27	6.27%	0.51%
1-2 Years	3,002,235.62	3,004,208.22	3.76%	0.31%
2-3 Years	2,002,049.32	2,003,857.53	2.51%	0.21%
3-4 Years	-	-	0.00%	0.00%
4-5 Years	-	-	0.00%	0.00%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	\$ 86,938,004.16	\$ 79,877,760.68	100.00%	

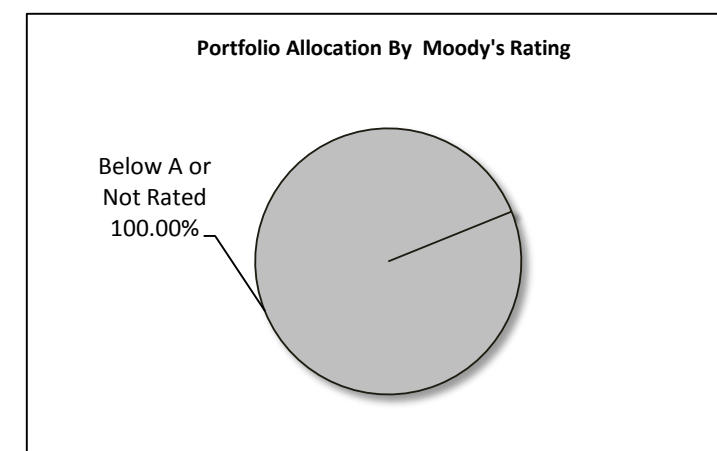


City of Tamarac Cash Portfolio Rating Distribution Market Value Basis November 1, 2015 to November 30, 2015

S&P Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	\$ -	0.00%
A-1	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
AAA Rating	\$ 79,877,760.68	100.00%
AA Rating	-	0.00%
A Rating	-	0.00%
Below A or Not Rated	-	0.00%
Total Long Term Rating	\$ 79,877,760.68	100.00%
Total Portfolio	\$ 79,877,760.68	100.00%

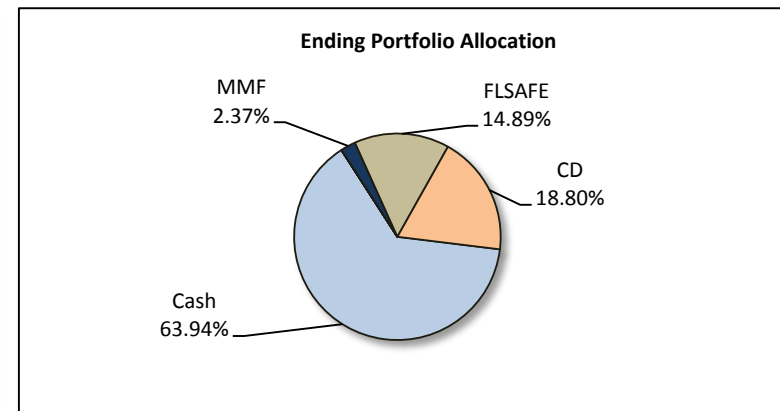
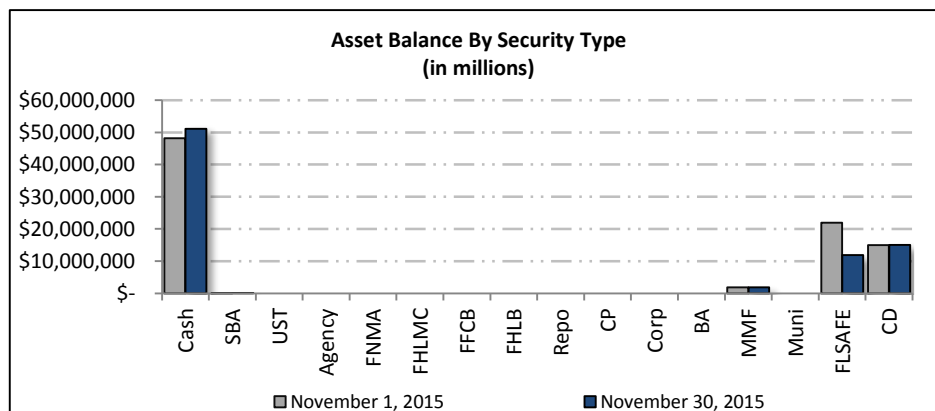


Moody's Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	\$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
Aaa Rating	\$ -	0.00%
Aa Rating	-	0.00%
A Rating	-	0.00%
Below A or Not Rated	79,877,760.68	100.00%
Total Long Term Rating	\$ 79,877,760.68	100.00%
Total Portfolio	\$ 79,877,760.68	100.00%



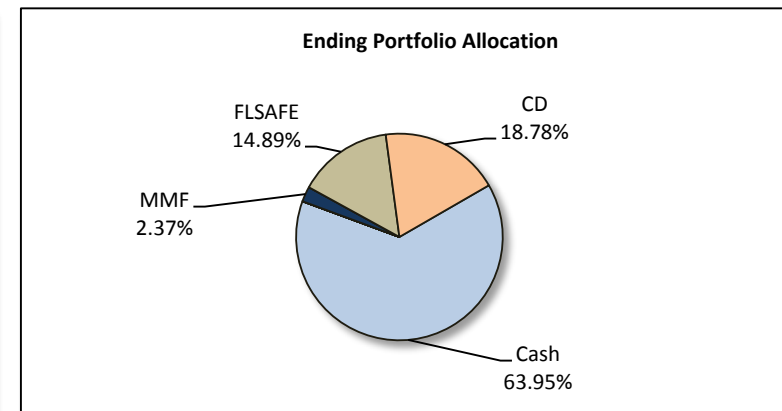
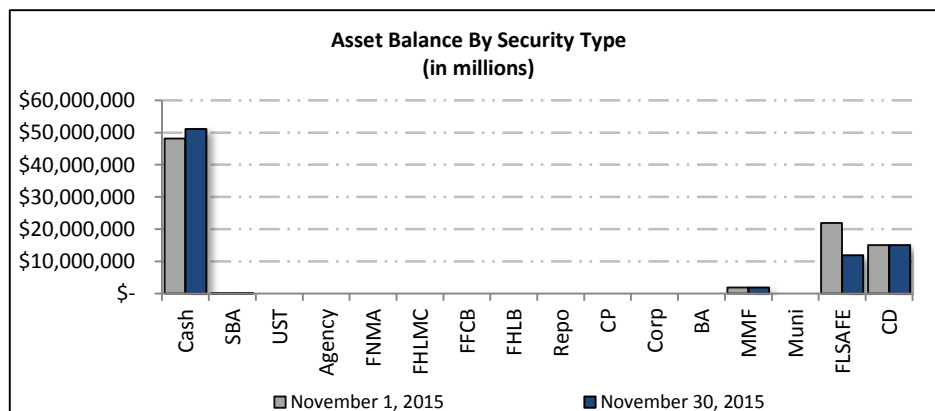
City of Tamarac Cash Portfolio Market Value Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ 48,146,984.50	55.38%	\$ 51,074,494.79	0.30%	63.94%	8.56%
SBA	3,227.66	0.00%	3,228.36	0.27%	0.00%	0.00%
U.S. Treasury Notes	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	\$ -	0.00%	\$ -	0.00%	0.00%	0.00%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	-	0.00%	-	0.00%	0.00%	0.00%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	1,888,952.25	2.17%	1,892,350.73	0.02%	2.37%	0.20%
Municipal Bonds	-	0.00%	-	0.00%	0.00%	0.00%
FLSAFE	21,890,363.04	25.18%	11,891,730.64	0.10%	14.89%	-10.29%
Certificates of Deposit	15,008,476.71	17.26%	15,015,956.16	0.61%	18.80%	1.54%
Total Portfolio Market Value	\$ 86,938,004.16	100.00%	\$ 79,877,760.68	0.32%	100.00%	



City of Tamarac Cash Portfolio Historical Cost Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ 48,146,984.50	55.39%	\$ 51,074,494.79	0.30%	63.95%	8.57%
SBA	3,227.66	0.00%	3,228.36	0.27%	0.00%	0.00%
U.S. Treasury Notes	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	\$ -	0.00%	\$ -		0.00%	0.00%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	-	0.00%	-	0.00%	0.00%	0.00%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	1,888,952.25	2.17%	1,892,350.73	0.02%	2.37%	0.20%
Municipal Bonds	-	0.00%	-	0.00%	0.00%	0.00%
FLSAFE	21,890,363.04	25.18%	11,891,730.64	0.10%	14.89%	-10.29%
Certificates of Deposit	15,000,000.00	17.26%	15,000,000.00	0.61%	18.78%	1.53%
Total Portfolio Historical Cost	\$ 86,929,527.45	100.00%	\$ 79,861,804.52	0.32%	100.00%	



Additional Disclosure

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. Please review the contents of this statement carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio or security detail, or any other facet of your statement, please feel free to contact us.

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Public Trust Advisors does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Pricing sources from our reporting platform are provided by Clearwater reporting platform and are established by Clearwater's internal pricing procedures. Clearwater utilizes a hierarchical pricing model which starts with one of the industry's pricing sources, S&P Capital IQ. Securities with short maturities and infrequent secondary market trades are typically priced via mathematical calculations. The Securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public trust Advisors, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency, unless otherwise specifically stated. Investment in fixed income securities involves risks, including the possible loss of the amount invested.

Past performance is not an indication of future performance.

Beginning and Ending Balances based on Market Value plus Accrued Interest on a Trade Date basis.

Public Trust Advisors is an investment advisor registered with the Securities and Exchange Commission, and is required to maintain a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, privacy policy, or code of ethics please contact Service Operations at the address below.

Public Trust Advisors
999 18th Street, Suite 1230
Denver, CO 80202



Month End Report Trade Date

Tamarac, City of Cash (43804)

Month End (M11 Y2015)

11/01/2015 - 11/30/2015

Dated: 12/16/2015

Locked Down

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Dated: 12/16/2015

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Holdings Report Trade Date

Tamarac, City of Cash (43804)

As of 11/30/2015

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Dated: 12/16/2015

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
FLSAFE Term 1 FLST1 CD 0.30	03/28/2016 03/28/2016 N ---	5,000,000.00 5,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	5,000,000.00 5,002,630.14	2,630.14 0.00	5,000,000.00 5,002,630.14
FLSAFE Term 4 FLST4 CD 1.10	09/28/2018 09/28/2018 N ---	2,000,000.00 2,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	2,000,000.00 2,003,857.53	3,857.53 0.00	2,000,000.00 2,003,857.53
FLSAFE Term 3 FLST3 CD 0.80	09/28/2017 09/28/2017 N ---	3,000,000.00 3,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	3,000,000.00 3,004,208.22	4,208.22 0.00	3,000,000.00 3,004,208.22
FLSAFE Term 2 FLST2 CD 0.60	09/28/2016 09/28/2016 N ---	5,000,000.00 5,000,000.00 100.00	09/28/2015 09/28/2015	NA NA NA	5,000,000.00 5,005,260.27	5,260.27 0.00	5,000,000.00 5,005,260.27
FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,891,411.57	---	NA	1,891,411.57	0.00	1,891,411.57
FLSAFE3	11/30/2015	1,891,411.57	---	NA	1,891,411.57	0.00	1,891,411.57
MMFUND 0.10	N ---	1.00	---	NA			
FLSAFE FLSAFE MMFUND 0.10	11/30/2015 11/30/2015 N ---	10,000,319.07 10,000,319.07 1.00	---	NA NA NA	10,000,319.07 10,000,319.07	0.00 0.00	10,000,319.07 10,000,319.07
Wells Fargo WF ACT MMFUND 0.02	11/30/2015 11/30/2015 N ---	1,892,350.73 1,892,350.73 1.00	---	NA NA NA	1,892,350.73 1,892,350.73	0.00 0.00	1,892,350.73 1,892,350.73
TD BANK TDBK CONS ACT MMFUND 0.30	11/30/2015 11/30/2015 N ---	51,074,494.79 51,074,494.79 1.00	---	NA NA NA	51,074,494.79 51,074,494.79	0.00 0.00	51,074,494.79 51,074,494.79
SBA FL SBA MMFUND 0.16	11/30/2015 11/30/2015 N ---	3,228.36 3,228.36 1.00	---	NA NA NA	3,228.36 3,228.36	0.00 0.00	3,228.36 3,228.36
---	02/15/2016	79,861,804.52	---	NA	79,861,804.52	15,956.16	79,861,804.52
---	02/15/2016	79,861,804.52	---	NA	79,877,760.68	0.00	79,877,760.68
---	N	---	---	NA			
---	---	---	---	---			

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Income Detail Report Trade Date

Tamarac, City of Cash (43804)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

Identifier, Description	Final Maturity	Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Net Earned Income	Interest Payment Received, Ending Interest Due
FLST4 FLSAFE Term 4	09/28/2018	2,000,000.00	1,808.22	0.00 0.00	0.00	0.00	1,808.22	0.00 0.00
FLST3 FLSAFE Term 3	09/28/2017	3,000,000.00	1,972.60	0.00 0.00	0.00	0.00	1,972.60	0.00 0.00
FLST2 FLSAFE Term 2	09/28/2016	5,000,000.00	2,465.75	0.00 0.00	0.00	0.00	2,465.75	0.00 0.00
FLST1 FLSAFE Term 1	03/28/2016	5,000,000.00	1,232.88	0.00 0.00	0.00	0.00	1,232.88	0.00 0.00
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds)	11/30/2015	1,891,411.57	0.00	0.00 0.00	0.00	0.00	0.00	0.00 0.00
FLSAFE FLSAFE	11/30/2015	10,000,319.07	1,367.60	0.00 0.00	0.00	0.00	1,367.60	1,367.60 0.00
WF ACT Wells Fargo	11/30/2015	1,892,350.73	27.97	0.00 0.00	0.00	0.00	27.97	27.97 0.00
TDBK CONS ACT TD BANK	11/30/2015	51,074,494.79	11,896.24	0.00 0.00	0.00	0.00	11,896.24	11,896.24 0.00
FL SBA SBA	11/30/2015	3,228.36	0.70	0.00 0.00	0.00	0.00	0.70	0.70 0.00
CCYUSD Cash	11/30/2015	0.00	0.00	0.00 0.00	0.00	0.00	-0.00	0.00 0.00
---	02/15/2016	79,861,804.52	20,771.96	0.00	0.00	0.00	20,771.96	13,292.51
---				0.00				0.00

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Transactions Realized Gain Loss Report

Tamarac, City of Cash (43804)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

* Does not Lock Down.

Identifier	Description	Current Units	Type	Settle Date	Price	Principal	Realized Gain/Loss	Amount
FLSAFE	FLSAFE	-10,000,000.00	Sell	11/30/2015	1.00	-10,000,000.00	0.00	10,000,000.00
TDBK CONS ACT	TD BANK	-6,196,005.14	Sell	11/30/2015	1.00	-6,196,005.14	0.00	6,196,005.14
WF ACT	Wells Fargo	-1,448.97	Sell	11/30/2015	1.00	-1,448.97	0.00	1,448.97
FLSAFE	FLSAFE	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	1,367.60
TDBK CONS ACT	TD BANK	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	11,896.24
FL SBA	SBA	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	0.70
WF ACT	Wells Fargo	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	27.97
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	4,819.48
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-1,448.97
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-6,196,005.14
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	-10,000,000.00
CCYUSD	US Dollar	0.00	Cash Transfer	11/30/2015	---	0.00	0.00	9,111,619.19
FLSAFE	FLSAFE	1,367.60	Buy	11/30/2015	1.00	1,367.60	0.00	-1,367.60
TDBK CONS ACT	TD BANK	11,896.24	Buy	11/30/2015	1.00	11,896.24	0.00	-11,896.24
TDBK CONS ACT	TD BANK	9,111,619.19	Buy	11/30/2015	1.00	9,111,619.19	0.00	-9,111,619.19
FL SBA	SBA	0.70	Buy	11/30/2015	1.00	0.70	0.00	-0.70
WF ACT	Wells Fargo	4,819.48	Buy	11/30/2015	1.00	4,819.48	0.00	-4,819.48
WF ACT	Wells Fargo	27.97	Buy	11/30/2015	1.00	27.97	0.00	-27.97
---	---	-7,067,722.93	---	11/30/2015	---	-7,067,722.93	0.00	0.00

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of Cash (43804)

As of 11/30/2015

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Dated: 12/16/2015

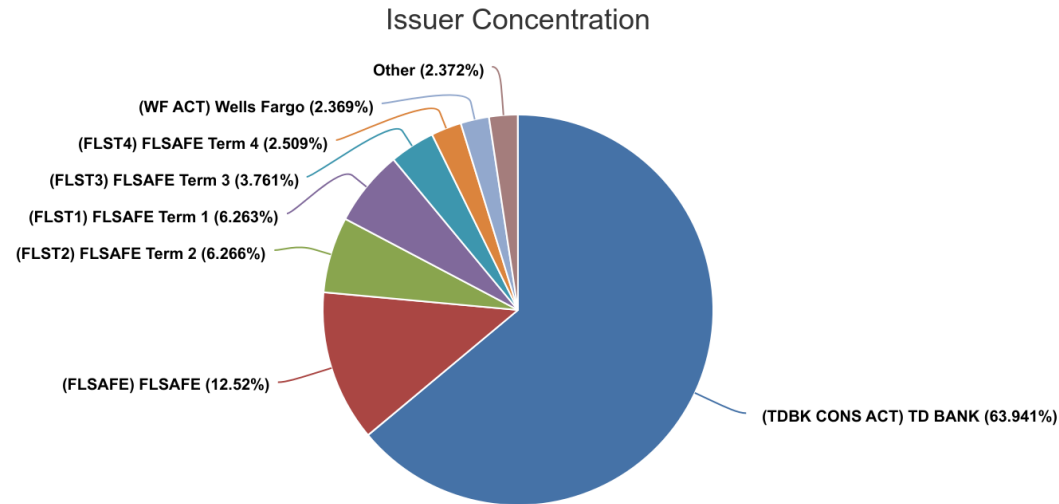


Chart calculated by: Market Value + Accrued

(FL SBA) SBA

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FL SBA	MMFUND	SBA (FL SBA) SBA	3,228.36	Fixed	N	0.00	0.27	0.27	11/30/2015 11/30/2015	0.00	3,228.36 3,228.36	3,228.36 3,228.36
FL SBA	MMFUND	SBA (FL SBA) SBA	3,228.36	Fixed	N	0.00	0.27	0.27	11/30/2015 11/30/2015	0.00	3,228.36 3,228.36	3,228.36 3,228.36

(FLSAFE) FLSAFE

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE	MMFUND	FLSAFE (FLSAFE) FLSAFE	10,000,319.07	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07
FLSAFE	MMFUND	FLSAFE (FLSAFE) FLSAFE	10,000,319.07	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07

(FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,891,411.57	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of Cash (43804)

As of 11/30/2015

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Dated: 12/16/2015

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3	MMFUND	FLSAFE (allocation from 05 Bond Proceeds) (FLSAFE3) FLSAFE (allocation from 05 Bond Proceeds)	1,891,411.57	Fixed	N	0.00	0.10	0.10	11/30/2015 11/30/2015	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57

(FLST1) FLSAFE Term 1

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST1	CD	FLSAFE Term 1 (FLST1) FLSAFE Term 1	5,000,000.00	Fixed	N	0.323	0.30	0.30	03/28/2016 03/28/2016	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14
FLST1	CD	FLSAFE Term 1 (FLST1) FLSAFE Term 1	5,000,000.00	Fixed	N	0.323	0.30	0.30	03/28/2016 03/28/2016	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14

(FLST2) FLSAFE Term 2

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST2	CD	FLSAFE Term 2 (FLST2) FLSAFE Term 2	5,000,000.00	Fixed	N	0.823	0.60	0.599	09/28/2016 09/28/2016	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27
FLST2	CD	FLSAFE Term 2 (FLST2) FLSAFE Term 2	5,000,000.00	Fixed	N	0.823	0.60	0.599	09/28/2016 09/28/2016	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27

(FLST3) FLSAFE Term 3

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST3	CD	FLSAFE Term 3 (FLST3) FLSAFE Term 3	3,000,000.00	Fixed	N	1.801	0.80	0.799	09/28/2017 09/28/2017	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22
FLST3	CD	FLSAFE Term 3 (FLST3) FLSAFE Term 3	3,000,000.00	Fixed	N	1.801	0.80	0.799	09/28/2017 09/28/2017	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22

(FLST4) FLSAFE Term 4

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST4	CD	FLSAFE Term 4 (FLST4) FLSAFE Term 4	2,000,000.00	Fixed	N	2.742	1.10	1.098	09/28/2018 09/28/2018	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53
FLST4	CD	FLSAFE Term 4 (FLST4) FLSAFE Term 4	2,000,000.00	Fixed	N	2.742	1.10	1.098	09/28/2018 09/28/2018	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53

(TDBK CONS ACT) TD BANK

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
TDBK CONS ACT	MMFUND	TD BANK (TDBK CONS ACT) TD BANK	51,074,494.79	Fixed	N	0.00	0.30	0.30	11/30/2015 11/30/2015	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79
TDBK CONS ACT	MMFUND	TD BANK (TDBK CONS ACT) TD BANK	51,074,494.79	Fixed	N	0.00	0.30	0.30	11/30/2015 11/30/2015	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79

(WF ACT) Wells Fargo

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of Cash (43804)

As of 11/30/2015

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Dated: 12/16/2015

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
WF ACT	MMFUND	Wells Fargo (WF ACT) Wells Fargo	1,892,350.73	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73
WF ACT	MMFUND	Wells Fargo (WF ACT) Wells Fargo	1,892,350.73	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73

Summary

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
---	---	---	79,861,804.52	Fixed	N	0.208	0.321	0.321	02/15/2016 02/15/2016	15,956.16	79,861,804.52 79,877,760.68	79,861,804.52 79,877,760.68

* Grouped By: Issuer Concentration. * Groups Sorted By: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Security Type GASB 40 Trade Date

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Tamarac, City of Cash (43804)

Dated: 12/16/2015

Security Type

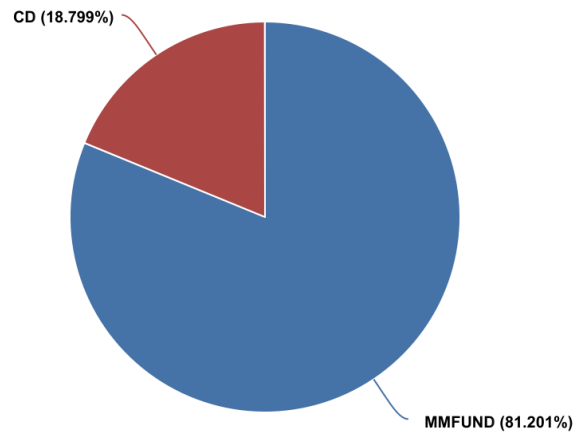


Chart calculated by: Market Value + Accrued

CD

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLST1 FLSAFE Term 1 CD	Fixed	N	0.323	NA NA	5,000,000.00	03/28/2016 03/28/2016	0.30 0.30	2,630.14	5,000,000.00 5,002,630.14	5,000,000.00 5,002,630.14
FLST4 FLSAFE Term 4 CD	Fixed	N	2.742	NA NA	2,000,000.00	09/28/2018 09/28/2018	1.10 1.098	3,857.53	2,000,000.00 2,003,857.53	2,000,000.00 2,003,857.53
FLST3 FLSAFE Term 3 CD	Fixed	N	1.801	NA NA	3,000,000.00	09/28/2017 09/28/2017	0.80 0.799	4,208.22	3,000,000.00 3,004,208.22	3,000,000.00 3,004,208.22
FLST2 FLSAFE Term 2 CD	Fixed	N	0.823	NA NA	5,000,000.00	09/28/2016 09/28/2016	0.60 0.599	5,260.27	5,000,000.00 5,005,260.27	5,000,000.00 5,005,260.27
--- --- CD	Fixed	N	1.108	NA NA	15,000,000.00	01/15/2017 01/15/2017	0.607 0.606	15,956.16	15,000,000.00 15,015,956.16	15,000,000.00 15,015,956.16

MMFUND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	Fixed	N	0.00	NA NA	1,891,411.57	11/30/2015 11/30/2015	0.10 0.10	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57

Security Type GASB 40 Trade Date

Tamarac, City of Cash (43804)

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Dated: 12/16/2015

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
FLSAFE FLSAFE MMFUND	Fixed	N	0.00	NA NA	10,000,319.07	11/30/2015 11/30/2015	0.10 0.10	0.00	10,000,319.07 10,000,319.07	10,000,319.07 10,000,319.07
WF ACT Wells Fargo MMFUND	Fixed	N	0.00	NA NA	1,892,350.73	11/30/2015 11/30/2015	0.02 0.02	0.00	1,892,350.73 1,892,350.73	1,892,350.73 1,892,350.73
TDBK CONS ACT TD BANK MMFUND	Fixed	N	0.00	NA NA	51,074,494.79	11/30/2015 11/30/2015	0.30 0.30	0.00	51,074,494.79 51,074,494.79	51,074,494.79 51,074,494.79
FL SBA SBA MMFUND	Fixed	N	0.00	NA NA	3,228.36	11/30/2015 11/30/2015	0.27 0.27	0.00	3,228.36 3,228.36	3,228.36 3,228.36
--- --- MMFUND	Fixed	N	0.00	NA NA	64,861,804.52	11/30/2015 11/30/2015	0.255 0.255	0.00	64,861,804.52 64,861,804.52	64,861,804.52 64,861,804.52

Summary

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
--- --- ---	Fixed	N	0.208	NA NA	79,861,804.52	02/15/2016 02/15/2016	0.321 0.321	15,956.16	79,861,804.52 79,877,760.68	79,861,804.52 79,877,760.68

* Grouped By: Security Type. * Groups Sorted By: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Portfolio Activity Summary

Tamarac, City of Cash (43804)

11/01/2015 - 11/30/2015

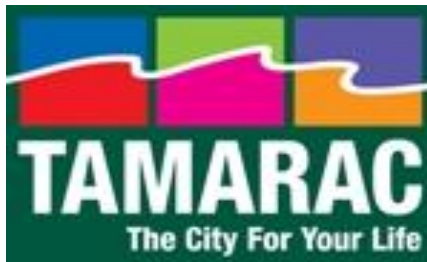
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Dated: 12/16/2015

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
TDBK CONS ACT TD BANK MMFUND	11,896.24	0.00	9,123,515.43	0.00	-6,196,005.14	0.00	0.00	0.00	0.00	48,146,984.50 51,074,494.79	48,146,984.50 51,074,494.79
FLSAFE FLSAFE MMFUND	1,367.60	0.00	1,367.60	0.00	-10,000,000.00	0.00	0.00	0.00	0.00	19,998,951.47 10,000,319.07	19,998,951.47 10,000,319.07
WF ACT Wells Fargo MMFUND	27.97	0.00	4,847.45	0.00	-1,448.97	0.00	0.00	0.00	0.00	1,888,952.25 1,892,350.73	1,888,952.25 1,892,350.73
FLSAFE3 FLSAFE (allocation from 05 Bond Proceeds) MMFUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,891,411.57 1,891,411.57	1,891,411.57 1,891,411.57
FL SBA SBA MMFUND	0.70	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	3,227.66 3,228.36	3,227.66 3,228.36
CCYUSD Cash CASH	0.00	-7,081,015.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 0.00	0.00 0.00
FLST4 FLSAFE Term 4 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000,000.00 2,000,000.00	2,000,000.00 2,000,000.00
FLST3 FLSAFE Term 3 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000,000.00 3,000,000.00	3,000,000.00 3,000,000.00
FLST2 FLSAFE Term 2 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000,000.00 5,000,000.00	5,000,000.00 5,000,000.00
FLST1 FLSAFE Term 1 CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000,000.00 5,000,000.00	5,000,000.00 5,000,000.00
---	13,292.51	-7,081,015.44	9,129,731.18	0.00	-16,197,454.11	0.00	0.00	0.00	0.00	86,929,527.45 79,861,804.52	86,929,527.45 79,861,804.52

* Weighted By: Ending Market Value + Accrued.

Monthly Investment Report for Period Ended November 30, 2015



City of Tamarac Managed Portfolio
525 NW 88th Ave.
Tamarac, FL 33321

Public Trust Advisors LLC
4767 New Broad Street
Orlando, Florida 32814

City of Tamarac Managed Portfolio Summary

Investment Management Portfolio Review

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City of Tamarac Managed Portfolio Summary Comparison for the period November 1, 2015 to November 30, 2015

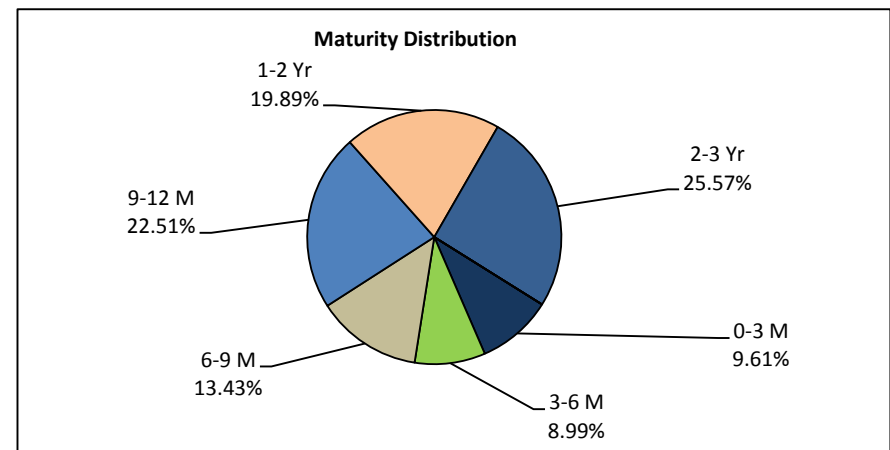
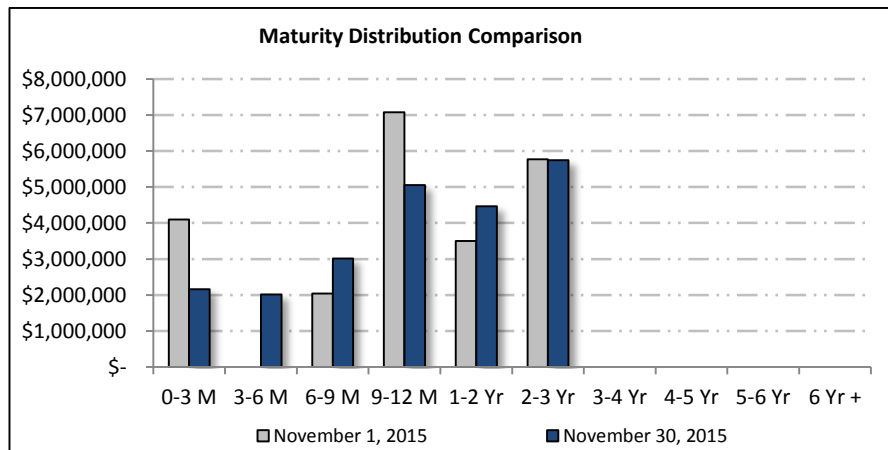
City of Tamarac Managed Portfolio	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Characteristic	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance
Historical Cost	\$ 22,535,870.45	\$ 22,587,958.26	Book Yield Gross	0.84%	0.88%
Book Value	\$ 22,366,482.32	\$ 22,414,631.36	Market Yield Gross	0.71%	0.87%
Accrued Interest	82,296.31	50,594.94	Weighted Average Coupon	1.27%	1.29%
Book Value Plus Accrued	\$ 22,448,778.63	\$ 22,465,226.29	Duration	1.12 Years	1.22 Years
Net Unrealized Gain/Loss	31,133.44	(10,075.54)	Weighted Effective Maturity	1.15 Years	1.24 Years
Market Value Plus Accrued⁽²⁾	\$ 22,479,912.07	\$ 22,455,150.76	Weighted Final Maturity	1.16 Years	1.25 Years
Net Pending Transactions	47.32	36.84			
Market Value Plus Accrued Net⁽²⁾	\$ 22,479,959.39	\$ 22,455,187.60			
City of Tamarac Managed Portfolio	November 2015 Net Income				
Interest Income	\$ 23,855.96				
Net Amortization/Accretion	(7,418.77)				
Net Realized Gain/Loss	0.00				
Net Income	\$ 16,437.19				

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and receivables from transactions that settle in the following reporting period.

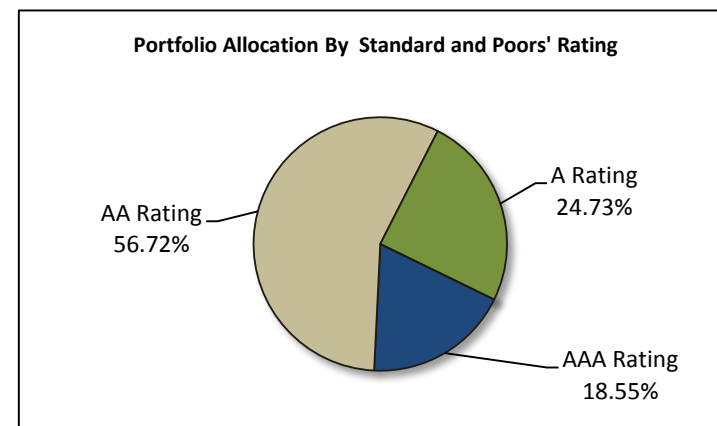
City of Tamarac Managed Portfolio Maturity Distribution Market Value Basis November 1, 2015 to November 30, 2015

Maturity Distribution	November 1, 2015 Beginning Balance	November 30, 2015 Ending Balance	Portfolio Allocation	Distribution Change
0-3 Months	\$ 4,098,066.54	\$ 2,157,252.82	9.61%	-8.62%
3-6 Months	-	2,017,766.67	8.99%	8.99%
6-9 Months	2,041,467.50	3,016,735.56	13.43%	4.35%
9-12 Months	7,074,501.67	5,054,815.84	22.51%	-8.96%
1-2 Years	3,499,051.73	4,466,315.49	19.89%	4.32%
2-3 Years	5,766,824.64	5,742,264.39	25.57%	-0.08%
3-4 Years	-	-	0.00%	0.00%
4-5 Years	-	-	0.00%	0.00%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	\$ 22,479,912.07	\$ 22,455,150.76	100.00%	

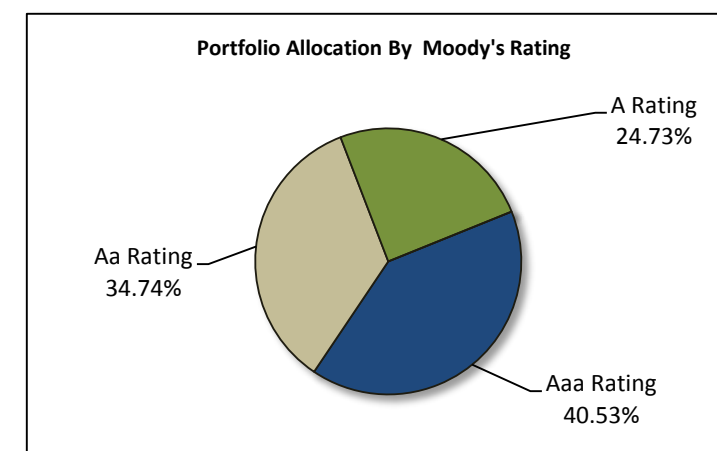


City of Tamarac Managed Portfolio Rating Distribution Market Value Basis November 1, 2015 to November 30, 2015

S&P Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	\$ -	0.00%
A-1	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
AAA Rating	\$ 4,166,330.74	18.55%
AA Rating	12,735,999.74	56.72%
A Rating	5,552,820.28	24.73%
Below A or Not Rated	-	0.00%
Total Long Term Rating	\$ 22,455,150.76	100.00%
Total Portfolio	\$ 22,455,150.76	100.00%

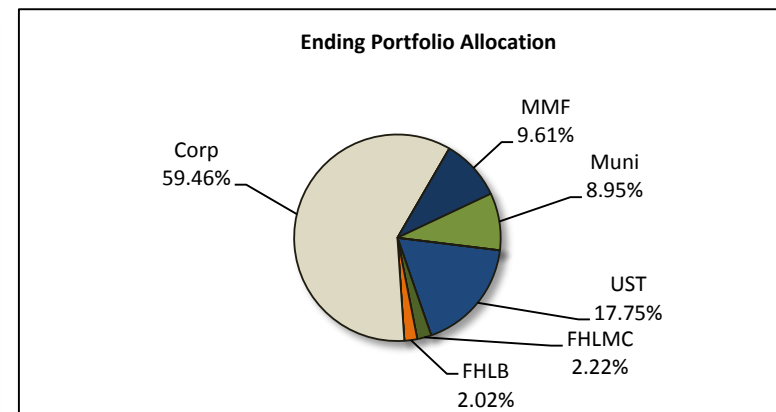
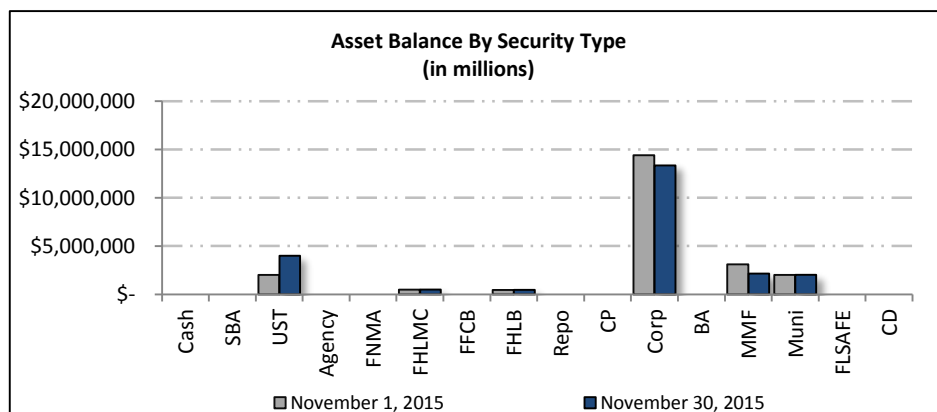


Moody's Rating Distribution	November 30, 2015 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	\$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	\$ -	0.00%
Long Term Rating Distribution		
Aaa Rating	\$ 9,101,876.98	40.53%
Aa Rating	7,800,453.50	34.74%
A Rating	5,552,820.28	24.73%
Below A or Not Rated	-	0.00%
Total Long Term Rating	\$ 22,455,150.76	100.00%
Total Portfolio	\$ 22,455,150.76	100.00%



City of Tamarac Managed Portfolio Market Value Basis Security Distribution November 1, 2015 to November 30, 2015

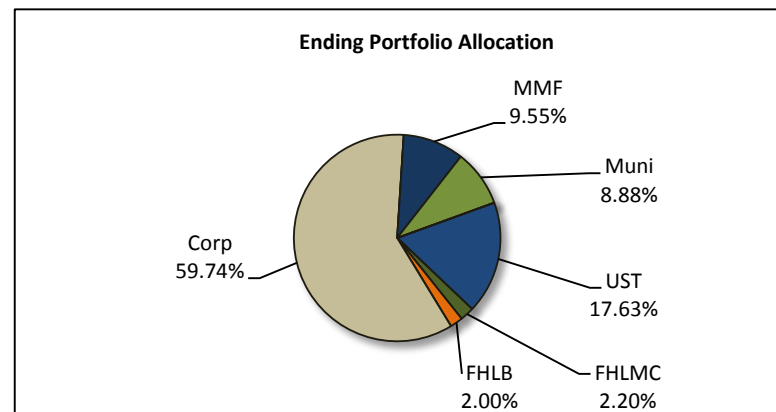
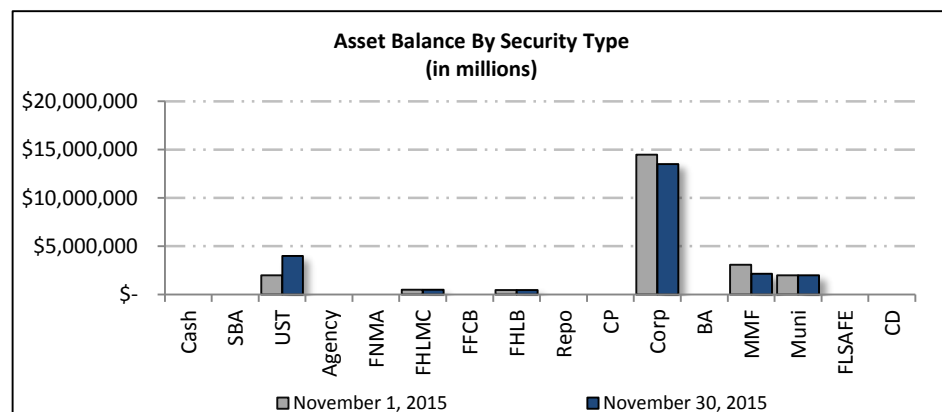
Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ -	0.00%	\$ -	0.00%	0.00%	0.00%
SBA	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	2,000,665.59	8.90%	3,984,755.33	0.84%	17.75%	8.85%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	499,745.42	2.22%	497,947.92	0.95%	2.22%	-0.01%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	453,804.50	2.02%	452,843.00	0.82%	2.02%	0.00%
Fed Instrumentality Subtotal	\$ 953,549.92	4.24%	\$ 950,790.92	0.89%	4.23%	-0.01%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	14,421,152.81	64.15%	13,352,751.69	1.04%	59.46%	-4.69%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	3,094,653.76	13.77%	2,157,252.82	0.02%	9.61%	-4.16%
Municipal Bonds	2,009,890.00	8.94%	2,009,600.00	0.81%	8.95%	0.01%
FLSAFE	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Market Value	\$ 22,479,912.07	100.00%	\$ 22,455,150.76	0.88%	100.00%	



*Permitted allocation based on aggregate assets as defined within the investment policy.

City of Tamarac Managed Portfolio Historical Cost Basis Security Distribution November 1, 2015 to November 30, 2015

Security Distribution	November 1, 2015 Beginning Balance	Portfolio Allocation	November 30, 2015 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	\$ -	0.00%	\$ -	0.00%	0.00%	0.00%
SBA	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	1,990,117.19	8.83%	3,983,085.94	0.84%	17.63%	8.80%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	497,380.00	2.21%	497,380.00	0.95%	2.20%	-0.01%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	451,611.00	2.00%	451,611.00	0.82%	2.00%	0.00%
Fed Instrumentality Subtotal	\$ 948,991.00	4.21%	\$ 948,991.00	0.89%	4.20%	-0.01%
Repurchase Agreement	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	14,496,908.50	64.33%	13,493,428.50	1.04%	59.74%	-4.59%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	3,094,653.76	13.73%	2,157,252.82	0.02%	9.55%	-4.18%
Municipal Bonds	2,005,200.00	8.90%	2,005,200.00	0.81%	8.88%	-0.02%
FLSAFE	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Historical Cost	\$ 22,535,870.45	100.00%	\$ 22,587,958.26	0.88%	100.00%	



Additional Disclosure

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. Please review the contents of this statement carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio or security detail, or any other facet of your statement, please feel free to contact us.

Public Trust Advisor's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by Public Trust Advisors. The custodian bank maintains the control of assets and executes and settles all investments transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust Advisors recognizes that clients may use these reports to facilitate record keeping; therefore the custodian bank statement and the Public Trust Advisors statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference. Please contact your relationship manager or our toll free number 855-395-3954 with questions regarding your account.

Public Trust Advisors does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Pricing sources from our reporting platform are provided by Clearwater reporting platform and are established by Clearwater's internal pricing procedures. Clearwater utilizes a hierarchical pricing model which starts with one of the industry's pricing sources, S&P Capital IQ. Securities with short maturities and infrequent secondary market trades are typically priced via mathematical calculations. The Securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public trust Advisors, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency, unless otherwise specifically stated. Investment in fixed income securities involves risks, including the possible loss of the amount invested.

Past performance is not an indication of future performance.

Beginning and Ending Balances based on Market Value plus Accrued Interest on a Trade Date basis.

Public Trust Advisors is an investment advisor registered with the Securities and Exchange Commission, and is required to maintain a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, privacy policy, or code of ethics please contact Service Operations at the address below.

Public Trust Advisors
999 18th Street, Suite 1230
Denver, CO 80202

City of Tamarac Managed Portfolio Detail

Portfolio Holdings

Portfolio Income

Portfolio Transactions

Issuer Concentration

Security Concentration

Portfolio Activity Summary



Month End Report Trade Date

Tamarac, City of (43270)

Month End (M11 Y2015)

11/01/2015 - 11/30/2015

Dated: 12/16/2015

Locked Down

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Dated: 12/16/2015

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<u>Transactions Realized Gain Loss Report (Tamarac, City of (43270))</u>	4
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Holdings Report Trade Date

Tamarac, City of (43270)

As of 11/30/2015

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Dated: 12/16/2015

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
FEDERAL HOME LOAN BANK 313379FW4 AGCY BOND 1.00 ---	06/09/2017 06/09/2017 N ---	451,611.00 450,000.00 100.154	06/09/2015 06/10/2015	Aaa AA+ AAA	451,229.93 453,379.93	2,150.00 -536.93	450,693.00 452,843.00
FREDDIE MAC 3137EADN6 AGCY BOND 0.75 ---	01/12/2018 01/12/2018 N ---	497,380.00 500,000.00 99.30	05/12/2015 05/13/2015	Aaa AA+ AAA	497,916.28 499,364.20	1,447.92 -1,416.28	496,500.00 497,947.92
3M COMPANY 88579YAD3 CORP 1.375 ---	09/29/2016 09/29/2016 N ---	1,024,050.00 1,000,000.00 100.606	03/12/2013 03/15/2013	Aa3 AA- NA	1,005,670.87 1,008,038.92	2,368.06 389.13	1,006,060.00 1,008,428.06
US BANCORP 91159HHD5 CORP 1.65 ---	04/15/2017 05/15/2017 Y 04/15/2017	1,014,440.00 1,000,000.00 100.721	02/19/2015 02/24/2015	A1 A+ AA	1,009,293.18 1,010,026.51	733.33 -2,083.18	1,007,210.00 1,007,943.33
TORONTO-DOMINION BANK 89114QAE8 CORP 2.375 ---	10/19/2016 10/19/2016 N ---	1,031,110.00 1,000,000.00 101.335	10/30/2014 11/04/2014	Aa1 AA- AA-	1,014,075.67 1,016,846.51	2,770.83 -725.67	1,013,350.00 1,016,120.83
COLGATE-PALMOLIVE CO 19416QEB2 CORP 0.90 ---	05/01/2018 05/01/2018 N ---	990,840.00 1,000,000.00 99.142	01/21/2015 01/26/2015	Aa3 AA- AA-	993,184.30 993,934.30	750.00 -1,764.30	991,420.00 992,170.00
CHEVRON CORP 166764AE0 CORP 1.718 05/24/2018	05/24/2018 06/24/2018 Y 05/24/2018	1,011,540.00 1,000,000.00 100.438	01/21/2015 01/26/2015	Aa1 AA NA	1,008,651.28 1,016,143.67	7,492.39 -4,271.28	1,004,380.00 1,011,872.39
AMERICAN EXPRESS CREDIT 0258M0DG1 CORP 1.30 ---	07/29/2016 07/29/2016 N ---	1,008,146.00 1,000,000.00 100.273	01/08/2014 01/13/2014	A2 A- A+	1,002,132.92 1,006,538.47	4,405.56 597.08	1,002,730.00 1,007,135.56
ANHEUSER-BUSCH INBEV FIN 035242AC0 CORP 1.25 ---	01/17/2018 01/17/2018 N ---	499,230.00 500,000.00 98.891	06/03/2015 06/08/2015	A2 A- A	499,371.43 501,697.81	2,326.39 -4,916.43	494,455.00 496,781.39
TOYOTA MOTOR CREDIT CORP 89233P5E2 CORP 2.00 ---	09/15/2016 09/15/2016 N ---	1,014,340.00 1,000,000.00 100.919	07/10/2015 07/15/2015	Aa3 AA- A	1,009,705.27 1,013,927.50	4,222.22 -515.27	1,009,190.00 1,013,412.22
APPLE INC 037833AJ9 CORP 1.00 ---	05/03/2018 05/03/2018 N ---	741,622.50 750,000.00 99.438	06/09/2015 06/12/2015	Aa1 AA+ NA	742,959.80 743,543.13	583.33 2,825.20	745,785.00 746,368.33
GOOGLE INC 38259PAC6 CORP 2.125 ---	05/19/2016 05/19/2016 N ---	1,045,400.00 1,000,000.00 100.707	02/13/2013 02/19/2013	Aa2 AA NA	1,006,588.46 1,007,296.79	708.33 481.54	1,007,070.00 1,007,778.33
EXXON MOBIL CORPORATION 30231GAL6 CORP 1.305 ---	03/06/2018 03/06/2018 N ---	1,000,880.00 1,000,000.00 100.07	03/04/2015 03/09/2015	Aaa AAA NA	1,000,669.09 1,003,750.34	3,081.25 30.91	1,000,700.00 1,003,781.25
PEPSICO INC 713448BT4 CORP 2.50 ---	05/10/2016 05/10/2016 N ---	1,053,160.00 1,000,000.00 100.853	02/05/2013 02/08/2013	A1 A A	1,007,307.12 1,008,765.46	1,458.33 1,222.88	1,008,530.00 1,009,988.33
PNC FUNDING CORP 693476BM4 CORP 2.70 08/19/2016	08/19/2016 09/19/2016 Y 08/19/2016	1,041,210.00 1,000,000.00 101.216	09/27/2013 10/02/2013	A3 A- A+	1,010,380.97 1,015,780.97	5,400.00 1,779.03	1,012,160.00 1,017,560.00
WELLS FARGO & COMPANY 94974BFD7 CORP 2.10 ---	05/08/2017 05/08/2017 N ---	1,017,460.00 1,000,000.00 101.207	12/18/2014 12/23/2014	A2 A+ AA-	1,010,632.11 1,011,973.78	1,341.67 1,437.89	1,012,070.00 1,013,411.67

Holdings Report Trade Date

Tamarac, City of (43270)

As of 11/30/2015

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Dated: 12/16/2015

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
STIT-TREASURY PTF-INS 7D 825252406 MMFUND 0.02 ---	11/30/2015 11/30/2015 N ---	2,157,252.82 2,157,252.82 1.00	--- ---	Aaa AAAm AAA	2,157,252.82 2,157,252.82	0.00 -0.00	2,157,252.82 2,157,252.82
MARYLAND ST-B-TXBL 574193HL5 MUNI 0.95 ---	08/01/2016 08/01/2016 N ---	1,004,700.00 1,000,000.00 100.213	07/26/2013 08/06/2013	Aaa AAA AAA	1,001,061.39 1,004,228.05	3,166.67 1,068.61	1,002,130.00 1,005,296.67
WASHINGTON ST-T-TXBL 93974DAL2 MUNI 0.85 ---	08/01/2016 08/01/2016 N ---	1,000,500.00 1,000,000.00 100.147	08/08/2013 08/21/2013	Aa1 AA+ AA+	1,000,114.35 1,002,947.69	2,833.33 1,355.65	1,001,470.00 1,004,303.33
US TREASURY N/B 912828WF3 US GOV 0.625 ---	11/15/2016 11/15/2016 N ---	997,421.88 1,000,000.00 99.902	01/21/2014 01/23/2014	Aaa AA+ AAA	999,117.35 999,392.07	274.73 -97.35	999,020.00 999,294.73
US TREASURY N/B 912828TS9 US GOV 0.625 ---	09/30/2017 09/30/2017 N ---	1,992,968.75 2,000,000.00 99.50	11/05/2015 11/05/2015	Aaa AA+ AAA	1,993,230.10 1,995,347.58	2,117.49 -3,230.10	1,990,000.00 1,992,117.49
US TREASURY N/B 912828K25 US GOV 0.75 ---	04/15/2018 04/15/2018 N ---	992,695.31 1,000,000.00 99.238	05/07/2015 05/08/2015	Aaa AA+ AAA	994,086.67 995,049.79	963.11 -1,706.67	992,380.00 993,343.11
---	02/25/2017	22,587,958.26	---	Aa3	22,414,631.36	50,594.94	22,404,555.82
---	03/01/2017	22,357,252.82	---	AA-	22,465,226.29	-10,075.54	22,455,150.76
---	---	---	---	AA-			

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Income Detail Report Trade Date

Tamarac, City of (43270)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

Identifier, Description	Final Maturity	Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Net Earned Income	Interest Payment Received, Ending Interest Due
166764AE0 CHEVRON CORP	06/24/2018	1,000,000.00	1,431.67	0.00 0.00	0.00	-280.38	1,151.28	0.00 0.00
037833AJ9 APPLE INC	05/03/2018	750,000.00	625.00	0.00 0.00	235.82	0.00	860.82	3,750.00 0.00
19416QEB2 COLGATE-PALMOLIVE CO	05/01/2018	1,000,000.00	750.00	0.00 0.00	229.52	0.00	979.52	4,500.00 0.00
912828K25 US TREASURY N/B	04/15/2018	1,000,000.00	614.75	0.00 0.00	202.23	0.00	816.98	0.00 0.00
30231GAL6 EXXON MOBIL CORPORATION	03/06/2018	1,000,000.00	1,087.50	0.00 0.00	0.00	-24.02	1,063.48	0.00 0.00
035242AC0 ANHEUSER-BUSCH INBEV FIN	01/17/2018	500,000.00	520.83	0.00 0.00	23.72	0.00	544.55	0.00 0.00
3137EADN6 FREDDIE MAC	01/12/2018	500,000.00	312.50	0.00 0.00	79.45	0.00	391.95	0.00 0.00
912828TS9 US TREASURY N/B	09/30/2017	2,000,000.00	887.98	0.00 0.00	261.35	0.00	1,149.32	0.00 0.00
313379FW4 FEDERAL HOME LOAN BANK	06/09/2017	450,000.00	375.00	0.00 0.00	0.00	-65.70	309.30	0.00 0.00
91159HHD5 US BANCORP	05/15/2017	1,000,000.00	1,375.00	0.00 0.00	0.00	-551.20	823.80	8,250.00 0.00
94974BFD7 WELLS FARGO & COMPANY	05/08/2017	1,000,000.00	1,750.00	0.00 0.00	0.00	-603.12	1,146.88	10,500.00 0.00
912828WF3 US TREASURY N/B	11/15/2016	1,000,000.00	512.49	0.00 0.00	75.44	0.00	587.93	3,125.00 0.00
89114QAE8 TORONTO-DOMINION BANK	10/19/2016	1,000,000.00	1,979.17	0.00 0.00	0.00	-1,304.49	674.68	0.00 0.00
88579YAD3 3M COMPANY	09/29/2016	1,000,000.00	1,145.83	0.00 0.00	0.00	-564.03	581.80	0.00 0.00
693476BM4 PNC FUNDING CORP	09/19/2016	1,000,000.00	2,250.00	0.00 0.00	0.00	-1,190.70	1,059.30	0.00 0.00
89233P5E2 TOYOTA MOTOR CREDIT CORP	09/15/2016	1,000,000.00	1,666.67	0.00 0.00	0.00	-1,012.04	654.63	0.00 0.00
574193HL5 MARYLAND ST-B-TXBL	08/01/2016	1,000,000.00	791.67	0.00 0.00	0.00	-129.06	662.61	0.00 0.00
93974DAL2 WASHINGTON ST-T-TXBL	08/01/2016	1,000,000.00	708.33	0.00 0.00	0.00	-13.90	694.43	0.00 0.00
0258M0DG1 AMERICAN EXPRESS CREDIT	07/29/2016	1,000,000.00	1,083.33	0.00 0.00	0.00	-262.35	820.98	0.00 0.00
38259PAC6 GOOGLE INC	05/19/2016	1,000,000.00	1,770.83	0.00 0.00	0.00	-1,152.65	618.19	10,625.00 0.00
713448BT4 PEPSICO INC	05/10/2016	1,000,000.00	2,083.33	0.00 0.00	0.00	-1,355.44	727.89	12,500.00 0.00
825252406 STIT-TREASURY PTF-INS 7D	11/30/2015	2,157,252.82	36.84	0.00 -0.00	0.00	0.00	36.84	47.32 36.84
CCYUSD Cash	11/30/2015	0.00	0.00	0.00 0.00	0.00	0.00	0.00	0.00 0.00
14912L5H0 CATERPILLAR FINANCIAL SE	11/06/2015	0.00	97.22	0.00 0.00	0.00	-17.19	80.03	3,500.00 0.00
---	03/01/2017	22,357,252.82	23,855.96	0.00 -0.00	1,107.52	-8,526.29	16,437.19	56,797.32 36.84

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Transactions Realized Gain Loss Report

Tamarac, City of (43270)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

* Does not Lock Down.

Identifier	Description	Current Units	Type	Settle Date	Price	Principal	Realized Gain/Loss	Amount
825252406	STIT-TREASURY PTF-INS 7D	-1,994,198.26	Sell	11/05/2015	1.00	-1,994,198.26	0.00	1,994,198.26
825252406	STIT-TREASURY PTF-INS 7D	0.00	Money Market Funds	10/30/2015	---	0.00	0.00	47.32
825252406	STIT-TREASURY PTF-INS 7D	0.00	Money Market Funds	11/30/2015	---	0.00	0.00	36.95
14912L5H0	CATERPILLAR FINANCIAL SE	-1,000,000.00	Maturity	11/06/2015	100.00	-1,000,000.00	0.00	1,000,000.00
91159HHD5	US BANCORP	0.00	Coupon	11/15/2015	---	0.00	0.00	8,250.00
19416QEB2	COLGATE-PALMOLIVE CO	0.00	Coupon	11/01/2015	---	0.00	0.00	4,500.00
14912L5H0	CATERPILLAR FINANCIAL SE	0.00	Coupon	11/06/2015	---	0.00	0.00	3,500.00
94974BFD7	WELLS FARGO & COMPANY	0.00	Coupon	11/08/2015	---	0.00	0.00	10,500.00
912828WF3	US TREASURY N/B	0.00	Coupon	11/15/2015	---	0.00	0.00	3,125.00
037833AJ9	APPLE INC	0.00	Coupon	11/03/2015	---	0.00	0.00	3,750.00
713448BT4	PEPSICO INC	0.00	Coupon	11/10/2015	---	0.00	0.00	12,500.00
38259PAC6	GOOGLE INC	0.00	Coupon	11/19/2015	---	0.00	0.00	10,625.00
825252406	STIT-TREASURY PTF-INS 7D	1,003,500.00	Buy	11/06/2015	1.00	1,003,500.00	0.00	-1,003,500.00
825252406	STIT-TREASURY PTF-INS 7D	12,500.00	Buy	11/10/2015	1.00	12,500.00	0.00	-12,500.00
825252406	STIT-TREASURY PTF-INS 7D	10,500.00	Buy	11/09/2015	1.00	10,500.00	0.00	-10,500.00
825252406	STIT-TREASURY PTF-INS 7D	3,797.32	Buy	11/03/2015	1.00	3,797.32	0.00	-3,797.32
825252406	STIT-TREASURY PTF-INS 7D	4,500.00	Buy	11/02/2015	1.00	4,500.00	0.00	-4,500.00
912828TS9	US TREASURY N/B	2,000,000.00	Buy	11/05/2015	99.648	1,992,968.75	0.00	-1,994,198.26
825252406	STIT-TREASURY PTF-INS 7D	11,375.00	Buy	11/16/2015	1.00	11,375.00	0.00	-11,375.00
825252406	STIT-TREASURY PTF-INS 7D	10,625.00	Buy	11/19/2015	1.00	10,625.00	0.00	-10,625.00
---	---	62,599.06	---	---	---	55,567.81	0.00	36.95

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Issuer Concentration with Yield GASB 40 Trade Date

Tamarac, City of (43270)

As of 11/30/2015

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Dated: 12/16/2015

Issuer Concentration

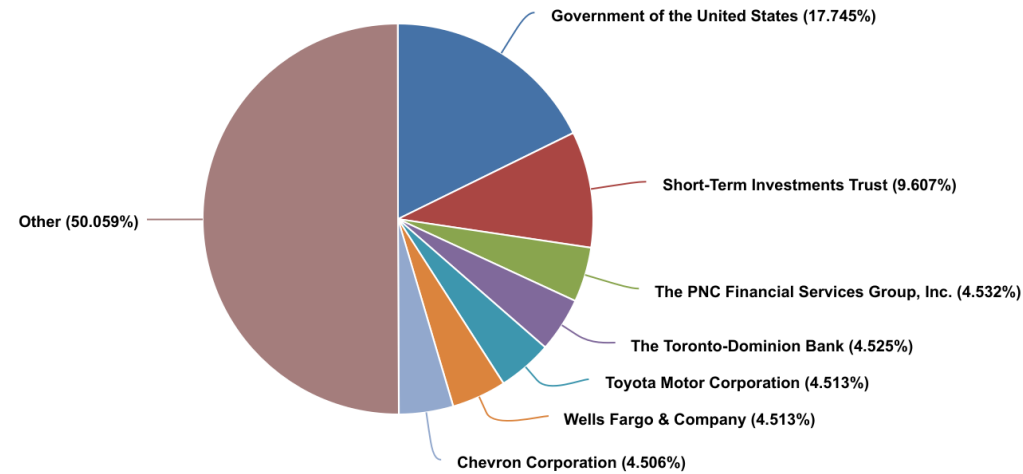


Chart calculated by: Market Value + Accrued

3M Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
88579YAD3	CORP	3M COMPANY 3M Company	1,000,000.00	Fixed	N	0.825	0.686	0.642	09/29/2016 09/29/2016	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06
88579YAD3	CORP	3M COMPANY 3M Company	1,000,000.00	Fixed	N	0.825	0.686	0.642	09/29/2016 09/29/2016	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06

Alphabet Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
38259PAC6	CORP	GOOGLE INC Alphabet Inc.	1,000,000.00	Fixed	N	0.468	0.709	0.614	05/19/2016 05/19/2016	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33
38259PAC6	CORP	GOOGLE INC Alphabet Inc.	1,000,000.00	Fixed	N	0.468	0.709	0.614	05/19/2016 05/19/2016	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33

American Express Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
0258M0DG1	CORP	AMERICAN EXPRESS CREDIT American Express Company	1,000,000.00	Fixed	N	0.658	0.975	0.886	07/29/2016 07/29/2016	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56
0258M0DG1	CORP	AMERICAN EXPRESS CREDIT American Express Company	1,000,000.00	Fixed	N	0.658	0.975	0.886	07/29/2016 07/29/2016	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56

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Anheuser-Busch InBev

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
035242AC0	CORP	ANHEUSER-BUSCH INBEV FIN Anheuser-Busch InBev	500,000.00	Fixed	N	2.081	1.31	1.783	01/17/2018 01/17/2018	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39
035242AC0	CORP	ANHEUSER-BUSCH INBEV FIN Anheuser-Busch InBev	500,000.00	Fixed	N	2.081	1.31	1.783	01/17/2018 01/17/2018	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39

Apple Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
037833AJ9	CORP	APPLE INC Apple Inc.	750,000.00	Fixed	N	2.385	1.395	1.236	05/03/2018 05/03/2018	583.33	742,959.80 743,543.13	745,785.00 746,368.33
037833AJ9	CORP	APPLE INC Apple Inc.	750,000.00	Fixed	N	2.385	1.395	1.236	05/03/2018 05/03/2018	583.33	742,959.80 743,543.13	745,785.00 746,368.33

Chevron Corporation

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
166764AE0	CORP	CHEVRON CORP Chevron Corporation	1,000,000.00	Fixed	Y	2.49	1.362	1.538	05/24/2018 06/24/2018	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39
166764AE0	CORP	CHEVRON CORP Chevron Corporation	1,000,000.00	Fixed	Y	2.49	1.362	1.538	05/24/2018 06/24/2018	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39

Colgate-Palmolive Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
19416QEB2	CORP	COLGATE-PALMOLIVE CO Colgate-Palmolive Company	1,000,000.00	Fixed	N	2.382	1.187	1.261	05/01/2018 05/01/2018	750.00	993,184.30 993,934.30	991,420.00 992,170.00
19416QEB2	CORP	COLGATE-PALMOLIVE CO Colgate-Palmolive Company	1,000,000.00	Fixed	N	2.382	1.187	1.261	05/01/2018 05/01/2018	750.00	993,184.30 993,934.30	991,420.00 992,170.00

Exxon Mobil Corporation

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
30231GAL6	CORP	EXXON MOBIL CORPORATION Exxon Mobil Corporation	1,000,000.00	Fixed	N	2.22	1.275	1.273	03/06/2018 03/06/2018	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25
30231GAL6	CORP	EXXON MOBIL CORPORATION Exxon Mobil Corporation	1,000,000.00	Fixed	N	2.22	1.275	1.273	03/06/2018 03/06/2018	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25

Federal Home Loan Banks Office of Finance

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
313379FW4	AGCY BOND	FEDERAL HOME LOAN BANK Federal Home Loan Banks Office of Finance	450,000.00	Fixed	N	1.503	0.819	0.898	06/09/2017 06/09/2017	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00
313379FW4	AGCY BOND	FEDERAL HOME LOAN BANK Federal Home Loan Banks Office of Finance	450,000.00	Fixed	N	1.503	0.819	0.898	06/09/2017 06/09/2017	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00

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Federal Home Loan Mortgage Corp

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
3137EADN6	AGCY BOND	FREDDIE MAC Federal Home Loan Mortgage Corp	500,000.00	Fixed	N	2.087	0.95	1.085	01/12/2018 01/12/2018	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92
3137EADN6	AGCY BOND	FREDDIE MAC Federal Home Loan Mortgage Corp	500,000.00	Fixed	N	2.087	0.95	1.085	01/12/2018 01/12/2018	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92

Government of the United States

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
912828WF3	US GOV	US TREASURY N/B Government of the United States	1,000,000.00	Fixed	N	0.954	0.718	0.728	11/15/2016 11/15/2016	274.73	999,117.35 999,392.07	999,020.00 999,294.73
912828TS9	US GOV	US TREASURY N/B Government of the United States	2,000,000.00	Fixed	N	1.816	0.812	0.901	09/30/2017 09/30/2017	2,117.49	1,993,230.10 1,995,347.58	1,990,000.00 1,992,117.49
912828K25	US GOV	US TREASURY N/B Government of the United States	1,000,000.00	Fixed	N	2.343	1.003	1.076	04/15/2018 04/15/2018	963.11	994,086.67 995,049.79	992,380.00 993,343.11
---	US GOV	US TREASURY N/B Government of the United States	4,000,000.00	Fixed	N	1.731	0.836	0.901	08/30/2017 08/30/2017	3,355.33	3,986,434.12 3,989,789.44	3,981,400.00 3,984,755.33

Maryland, State of

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
574193HL5	MUNI	MARYLAND ST-B-TXBL Maryland, State of	1,000,000.00	Fixed	N	0.665	0.79	0.63	08/01/2016 08/01/2016	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67
574193HL5	MUNI	MARYLAND ST-B-TXBL Maryland, State of	1,000,000.00	Fixed	N	0.665	0.79	0.63	08/01/2016 08/01/2016	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67

PepsiCo, Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
713448BT4	CORP	PEPSICO INC PepsiCo, Inc.	1,000,000.00	Fixed	N	0.443	0.841	0.575	05/10/2016 05/10/2016	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33
713448BT4	CORP	PEPSICO INC PepsiCo, Inc.	1,000,000.00	Fixed	N	0.443	0.841	0.575	05/10/2016 05/10/2016	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33

Short-Term Investments Trust

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
825252406	MMFUND	STIT-TREASURY PTF-INS 7D Short-Term Investments Trust	2,157,252.82	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82
825252406	MMFUND	STIT-TREASURY PTF-INS 7D Short-Term Investments Trust	2,157,252.82	Fixed	N	0.00	0.02	0.02	11/30/2015 11/30/2015	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82

The PNC Financial Services Group, Inc.

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
693476BM4	CORP	PNC FUNDING CORP The PNC Financial Services Group, Inc.	1,000,000.00	Fixed	Y	0.617	1.239	0.999	08/19/2016 09/19/2016	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00

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Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
693476BM4	CORP	PNC FUNDING CORP The PNC Financial Services Group, Inc.	1,000,000.00	Fixed	Y	0.617	1.239	0.999	08/19/2016 09/19/2016	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00

The Toronto-Dominion Bank

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
89114QAE8	CORP	TORONTO-DOMINION BANK The Toronto-Dominion Bank	1,000,000.00	Fixed	N	0.877	0.771	0.859	10/19/2016 10/19/2016	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83
89114QAE8	CORP	TORONTO-DOMINION BANK The Toronto-Dominion Bank	1,000,000.00	Fixed	N	0.877	0.771	0.859	10/19/2016 10/19/2016	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83

Toyota Motor Corporation

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
89233P5E2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	1,000,000.00	Fixed	N	0.783	0.763	0.832	09/15/2016 09/15/2016	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22
89233P5E2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	1,000,000.00	Fixed	N	0.783	0.763	0.832	09/15/2016 09/15/2016	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22

U.S. Bancorp

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
91159HHD5	CORP	US BANCORP U.S. Bancorp	1,000,000.00	Fixed	Y	1.345	0.967	1.12	04/15/2017 05/15/2017	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33
91159HHD5	CORP	US BANCORP U.S. Bancorp	1,000,000.00	Fixed	Y	1.345	0.967	1.12	04/15/2017 05/15/2017	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33

Washington, State of

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
93974DAL2	MUNI	WASHINGTON ST-T-TXBL Washington, State of	1,000,000.00	Fixed	N	0.665	0.833	0.629	08/01/2016 08/01/2016	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33
93974DAL2	MUNI	WASHINGTON ST-T-TXBL Washington, State of	1,000,000.00	Fixed	N	0.665	0.833	0.629	08/01/2016 08/01/2016	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33

Wells Fargo & Company

Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
94974BFD7	CORP	WELLS FARGO & COMPANY Wells Fargo & Company	1,000,000.00	Fixed	N	1.415	1.35	1.251	05/08/2017 05/08/2017	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67
94974BFD7	CORP	WELLS FARGO & COMPANY Wells Fargo & Company	1,000,000.00	Fixed	N	1.415	1.35	1.251	05/08/2017 05/08/2017	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67

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Identifier	Security Type	Description, Issuer Concentration	Current Units	Coupon Type	Callab le	Duration	Book Yield	Yield	Effective Maturity, Final Maturity	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
---	---	---	22,357,252.82	Fixed	---	1.22	0.881	0.873	02/25/2017 03/01/2017	50,594.94	22,414,631.36 22,465,226.29	22,404,555.82 22,455,150.76

* Grouped By: Issuer Concentration. * Groups Sorted By: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

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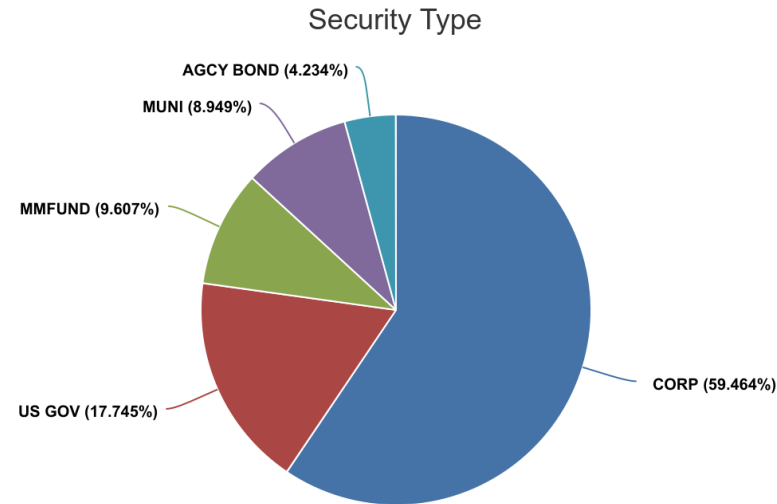


Chart calculated by: Market Value + Accrued

AGCY BOND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
313379FW4 FEDERAL HOME LOAN BANK AGCY BOND	Fixed	N	1.503	AA+ Aaa	450,000.00	06/09/2017 06/09/2017	0.819 0.898	2,150.00	451,229.93 453,379.93	450,693.00 452,843.00
3137EADN6 FREDDIE MAC AGCY BOND	Fixed	N	2.087	AA+ Aaa	500,000.00	01/12/2018 01/12/2018	0.95 1.085	1,447.92	497,916.28 499,364.20	496,500.00 497,947.92
--- AGCY BOND	Fixed	N	1.809	AA+ Aaa	950,000.00	10/01/2017 10/01/2017	0.887 0.996	3,597.92	949,146.21 952,744.12	947,193.00 950,790.92

CORP

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
30231GAL6 EXXON MOBIL CORPORATION CORP	Fixed	N	2.22	AAA Aaa	1,000,000.00	03/06/2018 03/06/2018	1.275 1.273	3,081.25	1,000,669.09 1,003,750.34	1,000,700.00 1,003,781.25
89114QAE8 TORONTO-DOMINION BANK CORP	Fixed	N	0.877	AA- Aa1	1,000,000.00	10/19/2016 10/19/2016	0.771 0.859	2,770.83	1,014,075.67 1,016,846.51	1,013,350.00 1,016,120.83
166764AE0 CHEVRON CORP CORP	Fixed	Y	2.49	AA Aa1	1,000,000.00	05/24/2018 06/24/2018	1.362 1.538	7,492.39	1,008,651.28 1,016,143.67	1,004,380.00 1,011,872.39

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Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
037833AJ9 APPLE INC CORP	Fixed	N	2.385	AA+ Aa1	750,000.00	05/03/2018 05/03/2018	1.395 1.236	583.33	742,959.80 743,543.13	745,785.00 746,368.33
38259PAC6 GOOGLE INC CORP	Fixed	N	0.468	AA Aa2	1,000,000.00	05/19/2016 05/19/2016	0.709 0.614	708.33	1,006,588.46 1,007,296.79	1,007,070.00 1,007,778.33
88579YAD3 3M COMPANY CORP	Fixed	N	0.825	AA- Aa3	1,000,000.00	09/29/2016 09/29/2016	0.686 0.642	2,368.06	1,005,670.87 1,008,038.92	1,006,060.00 1,008,428.06
19416QEB2 COLGATE-PALMOLIVE CO CORP	Fixed	N	2.382	AA- Aa3	1,000,000.00	05/01/2018 05/01/2018	1.187 1.261	750.00	993,184.30 993,934.30	991,420.00 992,170.00
89233P5E2 TOYOTA MOTOR CREDIT CORP CORP	Fixed	N	0.783	AA- Aa3	1,000,000.00	09/15/2016 09/15/2016	0.763 0.832	4,222.22	1,009,705.27 1,013,927.50	1,009,190.00 1,013,412.22
91159HHD5 US BANCORP CORP	Fixed	Y	1.345	A+ A1	1,000,000.00	04/15/2017 05/15/2017	0.967 1.12	733.33	1,009,293.18 1,010,026.51	1,007,210.00 1,007,943.33
713448BT4 PEPSICO INC CORP	Fixed	N	0.443	A A1	1,000,000.00	05/10/2016 05/10/2016	0.841 0.575	1,458.33	1,007,307.12 1,008,765.46	1,008,530.00 1,009,988.33
0258M0DG1 AMERICAN EXPRESS CREDIT CORP	Fixed	N	0.658	A- A2	1,000,000.00	07/29/2016 07/29/2016	0.975 0.886	4,405.56	1,002,132.92 1,006,538.47	1,002,730.00 1,007,135.56
035242AC0 ANHEUSER-BUSCH INBEV FIN CORP	Fixed	N	2.081	A- A2	500,000.00	01/17/2018 01/17/2018	1.31 1.783	2,326.39	499,371.43 501,697.81	494,455.00 496,781.39
94974BFD7 WELLS FARGO & COMPANY CORP	Fixed	N	1.415	A+ A2	1,000,000.00	05/08/2017 05/08/2017	1.35 1.251	1,341.67	1,010,632.11 1,011,973.78	1,012,070.00 1,013,411.67
693476BM4 PNC FUNDING CORP CORP	Fixed	Y	0.617	A- A3	1,000,000.00	08/19/2016 09/19/2016	1.239 0.999	5,400.00	1,010,380.97 1,015,780.97	1,012,160.00 1,017,560.00
--- CORP	Fixed	---	1.306	A+ A1	13,250,000.00	03/30/2017 04/06/2017	1.043 1.031	37,641.69	13,320,622.47 13,358,264.17	13,315,110.00 13,352,751.69

MMFUND

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
825252406 STIT-TREASURY PTF-INS 7D MMFUND	Fixed	N	0.00	AAAm Aaa	2,157,252.82	11/30/2015 11/30/2015	0.02 0.02	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82
825252406 STIT-TREASURY PTF-INS 7D MMFUND	Fixed	N	0.00	AAAm Aaa	2,157,252.82	11/30/2015 11/30/2015	0.02 0.02	0.00	2,157,252.82 2,157,252.82	2,157,252.82 2,157,252.82

MUNI

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
574193HL5 MARYLAND ST-B-TXBL MUNI	Fixed	N	0.665	AAA Aaa	1,000,000.00	08/01/2016 08/01/2016	0.79 0.63	3,166.67	1,001,061.39 1,004,228.05	1,002,130.00 1,005,296.67
93974DAL2 WASHINGTON ST-T-TXBL MUNI	Fixed	N	0.665	AA+ Aa1	1,000,000.00	08/01/2016 08/01/2016	0.833 0.629	2,833.33	1,000,114.35 1,002,947.69	1,001,470.00 1,004,303.33

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--- --- MUNI	Fixed	N	0.665	AAA Aaa	2,000,000.00	08/01/2016 08/01/2016	0.812 0.63	6,000.00	2,001,175.74 2,007,175.74	2,003,600.00 2,009,600.00

US GOV

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
912828WF3 US TREASURY N/B US GOV	Fixed	N	0.954	AA+ Aaa	1,000,000.00	11/15/2016 11/15/2016	0.718 0.728	274.73	999,117.35 999,392.07	999,020.00 999,294.73
912828TS9 US TREASURY N/B US GOV	Fixed	N	1.816	AA+ Aaa	2,000,000.00	09/30/2017 09/30/2017	0.812 0.901	2,117.49	1,993,230.10 1,995,347.58	1,990,000.00 1,992,117.49
912828K25 US TREASURY N/B US GOV	Fixed	N	2.343	AA+ Aaa	1,000,000.00	04/15/2018 04/15/2018	1.003 1.076	963.11	994,086.67 995,049.79	992,380.00 993,343.11
--- US TREASURY N/B US GOV	Fixed	N	1.731	AA+ Aaa	4,000,000.00	08/30/2017 08/30/2017	0.836 0.901	3,355.33	3,986,434.12 3,989,789.44	3,981,400.00 3,984,755.33

Summary

Identifier, Description, Security Type	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Current Units	Effective Maturity, Final Maturity	Book Yield, Yield	Accrued Balance	Book Value, Book Value + Accrued	Market Value, Market Value + Accrued
--- --- ---	Fixed	---	1.22	AA- Aa3	22,357,252.82	02/25/2017 03/01/2017	0.881 0.873	50,594.94	22,414,631.36 22,465,226.29	22,404,555.82 22,455,150.76

* Grouped By: Security Type. * Groups Sorted By: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted By: Market Value + Accrued.

Portfolio Activity Summary

Tamarac, City of (43270)

11/01/2015 - 11/30/2015

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Dated: 12/16/2015

Identifier, Description, Security Type	Interest/Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
825252406 STIT-TREASURY PTF-INS 7D MMFUND	47.32	0.00	1,056,797.32	0.00	-1,994,198.26	0.00	0.00	0.00	-0.00	3,094,653.76 2,157,252.82	3,094,653.76 2,157,252.82
037833AJ9 APPLE INC CORP	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	741,622.50 741,622.50	747,862.50 745,785.00
CCYUSD Receivable CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.32 36.84	47.32 36.84
313379FW4 FEDERAL HOME LOAN BANK AGCY BOND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	451,611.00 451,611.00	452,029.50 450,693.00
89233P5E2 TOYOTA MOTOR CREDIT CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,340.00 1,014,340.00	1,012,040.00 1,009,190.00
035242AC0 ANHEUSER-BUSCH INBEV FIN CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499,230.00 499,230.00	494,660.00 494,455.00
94974BFD7 WELLS FARGO & COMPANY CORP	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017,460.00 1,017,460.00	1,014,460.00 1,012,070.00
3137EADN6 FREDDIE MAC AGCY BOND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497,380.00 497,380.00	498,610.00 496,500.00
91159HHD5 US BANCORP CORP	8,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,440.00 1,014,440.00	1,008,620.00 1,007,210.00
912828K25 US TREASURY N/B US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	992,695.31 992,695.31	995,850.00 992,380.00
30231GAL6 EXXON MOBIL CORPORATION CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,880.00 1,000,880.00	1,005,330.00 1,000,700.00
89114QAE8 TORONTO-DOMINION BANK CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,031,110.00 1,031,110.00	1,015,490.00 1,013,350.00
19416QEB2 COLGATE-PALMOLIVE CO CORP	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990,840.00 990,840.00	994,610.00 991,420.00
166764AE0 CHEVRON CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,011,540.00 1,011,540.00	1,010,350.00 1,004,380.00
574193HL5 MARYLAND ST-B-TXBL MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,004,700.00 1,004,700.00	1,003,070.00 1,002,130.00
0258M0DG1 AMERICAN EXPRESS CREDIT CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,008,146.00 1,008,146.00	1,004,120.00 1,002,730.00
713448BT4 PEPSICO INC CORP	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053,160.00 1,053,160.00	1,010,300.00 1,008,530.00
93974DAL2 WASHINGTON ST-T-TXBL MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,500.00 1,000,500.00	1,002,320.00 1,001,470.00
38259PAC6 GOOGLE INC CORP	10,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,045,400.00 1,045,400.00	1,009,730.00 1,007,070.00
912828WF3 US TREASURY N/B US GOV	3,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	997,421.88 997,421.88	1,001,580.00 999,020.00
693476BM4 PNC FUNDING CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,041,210.00 1,041,210.00	1,014,580.00 1,012,160.00

Portfolio Activity Summary

Tamarac, City of (43270)

11/01/2015 - 11/30/2015

[Return to Table of Contents](#)

Dated: 12/16/2015

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
88579YAD3 3M COMPANY CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,024,050.00 1,024,050.00	1,007,340.00 1,006,060.00
912828TS9 US TREASURY N/B US GOV	0.00	0.00	1,992,968.75	-1,229.51	0.00	0.00	0.00	0.00	0.00	0.00 1,992,968.75	0.00 1,990,000.00
14912L5H0 CATERPILLAR FINANCIAL SE CORP	3,500.00	0.00	0.00	0.00	0.00	0.00	-1,000,000.00	0.00	0.00	1,003,480.00 0.00	1,000,010.00 0.00
----	56,797.32	0.00	3,049,766.07	-1,229.51	-1,994,198.26	0.00	-1,000,000.00	0.00	-0.00	22,535,917.77 22,587,995.10	22,397,663.08 22,404,592.66

* Weighted By: Ending Market Value + Accrued.



Title - Approval of the January 13, 2016 Regular Commission Meeting Minutes

Approval of the January 13, 2016 Regular Commission Meeting Minutes

ATTACHMENTS:

Description	Upload Date	Type
▢ January 13, 2016 Regular Commission Meeting Minutes	1/21/2016	Backup Material

CITY OF TAMARAC
CITY COMMISSION MEETING
WEDNESDAY, JANUARY 13, 2016

CALL TO ORDER: Mayor Harry Dressler called the Commission Meeting of the City of Tamarac to order at 7:05 p.m. on Wednesday, January 13, 2016, in City Commission Chambers, Tamarac City Hall, 7525 NW 88th Avenue, Tamarac, FL 33321.

ROLL CALL: Mayor Harry Dressler, Vice Mayor Diane Glasser, Commissioner Pamela Bushnell, Commissioner Michelle J. Gomez and Commissioner Debra Placko were in attendance.

Also in attendance were: City Manager Michael C. Cernech, City Attorney Samuel S. Goren and City Clerk Patricia A. Teufel.

PLEDGE OF ALLEGIANCE: Commissioner Gomez led the Pledge of Allegiance.

1. PROCLAMATIONS AND PRESENTATIONS: There were no Proclamations and Presentations scheduled for this meeting.

2. CITY COMMISSION REPORTS:

a. Commissioner Bushnell: Commissioner Bushnell said she received an email from our State Representative which included a letter from the President & CEO of the American Consumer Institute relative to insurance fraud and information that everyone needs to know. Commissioner Bushnell said Florida has the highest homeowner insurance rates in the country and one of the reasons is because of "one way attorney fees" which gives contractors leverage causing insurers to settle quickly. What happens is that bills get padded and if the insurance company balks, the vendor hires a lawyer to take them to court and as a result the insurance company settles in lieu of going to court. Commissioner Bushnell further stated that most homeowners do not even know a claim has been filed. In 2009 70 such lawsuits were filed and in 2014 2000 lawsuits were filed which is a 3,000% increase in this type of fraud and people need to be aware of this. Legislation has been introduced this session dealing with this type of insurance fraud.

b. Commissioner Gomez: Commissioner Gomez welcomed everyone back and hoped they had happy holidays. Commissioner Gomez reported that she attended the following: Smart Growth Partnership meeting, Broward County Planning Council meeting, Parks & Recreation Board meeting; the Chamber of Commerce Breakfast and Installation of the new officers and the Joint Water Advisory Board/Water Resource Task Force. Commissioner Gomez said she had the honor of appearing on the Temple Beth Am Speaker Panel with representatives from Coconut Creek, Margate, Coral Springs and Tamarac to discuss things of interest to everyone and things that affect our cities.

c. Vice Mayor Glasser: Vice Mayor Glasser said she has been involved with a lot of issues in Kings Point since the last meeting and has nothing further to report.

d. Commissioner Placko: Commissioner Placko said that the MPO just approved an Educational Corridor Transit Study which encompasses Pompano Beach, Coconut Creek, Margate and Coral Springs. This is the first time since she has been on the board that something is coming west. Commissioner Placko asked if the area could be expanded in the future and was told yes. This will be a transit system between libraries in Broward County as well as other educational facilities. Commissioner Placko reported that the MPO will now be consulting with the MPO regarding tolling facilities on the Turnpike with respect to the placement and the amount of the tolls. Commissioner Placko noted that if she wants to hear what people are talking about, the best places to go is Publix, Bagleland and the Nail Salon and she has heard people raving about the latest Tam-A-Gram

e. Mayor Dressler: Mayor Dressler said the high point for him was the presentation by Sunrise Mayor Ryan regarding the problems with the E911 system at the Broward League of Cities Board of Directors meeting. Mayor Ryan said that there seems to be intra-system conflicts with County bureaucrats and technocrats. What people would like is for the system to implement an Office of the Director of Public Safety Communications and a Public Safety Communications Advisory Counsel. They would also like the Broward County Charter Review Commission or the County Commission to consider a Charter Amendment and have it placed on the ballot for the November 2016 election.

3. CITY ATTORNEY REPORT: City Attorney Goren said he is now the General Counsel for the Broward Charter Review Commission which met in public session earlier this afternoon. The Resolution that the Mayor alluded to was delivered by Mayor Ryan to me and I passed it on to the Charter Review Commission. The League of Cities did adopt a Resolution of its own supporting the request for a separate position to oversee the E911 system which would provide for a dedicated person reporting to the County Commission and not to the County Administrator. City Attorney Goren noted that a request was made to the Charter Review Commission to prepare an item to place on the ballot for consideration in March. The Charter Review Commission then asked him to research access to a ballot more often than it is supposed to, which in this case is June 2018. Mayor Ryan is looking to place this on the March ballot which places tremendous physical challenges on the Supervisor of Elections.

City Attorney Goren said that on Friday, January 29th his firm will be hosting an Ethics Conference which will take place from 2:00 p.m. to 4:00 p.m. at the Tamarac Community Center. This is to update staff and elected officials on the new Ethics Code and several changes that warrant review and also provide for two hours of credit for elected officials ethics training. This is open to officials countywide.

City Attorney Goren said just yesterday his firm sent out its most recent Legislative Update Report to the Commission and updated the Commission on HB 705 and Committee Substitute Bill 7059, pertaining to Elections; HB 4045 pertaining to Vacation Rentals and proposed legislation pertaining to Police Assessments.

City Attorney Goren thanked the Commission for their patience this morning at the Workshop and appreciates the insight on the Land Development Code and indicated that he felt we were off to a good start.

4. CITY MANAGER REPORT: City Manager Cernech congratulated the Parks & Recreation Department which has been recognized with two Facility Showcase Awards from the Florida

Recreation and Parks Association; one for the Mainlands Park and the other for the Sports Complex Synthetic Turf field. City Manager Cernech said the Parks & Recreation Dept. is offering some new fitness room programs for 2016. Commit to Be Fit: renew the fitness center membership for an additional 12 months and get one additional month free, but must take place between January 1 – June 30, 2016. Bring a Friend: Members can obtain a one week pass for friends and family to try out the Fitness Center and can receive three months free if they sign up for a one year membership but you must join from January 1 – April 30, 2016. City Manager Cernech said there will be a Fitness Center Open House on Wednesday, January 20th from 5:00 p.m. to 8:00 p.m. and there will be a meet and greet with personal trainers from 6:00 p.m. to 7:00 p.m.

Upcoming Events: The Movie in the Park featuring “The Intern” will take place on Friday, January 29, 2016 at 6:30 p.m. at Mainlands Park. The Preventative Health and Wellness Expo will take on Saturday, February 6th from 9:00 a.m. to noon at the Tamarac Community Center

Past Event: The Rudolph’s Winter Wonderland held on December 11th had approximately 2,000 in attendance.

Public Services: The Citywide Buffer Wall Project, Phase IIB will take place on the north and south sides of Commercial Blvd. between NW 64th Ave. and Rock Island Road and is estimated to be completed sometime in August 2016.

5. PUBLIC PARTICIPATION: Mayor Dressler opened Public Participation and with no one wishing to speak, closed Public Participation.

6. CONSENT AGENDA: Mayor Dressler asked City Manager Cernech if there were any changes/additions to the Consent Agenda and City Manager Cernech as discussed at the January 11, 2016 workshop, Item No. 6 (d) TR12663 Approval of Home ILA FY 15/16 ,the agreement has been amended with changes to Section 12.11 which are neither material nor significant. Commissioner Gomez seconded by Vice Mayor Glasser moved approval of the Consent Agenda with item 6(d) TR12663 as amended. Motion passed unanimously (5-0).

a. Approval of the December 9, 2015 Regular Commission Meeting Minutes - **APPROVED**

b. TR12704 Grant - Stormwater Appropriation: A Resolution of the City Commission of the City of Tamarac, Florida, accepting a grant award in the amount of \$150,000 from the Florida Department of Environmental Protection (FDEP); authorizing the appropriate City officials to execute a project agreement between FDEP and the City of Tamarac for grant funding in the amount of \$150,000 for stormwater infrastructure for the Tamarac receiving pond erosion control project; providing for acceptance of the award and execution of documents; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-01

c. TR12699 - Grant Agreement: FRDAP-Sunset Point Park Phase 2: A Resolution of the City Commission of the City of Tamarac, Florida, accepting a grant award in the amount of \$50,000 from the Florida Department of Environmental Protection (FDEP), Florida Recreation Development Assistance Program (FRDAP); authorizing the appropriate City officials to execute a project agreement between FDEP and the City of Tamarac for grant funding in the

amount of \$50,000 for the development of Sunset Point Park Phase 2; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-02

d. TR12663 - Approval of HOME ILA FY 15/16: A Resolution of the City Commission of the City of Tamarac, Florida, accepting the 2015-2016 Fiscal Year Home Investment Partnership ("HOME") funds in the amount of \$70,974 for a term commencing October 1, 2015 with an end date of September 30, 2017; authorizing the appropriate City Officials to execute an Interlocal Agreement for the designation of subrecipient and disbursement of HOME program funds for housing rehabilitation, minor home repairs, Fiscal Year 2015-2016, with Broward County attached hereto as Exhibit "A", and incorporated herein; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-03

e. TR12718 - FY 2016 Vehicle Replacement Program: A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to select, approve and award the purchase of replacement vehicles to contractors utilizing competitive procurement methods and current agreements available for cooperative purchase at the time of purchase in the best interest of the City; authorizing an expenditure in an amount not to exceed \$182,400 from the appropriate accounts; authorizing a budget transfer of \$16,700; providing for severability; and providing an effective date.

RESOLUTION R-2016-04

f. TR12728 - 2015 Edward Byrne Memorial JAG Award: A Resolution of the City Commission of the City of Tamarac, Florida authorizing the appropriate city officials to accept the 2015 Edward Byrne Memorial Justice Assistance Grant (JAG) Award and execute a memorandum of understanding between the City of Tamarac and the Broward Sheriff's Office pending legal review; authorizing the Broward Sheriff's Office to continue to serve as the lead agency providing for the administration of the 2015 Edward Byrne Memorial Justice Assistance Grant (JAG); providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-05

g. TR12737 - Ronald L. Book Lobbyist Agreement: A Resolution of the City Commission of the City of Tamarac, Florida, approving Amendment #13 to the Agreement between the City of Tamarac and Ronald L. Book, P.A. for Lobbying Services, extending the Agreement for one year through January 26, 2017, at a cost not to exceed Fifty-Nine Thousand Four Hundred Dollars (\$59,400) per year; authorizing the appropriate City Officials to execute the Amendment to the Agreement for Lobbying Services; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-06

h. TR12736 - Citywide Buffer Wall Phase IIB Expansion: A Resolution of the City Commission of the City of Tamarac, Florida, to authorize and approve amending Task Authorization No. 16-02E in the amount of \$19,870.00 to provide additional professional engineering services for the design and permitting of the Citywide Buffer Wall Project, Phase IIB expanded areas, which is generally located along Commercial Boulevard between Rock Island Road and NW 64th Avenue, in accordance with the City's Continuing Service Agreement as authorized by Resolution R-2011-87; authorizing an expenditure for said

purpose in an amount not to exceed \$165,467.50; providing for conflict; providing for severability; and providing for an effective date.

RESOLUTION R-2016-07

i. TR12738 - Ferguson Group LLC Agreement Renewal: A Resolution of the City Commission of the City of Tamarac, Florida; approving Amendment #7 to the Agreement between the City of Tamarac and the Ferguson Group, LLC, for Federal lobbying services, extending the term of the agreement for a one year period effective February 13, 2016 at a cost not to exceed eighty-five thousand five hundred (\$85,500.00) dollars per year; authorizing the appropriate City Officials to execute the Amendment to the Agreement for lobbying services; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-08

j. TR12740 - Agreement & Public Art Proposal/Concept for Veterans Park (The Glass Artist) A Resolution of the City Commission of the City of Tamarac, Florida, approving the Public Art Proposal and concept by the Glass Artist, and execution of an agreement attached hereto as Exhibit "1" and incorporated herein; to provide a work of art to be placed at Veterans' Park, in the amount of \$88,800, attached hereto as Exhibit "A" and incorporated herein; providing for conflicts; providing for severability; and providing an effective date.

RESOLUTION R-2016-09

k. TR12739 - Amending Charitable Entities: A Resolution of the City Commission of the City of Tamarac, Florida, amending Resolution R-2012-125, by specifically adding to and deleting from the list of charitable entities with whom the City of Tamarac recognizes a formally approved relationship; providing for an amended Exhibit "A", attached hereto and incorporated herein, as may be amended from time to time, for the expressed purpose of compliance with Section 1-19(c)(5)(a)(4) of the Broward County Code of Ordinances; providing for conflicts; providing for severability and providing for an effective date.

RESOLUTION R-2016-10

l. TR12698 - Grant Agreement: FRDAP-Sunset Point Park Phase 1: A Resolution of the City Commission of the City of Tamarac, Florida, accepting a grant award in the amount of \$50,000 from the Florida Department of Environmental Protection (FDEP), Florida Recreation Development Assistance Program (FRDAP); authorizing the appropriate City officials to execute a project agreement between FDEP and the City of Tamarac for grant funding in the amount of \$50,000 for the development of Sunset Point Park Phase 1; providing for conflicts; providing for severability; and providing for an effective date.

RESOLUTION R-2016-11

7. REGULAR AGENDA: There were no Regular Agenda items scheduled for this meeting.

8. ORDINANCE(S) - FIRST READING: There were no Ordinance(s) – First Reading scheduled for this meeting.

9. PUBLIC HEARING(S):

a. TR12725 - FY14/15 CDBG: 2nd Amendment/Reallocation of Funds: A Resolution of the City Commission of the City of Tamarac, Florida, approving a Second Amendment to the Fiscal Year 2014/2015 Annual Action Plan for expenditure of the U.S. Housing and Urban

Development Community Development Block Grant funds for the fifteenth program year to provide for reallocation of funds; providing for conflict; providing for severability; and providing for an effective date. City Attorney Goren read TR12725 by title into the record. Commissioner Placko seconded by Commissioner Gomez moved approval of TR12725. Mayor Dressler opened the Public Hearing and with no one wishing to speak, closed the public hearing. Motion passed unanimously (5-0).

RESOLUTION R-2016-12

10. ORDINANCE(S) - SECOND READING:

a. TO2334 - Amendment of the Police Pension Ordinance: An Ordinance of the City Commission of the City of Tamarac, Florida; amending Chapter 16, Pensions and Retirement, Article VII, Police Officers—declaration of trust, Division 2, Section 16- 585 Investments, amending the investment parameters to allow investment in commingled investment vehicles and limited partnerships; providing for codification; providing for conflicts; providing for severability; providing for an effective date. City Attorney Goren read TO2334 by title into the record. Commissioner Bushnell seconded by Vice Mayor Glasser moved approval of TO2334 on second reading. Mayor Dressler opened the Public Hearing and with no one wishing to speak, closed the public hearing. (Motion passed unanimously (5-0))

PASSED ON FIRST READING DECEMBER 9, 2015

PASSED ON SECOND READING JANUARY 13, 2016

ORDINANCE NO.O-2016-01

11. QUASI-JUDICIAL HEARING(S):

a. Temp. Board Order No. 9 - La Taberna Night Club: Special Exception Board Order - Special Exception Approval to allow for a nightclub use with the sale and on-site consumption of alcoholic beverages for the proposed La Taberna Night Club in a B-2 (Planned Community Business) Zoning District pursuant to the Permitted Uses Master List, Section 24-434, Tamarac Code of Ordinances. City Attorney Goren explained the Special Exception Board Order and went over the Quasi-Judicial processes and procedures and City Clerk Teufel swore in all affected parties. Community Development Director Calloway gave a presentation a copy of which is on file in the City Clerk's Office, and ended by saying that staff and the Planning Board recommend approval. Mr. John Dale Meaux, Architect for the Petitioner and Owner Verydiana Beltran appeared. City Attorney Goren, Community Development Director Calloway, Mr. Meaux and Ms. Beltran responded to questions and concerns from the Commission. Mayor Dressler opened the Public Hearing and with no one wishing to speak, closed the Public Hearing. Commissioner Bushnell seconded by Commissioner Gomez moved approval of TO-09. Motion passed unanimously (5-0).

BOARD ORDER NO. BO-2016-01

12. OTHER

There being no further business to come before the City Commission, Mayor Dressler adjourned the meeting at 8:11 p.m.

Harry Dressler, Mayor

Patricia Teufel, CMC, City Clerk



Title - TR12742 - Surface Preparation and Coating System for WTP - Bid No. 16-04B

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing that the City Commission awards Bid No. 16-04B to Shamrock Restoration Systems, Inc., and authorizes the appropriate City Officials to execute the agreement between the City of Tamarac and Shamrock Restoration Services, Inc., for an amount of \$184,863 for the Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project; a contingency in the amount of \$20,000 will be added to the project account for a total amount of \$204,863; approving funding for this project from the appropriate Utilities Operational Account; authorizing the appropriate City Officials to administer the contract; providing for conflicts; providing for severability, and providing for an effective date.

Commission District(s):

City-wide

ATTACHMENTS:

Description	Upload Date	Type
❑ Memo	1/12/2016	Cover Memo
❑ TR12742 Reso	1/20/2016	Resolution
❑ Exhibit A	1/12/2016	Exhibit
❑ Exhibit B	1/12/2016	Exhibit
❑ Back-Up 1	1/12/2016	Backup Material

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM
PUBLIC SERVICES DEPARTMENT**

**TO: Michael C. Cernech,
City Manager**

DATE: December 18, 2015

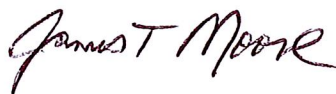
**THROUGH: Jack Strain, P.E.,
Director Public Services**

**FROM: James T. Moore, P.E.,
Assistant Director of
Utilities**

**RE: Surface Preparation and Coating
System for the Water Treatment
Plant**

Bid No 16-048

TR #12742



RECOMMENDATION:

I recommend that the City Commission authorize the funding and awarding of Bid No. 16-048 in the amount of \$184,863 to Shamrock Restoration Services, Inc., the most responsive and responsible bidder for the Surface Preparation and Coating System for the Water Treatment Plant Project. A contingency in the amount of \$20,000 will be added to the project account for a total project budget of \$204,863 .

ISSUE:

The Utilities Water Treatment Plant and Off-Site Water Storage Tanks were last painted in 2008 and are in need of steel surface rehabilitation and a coating system in accordance with the State of Florida Department of Environmental Protection (**FDEP**) and Broward County Department of Health (BCDH) regulations.

BACKGROUND:

The City of Tamarac Utilities Water Treatment Plant operates 24 hours/day, 7 days/week with no interruption of services to its customers. The Water Treatment Plant uses chemicals that are corrosive in nature, which causes degradation of the surface coating system and to the metal the coating is protecting.

During the last Sanitary Survey conducted in November 2015, the Broward County Health Department Inspector indicated that the Water Treatment Plant should be recoated as part of maintenance .

The surface preparation and coating system was recommended and approved as one of the Capital Improvement Projects in the Fiscal Year 2016 budget with \$250 ,000 budgeted.

The City of Tamarac advertised Bid No. 16-048, Surface Preparation and Coating System for the Water Treatment Plant on November 1, 2015 in the Sun-Sentinel and received the lowest and best bid proposal of \$184 ,663 from Shamrock Restoration Services, Inc.

FISCAL IMPACT:

The Surface Preparation and Coating System for the Water Treatment Plant Project is budgeted for \$250 ,000 in the 2016 Utilities Renewal and Replacement Fund Account #441-6020-533-4604, Project Number UT16B.

JTM/mg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2016-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AWARDING BID NO. 16-04B TO SHAMROCK RESTORATION SERVICES, INC., AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF TAMARAC AND SHAMROCK RESTORATION SERVICES, INC., FOR AN AMOUNT OF \$184,863 FOR THE SURFACE PREPARATION AND COATING SYSTEM FOR THE CITY OF TAMARAC WATER TREATMENT PLANT PROJECT; A CONTINGENCY IN THE AMOUNT OF \$20,000 WILL BE ADDED TO THE PROJECT ACCOUNT FOR A TOTAL AMOUNT OF \$204,863; APPROVING FUNDING FOR THIS PROJECT FROM THE APPROPRIATE UTILITIES OPERATIONAL ACCOUNT; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO ADMINISTER THE CONTRACT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Services Department Utilities Division of the City of Tamarac is responsible for the operation and maintenance of the water and wastewater utilities which requires the treatment and distribution of potable water in a safe, efficient and economical manner; and

WHEREAS, to maintain the City's facilities and to eliminate potential health hazards due to degradation of steelwork at the Utilities Water Treatment Plant is critical; and

WHEREAS, the coating system of the Utilities Water Treatment Plant is necessary to maintain the integrity of the steel and metal work of the Utilities Water Treatment Plant and to maintain compliance with regulatory agencies; and

WHEREAS, the City of Tamarac publicly advertised Bid No. 16-04B, Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project in the Sun-Sentinel on November 1, 2015 (incorporated by reference and on file in the office of the City Clerk); and

WHEREAS, the City solicited competitive bids and on December 9, 2015 received, opened and reviewed six (6) bids as follows:

COMPANY NAME	TOTAL BID \$
Shamrock Restoration Services, Inc.	\$184,863.00
Roof Painting by Hartzell	217,933.00
Harry's Painting & Enterprises, Inc.	237,957.00
Situ Group LLC	252,700.00
Atlantic Painting & Sandblasting	304,710.00
Southland Painting Corp.	333,510.00

A copy of the Bid Tabulation is included herein as "Exhibit A"; and

WHEREAS, Shamrock Restoration Services, Inc., was deemed the most responsive and responsible bidder (a copy of said bid is on file with the City Clerk's Office); and

WHEREAS, THE City of Tamarac Public Services Department included this project in the Capital Improvement Program with completion in 2016 with \$250,000 approved in the Fiscal Year 2016 Capital Improvement Program; and

WHEREAS, approved funding for this project in the amount of \$250,000 is available from the Utilities Operational accounts; and

WHEREAS, it is the recommendation of the Director of Public Services and the Purchasing and Contracts Manager that the appropriate City Officials award Bid No. 16-04B, Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project, and to execute an agreement with Shamrock Restoration Services, Inc., for a contract cost of \$184,863, and a contingency in the amount of \$20,000 will be added to the Project Account, for a total project budget of \$204,863 for this Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project; and

WHEREAS, the City Commission of the City of Tamarac, Florida, deems it to be in the best interest of the citizens and residents of the City of Tamarac to approve the award of Bid No. 16-04B, Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project and to execute an agreement with Shamrock Restoration Services, Inc., for a contract cost of \$184,863, and a contingency in the amount of \$20,000 will be added to the Project Account, for a total project budget of \$204,863.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, THAT:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits referenced herein are incorporated within this resolution and made a specific part hereof.

SECTION 2: The award of Bid No. 16-04B, Surface Preparation and Coating System for the City of Tamarac Water Treatment Plant Project to Shamrock Restoration Services, Inc., is hereby authorized.

SECTION 3: The appropriate City Officials are hereby authorized to execute an agreement between the City of Tamarac and Shamrock Restoration Services, Inc., (a copy of which is attached hereto as "Exhibit B") as part of said award.

SECTION 4: An expenditure for a contract cost of \$184,863 and a contingency in the amount of \$20,000 for a total project budget of \$204,863 is approved to be funded from the appropriate 2016 Utilities Operational accounts.

SECTION 5: The City Manager, or his designee, is hereby authorized to approve and initiate Change Orders in amounts not to exceed \$65,000 per Section 6-147 of the City Code, and close the contract award, which includes, but is not limited to, making final payment and releasing bonds per Section 6-149 of the City Code, when the work has been successfully completed within the terms, conditions and pricing of the agreement.

SECTION 6: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application; it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 8: This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2016.

ATTEST:

HARRY DRESSLER
MAYOR

PATRICIA A. TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I have
approved this RESOLUTION as
to form.

SAMUEL S. GOREN
CITY ATTORNEY

**“EXHIBIT A”
TR #12742**

Bid No. 16-04 B

**Surface Preparation & Coating System for The Water Treatment
Plant**

Bid Opening Date: December 9, 2015 @ 2:00 P.M.

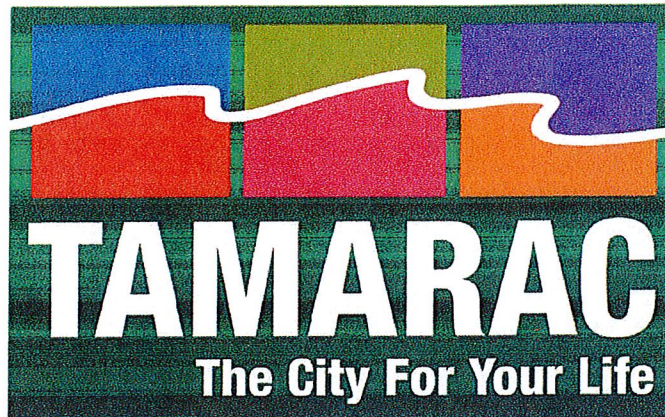
BIDDER	Non-Collusive Affidavit Bid Form	Bidder's Qualification Statement	Drug-Free Workplace References	Subcontractor List	Proof of Insurance Bid Bond	Trench Safety Form Licenses	Addendum No. 1 and 2	Total Base Bid
Shamrock Restoration Services, Inc.	X	X	X	X	X	X	X	\$ 184,863.00
Roof Painting by Hartzell	X	X	X	X	X	X	X	\$ 217,933.00
Harry's Painting & Enterprises Inc.	X	X	X	X	X	X	X	\$ 237,957.00
Situ Group LLC	X	X	X	X	X	X	NR/NA	\$ 252,700.00
Atlantic Painting & Sandblasting	X	X	X	X	X	X	X	\$ 304,710.00
Southland Painting Corp	X	X	X	X	X	X	X	\$ 333,510.00

Notes:

X = Necessary documents were submitted

NR = Not Received

N/A - Not Applicable



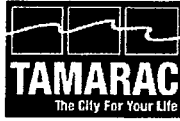
AGREEMENT

BID NO. 16-04 B

SURFACE PREPARATION & COATING SYSTEM FOR THE WATER TREATMENT PLANT

**City of Tamarac
Purchasing & Contracts Division
7525 NW 88th Avenue
Room 108
(954) 597-3570**

**Issued on behalf of the
Public Services Department**



**AGREEMENT
BETWEEN THE CITY OF TAMARAC
AND**

THIS AGREEMENT is made and entered into this ____ day of _____, 20__ by and between the City of Tamarac, a municipal corporation with principal offices located at 7525 N.W. 88th Ave., Tamarac, FL 33321 (the "CITY") and Shamrock Restoration Services Inc., a Florida corporation with principal offices located at 27091 Osage Street, Brooksville, FL 34601 (the "Contractor") to provide for Surface Preparation & Coating System for the Water Treatment Plant.

Now therefore, in consideration of the mutual covenants hereinafter set forth, the City and Contractor agree as follows:

1) The Contract Documents

The Contract Documents consist of this Agreement, Bid Document No. 16-04 B -- Surface Preparation & Coating System for the Water Treatment Plant, including all conditions therein, (General Terms and Conditions, Special Conditions and/or Special Provisions), drawings, Technical Specifications, all addenda, the Contractor's bid/proposal included herein, and all modifications issued after execution of this Agreement. These contract documents form the Agreement, and all are as fully a part of the Agreement as if attached to this Agreement or repeated therein. In the event that there is a conflict between Bid 16-04 B - Surface Preparation & Coating System for the Water Treatment Plant as issued by the City, and the Contractor's Proposal; Bid No. 16-04 B as issued by City shall take precedence over the Contractor's Proposal. Furthermore, in the event of a conflict between this document and any other Contract Documents, this Agreement shall prevail.

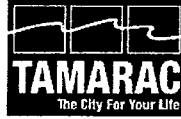
2) The Work

2.1. The Contractor shall perform all work for the City required by the contract documents as set forth below:

2.1.1 Contractor shall furnish all labor, materials, and equipment necessary to complete the scope of work, as outlined in the contract documents.

2.1.2 Contractor shall supervise the work force to ensure that all workers conduct themselves and perform their work in a safe and professional manner. Contractor shall comply with all OSHA safety rules and regulations in the operation of equipment and in the performance of the work. Contractor shall at all times have a competent field supervisor on the job site to enforce these policies and procedures at the Contractor's expense.

2.1.3 Contractor shall provide the City with seventy-two (72) hours written notice prior to the beginning of work under this Agreement and prior to



any schedule change with the exception of changes caused by inclement weather.

- 2.1.4** Contractor shall comply with any and all Federal, State, and local laws and regulations now in effect, or hereinafter enacted during the term of this Agreement, which are applicable to the Contractor, its employees, agents or subcontractors, if any, with respect to the work and services described herein.

3) Insurance

- 3.1.** Contractor shall obtain at Contractor's expense all necessary insurance in such form and amount as specified in the original bid document or as required by the City's Risk and Safety Manager before beginning work under this Agreement including, but not limited to, Workers' Compensation, Commercial General Liability, Builder's Risk and all other insurance as required by the City, including Professional Liability when appropriate. Contractor shall maintain such insurance in full force and effect during the life of this Agreement. Contractor shall provide to the City's Risk and Safety Manager certificates of all insurances required under this section prior to beginning any work under this Agreement. The Contractor will ensure that all subcontractors comply with the above guidelines and will retain all necessary insurance in force throughout the term of this agreement.
- 3.2.** Contractor shall indemnify and hold the City harmless for any damages resulting from failure of the Contractor to take out and maintain such insurance. Contractor's Liability Insurance policies shall be endorsed to add the City as an additional insured. Contractor shall be responsible for payment of all deductibles and self-insurance retentions on Contractor's Liability Insurance policies.

4) Time of Commencement and Substantial Completion

- 4.1** The work to be performed under this Agreement shall be commenced after City execution of the Agreement and not later than ten (10) days after the date that Contractor receives the City's Notice to Proceed. The work shall be completed within 150 days from issuance of City's Notice to Proceed, subject to any permitted extensions of time under the Contract Documents. For the purposes of this Agreement, completion shall mean the issuance of final payment.
- 4.2** During the pre-construction portion of the work hereunder, the parties agree to work diligently and in good faith in performing their obligations hereunder, so that all required permits for the construction portion of the work may be obtained by the City in accordance with the Schedule included in the Contract Documents. In the event that any delays in the pre-construction or construction portion of the work occur, despite the diligent efforts of the parties hereto, and such delays are the result of force majeure or are otherwise outside of the control of either party hereto, then the parties shall agree on an equitable



extension of the time for substantial completion hereunder and any resulting increase in general condition costs.

5) Contract Sum

The Contract Sum for the above work is One Hundred Eighty Four Thousand, Eight Hundred Sixty Three Dollars and No cents (\$184,863.00).

6) Payments

Payment will be made monthly for work that has been completed, inspected and properly invoiced. A retainage of ten percent (10%) will be deducted from monthly payments until 50% of the project is complete. Retainage will be reduced to five percent (5%) thereafter. Retainage monies will be released upon satisfactory completion and final inspection of the work. Invoices must bear the project name, project number, bid number and purchase order number. City has up to thirty (30) days to review, approve and pay all invoices after receipt. The Contractor shall invoice the City and provide a written request to the City to commence the one (1) year warranty period. All necessary Releases of Liens and Affidavits and approval of Final Payments shall be processed before the warranty period begins. All payments shall be governed by the Florida Prompt Payment Act, F.S., Part VII, Chapter 218.

7) Remedies

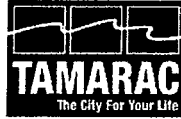
7.1 Damages: The City reserves the right to recover any ascertainable actual damages incurred as a result of the failure of the Contractor to perform in accordance with the requirements of this Agreement, or for losses sustained by the City resultant from the Contractor's failure to perform in accordance with the requirements of this Agreement.

7.2 Correction of Work: If, in the judgment of the City, work provided by the Contractor does not conform to the requirements of this Agreement, or if the work exhibits poor workmanship, the City reserves the right to require that the Contractor correct all deficiencies in the work to bring the work into conformance without additional cost to the City, and / or replace any personnel who fail to perform in accordance with the requirements of this Agreement. The City shall be the sole judge of non-conformance and the quality of workmanship.

8) Change Orders

8.1 Without invalidating the contract, without any monetary compensation, and without notice to any surety, the City reserves and shall have the right to make increases, decreases or other changes to the work as may be considered necessary or desirable to complete the proposed construction in a satisfactory manner. The Contractor shall not start work pursuant to a change order until the change order setting forth the adjustments is approved by the City, and executed by the City and Contractor. Once the change order is so approved, the Contractor shall promptly proceed with the work. All Change Orders shall include overhead and profit, not to exceed five percent (5%) and five percent (5%) respectively.

8.2 The Contract Price constitutes the total compensation (subject to authorized adjustments, if applicable) payable to the Contractor for performing the work. All duties, responsibilities and obligations assigned to or undertaken by the Contractor shall be at



Contractor's expense without change in the Contract Price or Time except as approved in writing by the City.

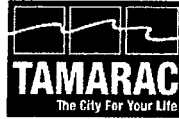
8.3 The Contract Price and/or Time may only be changed by a Change Order. A fully executed change order for any extra work must exist before such extra work is begun. Any claim for an increase or decrease in the Contract Price shall be based on written notice delivered by the party making the claim to the other party promptly (but in no event later than 15 days) after the occurrence of the event giving rise to the claim and stating the general nature of the claim. The amount of the claim with supporting data shall be delivered (unless the City allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by claimant's written statement that the amount claimed covers all known amounts to which the claimant is entitled as a result of the occurrence of said event. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with this Paragraph.

8.4 The Contract Time may only be changed by a Change Order. A fully executed change order must exist prior to extension of the contract time.

8.5 Any claim for an extension of the Contract Time shall be based on written notice delivered by the party making the claim to the other party no later than fifteen (15) days after the occurrence of the event giving rise to the claim. Notice of the extent of the claim shall be delivered with supporting data and stating the general nature of the claim. Contractor hereby agrees to waive rights to recover any lost time or incurred costs from delays unless Contractor has given the notice and the supporting data required by this Paragraph.

8.6 Extensions of time shall be considered and will be based solely upon the effect of delays to the work as a whole. Extensions of time shall not be granted for delays to the work, unless the Contractor can clearly demonstrate that such delays did or will, in fact, delay the progress of work as a whole. Time extensions shall not be allowed for delays to parts of the work that are not on the critical path of the project schedule. Time extensions shall not be granted until all float or contingency time, at the time of delay, available to absorb specific delays and associated impacts is used.

8.7 In the event satisfactory adjustment cannot be reached by the City and the Contractor for any item requiring a change in the contract, and a change order has not been issued, the City reserves the right at its sole option to terminate the contract as it applies to these items in question and make such arrangements as the City deems necessary to complete the work. The cost of any work covered by a change order for an increase or decrease in the contract price shall be determined by mutual acceptance of a Guaranteed Maximum Price by the City and Contractor. If notice of any change in the contract or contract time is required to be given to a surety by the provisions of the bond, the giving of such notice shall be the Contractor's responsibility, and the amount of each applicable bond shall be adjusted accordingly. The Contractor shall furnish proof of such adjustment to the City. Failure of the Contractor to obtain such approval from the Surety may be a basis for termination of this Contract by the City.



9) No Damages for Delays

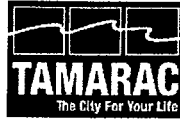
ALL TIME LIMITS STATED IN THE CONTRACT DOCUMENTS ARE OF THE ESSENCE OF THE AGREEMENT. EXCEPT AS PROVIDED HEREIN, NO CLAIM FOR DAMAGES OR ANY CLAIM OTHER THAN FOR AN EXTENSION OF TIME SHALL BE MADE OR ASSERTED AGAINST THE CITY BY REASON OF ANY DELAYS. Contractor shall not be entitled to an increase in the construction cost or payment or compensation of any kind from City for direct, indirect, consequential, impact or other costs, expenses or damages including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by Contractor for hindrances or delays due solely to fraud, bad faith or active interference on the part of City or its agents. In addition, if Contractor is delayed at any time in the progress of the Work by an act or neglect of the City's employees, or separate contractors employed by the City, or by changes ordered in the Work, or by delay authorized by the City pending arbitration, then the Contract Time shall be reasonably extended by Change Order, and the Guaranteed Maximum Price shall be reasonably increased by Change Order in order to equitably increase the general conditions component of the Guaranteed Maximum Price. Furthermore, if Contractor is delayed at any time in the progress of the Work by labor disputes, fire, unusual delay in deliveries, adverse weather conditions not reasonably anticipated, unavoidable casualties or other causes beyond the Contractor's control, or by other causes which the City and Contractor agree may justify delay, then the Contract Time shall be reasonably extended by Change Order. Otherwise, Contractor shall be entitled only to extensions of the Contract Time as the sole and exclusive remedy for such resulting delay, in accordance with and to that extent specifically provided above. No extension of time shall be granted for delays resulting from normal weather conditions prevailing in the area as defined by the average of the last ten (10) years of weather data as recorded by the United States Department of Commerce, National Oceanic and Atmospheric Administration at the Fort Lauderdale Weather Station.

10) Waiver of Liens

Prior to final payment of the Contract Sum, a final waiver of lien shall be submitted by all suppliers, subcontractors, and/or Contractors who worked on the project that is the subject of this Agreement. Payment of the invoice and acceptance of such payment by the Contractor shall release City from all claims of liability by Contractor in connection with the agreement.

11) Warranty

Contractor warrants the work against defect for a period of one (1) year from the date of final payment. In the event that defect occurs during this time, Contractor shall perform such steps as required to remedy the defects. Contractor shall be responsible for any damages caused by defect to affected area or to interior structure. The one (1) year warranty period does not begin until approval of final payment for the entire project, and the subsequent release of any Performance or Payment Bonds, which may be required by the original bid document.

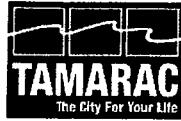


12) Indemnification

- 12.1** The Contractor shall indemnify and hold harmless the City, its elected and appointed officials, employees, and agents from any and all claims, suits, actions, damages, liability, and expenses (including attorneys' fees) in connection with loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the City or its elected or appointed officials and employees. The above provisions shall survive the termination of this Agreement and shall pertain to any occurrence during the term of this Agreement, even though the claim may be made after the termination hereof.
- 12.2** The City and Consultant recognize that various provisions of this Agreement, including but not limited to this Section, provide for indemnification by the Consultant and requires a specific consideration be given there for. The Parties therefore agree that the sum of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by Consultant. Furthermore, the City and Consultant understand and agree that the covenants and representations relating to this indemnification provision shall serve the term of this Agreement and continue in full force and effect as to the City's and the Consultant's responsibility to indemnify.
- 12.3** Nothing contained herein is intended nor shall be construed to waive City's rights and immunities under the common law or Florida Statutes 768.28, as amended from time to time

13) Non-Discrimination & Equal Opportunity Employment

During the performance of the Contract, the Contractor and its subcontractors shall not discriminate against any employee or applicant for employment because of race, color, sex including pregnancy, religion, age, national origin, marital status, political affiliation, familial status, sexual orientation, gender identity and expression, or disability if qualified. The Contractor will take affirmative action to ensure that employees and those of its subcontractors are treated during employment, without regard to their race, color, sex including pregnancy, religion, age, national origin, marital status, political affiliation, familial status, sexual orientation, gender identity or expression, or disability if qualified. Such actions must include, but not be limited to, the following: employment, promotion; demotion or transfer; recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor and its subcontractors shall agree to post in conspicuous places, available to its employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. The Contractor further agrees that he/she will



ensure that all subcontractors, if any, will be made aware of and will comply with this nondiscrimination clause.

14) Independent Contractor

This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that the Contractor is an independent contractor under this Agreement and not the City's employee for any purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with City, State, or United States policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the City, that it had full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the City and the City will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

15) Assignment and Subcontracting

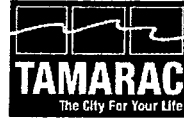
Contractor shall not transfer or assign the performance required by this Agreement without the prior consent of the City. This Agreement, or any portion thereof, shall not be subcontracted without the prior written consent of the city.

16) Notice

Whenever either party desires or is required under this Agreement to give notice to any other party, it must be given by written notice either delivered in person, sent by U.S. Certified Mail, U.S. Express Mail, air or ground courier services, or by messenger service, as follows:

CITY

City Manager
City of Tamarac
7525 N.W. 88th Avenue
Tamarac, FL 33321



With a copy to the City Attorney at the following address:

Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, FL 33308

CONTRACTOR

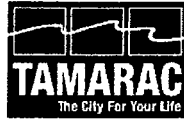
Shamrock Restoration Services Inc.
Attn: Michael Reynolds, President
27091 Osage Street
Brooksville, FL 34601

17) Termination

- 17.1 Termination for Convenience:** This Agreement may be terminated by the City for convenience, upon seven (7) days of written notice by City to the Contractor for such termination in which event the Contractor shall be paid its compensation for services performed to termination date, including services reasonably related to termination. In the event that the Contractor abandons this Agreement or causes it to be terminated, Contractor shall indemnify the city against loss pertaining to this termination.
- 17.2 Default by Contractor:** In addition to all other remedies available to the City, this Agreement shall be subject to cancellation by the City for cause, should the Contractor neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) days after receipt by Contractor of written notice of such neglect or failure.

18) Public Records

- 18.1** The City of Tamarac is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. Specifically, the Contractor shall:
- 18.1.1 Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service;
- 18.1.2 Provide the public with access to such public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed that provided in chapter 119, Fla. Stat., or as otherwise provided by law;
- 18.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and



18.1.4 Meet all requirements for retaining public records and transfer to the City, at no cost, all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the agency.

18.2 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the City shall enforce the Default in accordance with the provisions set forth in Article 17 "Termination" herein.

19) Agreement Subject to Funding

This agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the City Commission of the City of Tamarac in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding.

20) Venue

This Agreement shall be governed by the laws of the State of Florida as now and hereafter in force. The venue for actions arising out of this agreement is fixed in Broward County, Florida.

21) Signatory Authority

The Contractor shall provide the City with copies of requisite documentation evidencing that the signatory for Contractor has the authority to enter into this Agreement.

22) Severability; Waiver of Provisions

Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provisions in any other jurisdiction. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

23) Uncontrollable Circumstances

23.1 Neither the City nor Contractor shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to Uncontrollable Forces, the effect of which, by the exercise of reasonable diligence, the non-performing party could not avoid. The term "Uncontrollable Forces" shall mean any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the reasonable control of the nonperforming party. It includes, but is not limited to fire, flood, earthquakes, storms, lightning, epidemic, war, riot, civil disturbance, sabotage, and governmental actions.



- 23.2** Neither party shall, however, be excused from performance if nonperformance is due to forces, which are preventable, removable, or remediable, and which the nonperforming party could have, with the exercise of reasonable diligence, prevented, removed, or remedied with reasonable dispatch. The nonperforming party shall, within a reasonable time of being prevented or delayed from performance by an uncontrollable force, give written notice to the other party describing the circumstances and uncontrollable forces preventing continued performance of the obligations of this Agreement.

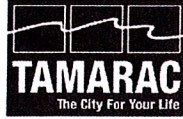
24) Merger; Amendment

This Agreement constitutes the entire Agreement between the Contractor and the City, and negotiations and oral understandings between the parties are merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the Contractor and the City.

25) No Construction Against Drafting Party

Each party to this Agreement expressly recognizes that this Agreement results from the negotiation process in which each party was represented by counsel and contributed to the drafting of this Agreement. Given this fact, no legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise accrue to the benefit of any party to the Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

Remainder of Page Intentionally Blank




IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature. CITY OF TAMARAC, signing by and through its Mayor and City Manager, and CONTRACTOR, signing by and through its duly authorized to execute same.

CITY OF TAMARAC

Harry Dressler, Mayor

Date

ATTEST:

_____
Michael C. Cernech, City Manager

Patricia A. Teufel, CMC
City Clerk

Date

Date

Approved as to form and legal sufficiency:

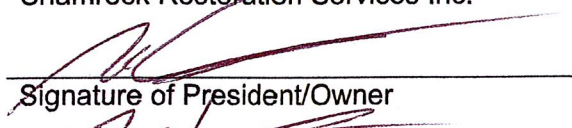
City Attorney

Date

ATTEST:

_____
Signature of Corporate Secretary

Shamrock Restoration Services Inc.

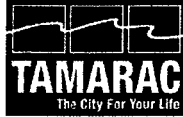
_____
Signature of President/Owner

MICHAEL REYNOLDS
Type/Print Name of Corporate Secy.

Michael Reynolds
Type/Print Name of President/Owner

(CORPORATE SEAL)

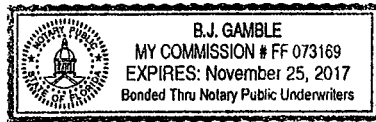
_____
Date

**CORPORATE ACKNOWLEDGEMENT**

STATE OF Florida :
 COUNTY OF Pasco :SS

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Michael Reynolds, of Shamrock Restoration Services Inc., a Florida Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal this day of January 11, 2016



B.J. Gamble

Signature of Notary Public
 State of Florida at Large

B.J. Gamble

Print, Type or Stamp
 Name of Notary Public

☐ Personally known to me or
☒ Produced Identification

FL Drivers License
 Type of I.D. Produced

☐ DID take an oath, or
☒ DID NOT take an oath.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Killingsworth Agency 19259 Cortez Blvd. P. O. Box 1750 Brooksville FL 34605-1750	CONTACT NAME: Danielle Healis PHONE (A/C, No, Ext): (352) 796-1451 FAX (A/C, No): (352) 799-5986 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins. Co. A 15 INSURER B: FL Citrus, Bus. & Ind. Fund A 9 INSURER C: Zurich Insurance Services Inc A 8 INSURER D: INSURER E: INSURER F:
INSURED Shamrock Restoration Services, Inc 27091 Osage St Brooksville FL 34601	

COVERAGES

CERTIFICATE NUMBER: 15-16

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	Y	BKS56309638	9/18/2015	9/18/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 Package Modification Factor 1 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> \$10,000 PIP			BAS56309638	9/18/2015	9/18/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ BACEE \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	10649437	4/6/2015	4/6/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Inalnd Marine Policy			EC08031579	8/19/2015	8/19/2016	Rented Equipment - \$100,000 Deductible - \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation limits increased by endorsement effective 10/9/2015.

City of Tamarac is listed as additional insured in reference to general liability. A waiver of subrogation in favor of the certificate holder applies to General Liability.

e-mail: Lynda.Cummings@tamarac.org

CERTIFICATE HOLDER

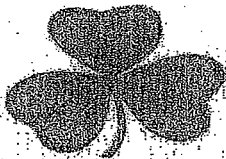
CANCELLATION

City of Tamarac 7525 NW 88th Avenue Tamarac, FL 33321	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Vicki Parrish/CLARE
---	--

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"BACK-UP 1"
TR #12742

SHAMROCK



RESTORATION SERVICES, INC

27091 Osage Street, Brooksville, FL 3460

e-mail: shamrockrsinc@bellsouth.net

Tel: (813) 505-7883

Fax: (352) 754-728

DATE: 05/04/2015

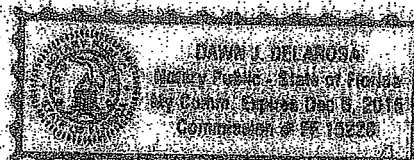
To whom it may concern:

I the undersigned, hereby authorize Panagiotis Samartzis to sign on my behalf in all manners relating to bids, including signing of all documents relating to these matters.

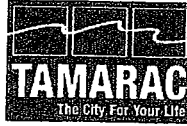
This authorization is valid until further written notice from SHAMROCK RESTORATION SERVICES INC.

Sincerely,

Michael Reynolds
President



NOTARY



COMPANY NAME: (Please Print): SHAMROCK RESTORATION SERVICES INC.

Phone: (813) 505-7839

Fax: (352) 754-7282

BEFORE SUBMITTING YOUR BID, MAKE SURE YOU...

1. ☒ Carefully read the General Terms & Conditions, Special Conditions and Special Provisions.
2. ☒ Properly fill out the **Bid Forms and the Schedule of Bid Prices.**
3. ☒ Fill out and sign the **Non-Collusive Affidavit** and have it properly notarized.
4. ☒ Sign the **Certification** page. Failure to do so may result in your Bid being deemed non-responsive.
5. ☒ Fill out the **Bidder's Qualification Statement.**
6. ☒ Fill out the **References** page.
7. ☒ Sign the **Vendor Drug Free Workplace Form.**
8. ☒ Fill out the **List of Subcontractors.**
9. ☒ **Include a 5% Bid Guaranty.** Failure to provide the stipulated bond or guaranty will result in automatic rejection of your bid. Payment and Performance Bonds will be required and must be submitted on the City's forms, included herein.
10. ☒ **Include proof of insurance.**
11. ☒ **Include copy of State Certified or County Competency License(s)**
12. ☒ **Trench Safety Form, if applicable.**

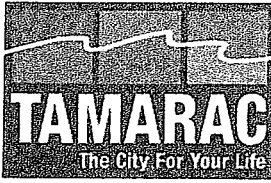
Submit ONE (1) Original AND TWO (2) Photocopies of your bid, clearly marked with the BID NUMBER AND BID NAME on the outside of the package.

Make sure your Bid is submitted PRIOR to the deadline.

Late Bids will not be accepted.

Failure to provide the requested attachments may result in your bid being deemed non-responsive.

THIS SHOULD BE THE FIRST PAGE OF YOUR BID.

**SUBMIT BID TO:**

CITY OF TAMARAC
PURCHASING AND CONTRACTS DIVISION
7525 NW 88TH AVENUE
TAMARAC, FL 33321
954-597-3570

INVITATION FOR BID**Bidder Acknowledgement****BID NO.: 16-04 B****BID TITLE: SURFACE PREPARATION & COATING SYSTEM FOR THE WATER TREATMENT PLANT****BID OPENING DATE/TIME: DECEMBER 9, 2015 AT 2:00 P.M.****BUYER NAME: LYNDA CUMMINGS, SENIOR PROCUREMENT SPECIALIST****BUYER PHONE: 954-597-3570****BUYER EMAIL: LYNDA.CUMMINGS@tamarac.org****PRE-BID CONFERENCE/SITE INSPECTION: NOVEMBER 17, 2015 @ 10:00 A.M., Room 105****BONDING: 5% Bid Bond, 100% Payment/Performance Bond****GENERAL CONDITIONS**

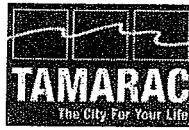
These instructions are standard for all bids for commodities/services issued by the City of Tamarac. The City of Tamarac may delete, supersede or modify any of these standard instructions for a particular bid by indicating such change in the Instructions to Bidders or in the special conditions of the bid. Any and all special conditions that may vary from these general conditions shall prevail over any conflicting provision within any vendor's standard terms and conditions regardless of any language in vendor's documentation to the contrary.

SEALED BIDS

This form should be submitted with all Bid Forms in a sealed envelope. The face of the envelope shall contain the above address, the Bid number and the Bid title. Bids not submitted on the attached Bid Form may be deemed non-responsive. All Bids are subject to the terms and conditions specified herein. Those bids that do not comply with these conditions may be deemed non-responsive.

BIDDER COMPANY NAME: SHAMROCK RESTORATION SERVICES INC.**COMPANY ADDRESS: 27091 OSAGE STREET, BROOKSVILLE, FL 34601****COMPANY PHONE: (813) 505-7839****NAME OF AUTHORIZED AGENT: MICHAEL REYNOLDS****TITLE OF AUTHORIZED AGENT: PRESIDENT / SECRETARY****AUTHORIZED AGENT EMAIL ADDRESS: MICHAEL@SHAMROCKFL.COM****BIDDER TAXPAYER ID OR SOCIAL SECURITY NUMBER: 59-3523763**

I certify that this Bid Acknowledgement is made without prior understanding, agreement or connection with any corporation, firm or person submitting a Bid for the same commodities and/or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this Bid and certify that I am authorized to sign this Bid as an agent for the Bidder.

**BID FORM****BID NO. 16-04 B****SURFACE PREPARATION & COATING SYSTEM
FOR THE WATER TREATMENT PLANT**

The City of Tamarac is hereby requesting Bids from qualified contractors for work consisting all labor, materials, tools, and equipment necessary, as indicated in the specifications herein and generally to include surface preparation and application of a coating system for the City of Tamarac's Water Treatment Plant Facilities.

In order to be considered for this project, the Bidder shall possess, at time of bid opening, one of the following State Certified or County Competency licenses or any license that meet, exceed, or legally perform the scope of work will be acceptable, as determined by state or county licensing agency.

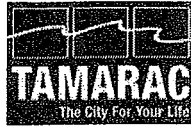
State: Certified General Contractor, defined by F.S. 489.105 3a with at least five (5) years of verifiable full-time experience with a minimum of two (2) projects of similar size & scope in the past (5) years.

County: Broward County Competency "Painting Unlimited" (PU) license with five (5) years of verifiable full-time experience with a minimum of two (2) projects of similar size & scope in the past (5) years.

We propose to furnish the following items in conformity with the specifications and at the indicated bid prices. The bid prices quoted have been checked and certified to be correct. Said prices are fixed and firm and shall be paid to Bidder for the successful completion of its obligation as specified in the contract documents.

In the event of obvious mathematical errors, the Bidder recognizes that these are clerical in nature and may be corrected by City.

For each bid item, Bidder agrees to furnish all labor, materials, tools and equipment necessary to properly perform the work described herein. It is the intent of the City to award this bid based on the Total Base Bid for all bid items. In the event of latent multiplication or addition errors, the Bidder recognizes that these are clerical errors and may be corrected by the Owner.

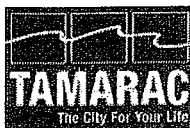
**BID SCHEDULE**

Bid No. 16-04 B
SURFACE PREPARATION & COATING SYSTEM
FOR THE WATER TREATMENT PLANT

Bidder agrees that any unit price listed is to be multiplied by the estimated quantity requirements listed below in order to arrive at the total price.

For each item, Bidder agrees to furnish all labor, material, tools and equipment necessary to properly perform the work described herein and on project drawings. It is the intent of the City to award this contract based on the Grand Total Base bid for all bid items. In the event of latent multiplication or addition errors, the Bidder recognizes that these are clerical errors and may be corrected by the Owner.

Item No.	Quantity	Description	Total Price
OFF SITE TANKS			
1.	Lump Sum	Tr. 27 Storage Tk(2MG) and Pumping Facility	\$ 27,649.00
2.	Lump Sum	Grants Storage Tk(1 MG) and Pumping Facility	\$ 15,309.00
	Subtotal	Sum of Items 1 through 2, which constitute the total cost of the Off Site Tanks	\$ 42,958.00
WATER TREATMENT PLANT			
3.	Lump Sum	Lime Silos (2) 100 ton	\$ 18,196.00
4.	Lump Sum	Accelators (3)	\$ 20,935.00
5.	Lump Sum	Greenleaf Filter	\$ 4,705.00
6.	Lump Sum	Package Filters (4)	\$ 7,918.00
7.	Lump Sum	All Piping Within Water Plant Color Coded to DEP Specifications Hand Rails/Grating	\$ 7,137.00
8.	Lump Sum	Water Storage Tk (2 MG)	\$ 18,719.00
9.	Lump Sum	Water Storage Tk (1MG)	\$ 12,023.00
10.	Lump Sum	Hypochlorite Building and Ammonia Retaining Wall	\$ 2,641.00
Bidder: <u>SHAMROCK RESTORATION SERVICES INC.</u> Date: <u>12/08/15</u>			



City of Tamarac

Purchasing and Contracts Division

Item No.	Quantity	Description	Total Price
11.	Lump Sum	Clearwell (1)	\$ 1,805.00
12.	Lump Sum	Backwash Basin Walls (1)	\$ 1,520.00
13.	Lump Sum	Accelator Pits(3)	\$ 20,935.00
14.	Lump Sum	Fluoride Tk and Containment Area	\$ 1,953.00
15.	Lump Sum	Clearwell Elec. Bldg. (1)	\$ 860.00
16.	Lump Sum	VFD Elec Bldg. (1)	\$ 1,490.00
17.	Lump Sum	Maintenance Block Building Storage Block Building Butler Building on East Side	\$ 6,485.00
18.	Lump Sum	Polymer Building (1)	\$ 1,750.00
19.	Lump Sum	Antenna Building	\$ 490.00
20.	Lump Sum	Wall in Front of Water Plant East Section	\$ 5,168.00
21.	Lump Sum	Raw Water Pumphouses Along 61 st Street (3)	\$ 1,781.00
	Subtotal	Sum of Items 3 through 21, which constitute the total cost of the Water Treatment Plant	\$ 136,511.00
22.	Lump Sum	Bonds /Insurance	\$ 5,384.00
23.	Lump Sum	Consideration for Indemnification	\$ 10.00
GRAND TOTAL OF ITEMS 1 THROUGH 23			\$ 184,863.00

TOTAL BASE BID

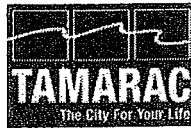
\$ 184,863.00

Submitted by: SHAMROCK RESTORATION SERVICES INC. **Date** 12/08/15

SCH-3

Bid Form & Schedule of Bid Prices

Bid No. 16-04 B – Surface Preparation & Coating System for the Water Treatment Plant



BID FORM
(continued)

BID NO. 16-04 B

SURFACE PREPARATION & COATING SYSTEM
FOR THE WATER TREATMENT PLANT

THIS BID IS SUBMITTED TO:

City of Tamarac
Purchasing and Contracts Manager
7525 Northwest 88th Avenue
Tamarac, Florida 33321

1. The undersigned Bidder proposes and agrees, if this bid is accepted, to enter into a contract with the City to perform and furnish all Work as specified herein for the Contract Price and within the Contract Period indicated in this bid.
2. This bid will remain subject to acceptance for ninety (90) days after the day of bid opening. Bidder will sign and submit the necessary documents required by the City within fifteen (15) days prior to the date of the City's Award.
 - a. Bidder has familiarized itself with the nature and extent of the contract documents, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - b. Bidder has given the City written notice of all conflicts, errors or discrepancies that it has discovered in the contract documents and the written resolution thereof by the City is acceptable to Bidder.
 - c. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the City.
3. Bidder will complete the Work for the prices shown in the "Bid Form".
4. Bidder agrees that the Work will be substantially performed and complete in accordance with the schedules established herein.

Submitted by: SHAMROCK RESTORATION SERVICES INC. Date 12/02/15

**BID FORM**
(continued)**BID NO. 16-04 B****SURFACE PREPARATION & COATING SYSTEM**
FOR THE WATER TREATMENT PLANT

The City reserves the right to reject any bid, if it deems that a vendor has deliberately provided erroneous information. The undersigned declare to have specific and legal authorization to obligate their firm to the terms of this bid, and further, that they have examined the Invitation to Bid, the instructions to Bidders, the Specifications, and other documents included in this bid request, and hereby promises and agrees that, if this bid is accepted, they will faithfully fulfill the terms of this bid together with all guarantees and warranties thereto. The undersigned bidding firm further certifies the product and/or equipment meets or exceeds the specification as stated in the bid package; and also agrees that products and/or equipment to be delivered which fail to meet bid specifications will be rejected by the City within thirty (30) days of delivery. Return of rejection will be at the expense of the bidder.



Authorized SignatureMICHAEL REYNOLDS

Typed/Printed Name(813) 505-7839

Telephone(352) 754-7282

FaxMICHAEL@SHAMROCKFL.COM

Email address for above signer (if any)SHAMROCK RESTORATION SERVICES INC.

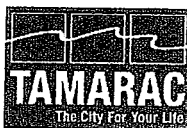
Company Name27091 OSAGE STREET

AddressBROOKSVILLE, FLORIDA, 34601

City, State, ZIP59-3523763

Federal Tax ID NumberCGC 036137

Contractor's License Number

**NON-COLLUSIVE AFFIDAVIT**

State of FLORIDA)
)ss.
County of PASCO)

MICHAEL REYNOLDS being first duly sworn, deposes and says that:

He/she is the PRESIDENT / SECRETARY, (Owner, Partner, Officer, Representative or Agent) of SHAMROCK RESTORATION SERVICES INC., the Offeror that has submitted the attached Proposal;

1. He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
2. Such Proposal is genuine and is not a collusive or sham Proposal;
3. Neither the said Offeror nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Offeror, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Offeror, firm, or person to fix the price or prices in the attached Proposal or of any other Offeror, or to fix any overhead, profit, or cost elements of the Proposal price or the Proposal price of any other Offeror, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;
4. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Offeror or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

Signed, sealed and delivered in the presence of:

Eileen Ginter Eileen Ginter
Witness
Capria Pichette CAPRIA PICHETTE
Witness
This 4th of December, 2015

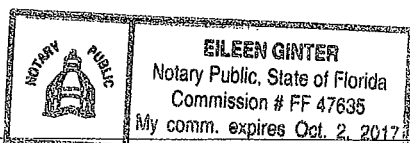
By

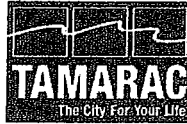
MICHAEL REYNOLDS

Printed Name

PRESIDENT / SECRETARY

Title





ACKNOWLEDGMENT NON-COLLUSIVE AFFIDAVIT

State of Florida
County of PASCO

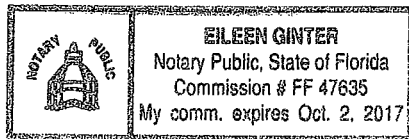
On this the 4 day of December, 2015, before me, the undersigned Notary Public of the State of Florida, personally appeared

Michael Ray Rolze and
(Name(s) of individual(s) who appeared before notary)

whose name(s) is/are Subscribed to within the instrument, and he/she/they acknowledge that he/she/they executed it.

WITNESS my hand
and official seal.

NOTARY PUBLIC
SEAL OF OFFICE:



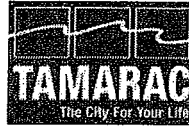
Eileen Ginter
NOTARY PUBLIC, STATE OF FLORIDA
Eileen Ginter

(Name of Notary Public: Print,
Stamp, or Type as Commissioned)

- ☐ Personally known to me, or
☒ Produced identification:

FL DRIVERS LICENSE
(Type of Identification Produced)

☒ DID take an oath, or ☐ DID NOT take an oath

**BIDDER'S QUALIFICATION STATEMENT**

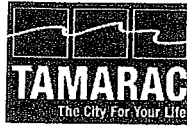
The undersigned certifies under oath the truth and correctness of all statements and all answers to questions made hereinafter:

Name of Company SHAMROCK RESTORATION SERVICES INC.
 Address 27091 OSAGE STREET
 City State Zip BROOKSVILLE, FLORIDA, 34601
 Telephone (813) 505-7839
 Fax Number (352) 754-7282

1. How many years has your organization been in business under its present name?
18 Years
2. If Vendor is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statute: _____
3. Under what former name(s) has your business operated?

List former address(es) of that business (if any).

4. Are you Certified? Yes ☒ No ☐ If Yes, attach copy of Certification
5. Are you Licensed? Yes ☒ No ☐ If Yes, attach copy of License
6. Has your company ever declared bankruptcy? Yes ☐ No ☒
 If Yes, explain: _____
7. Are you a Sales Representative ☐ Distributor ☐ Broker ☐ or Manufacturer ☐
 of the commodities/services bid upon?
8. Have you ever received a contract or a purchase order from the City of Tamarac or other governmental entity? Yes ☐ No ☒ If yes, explain (date, service/project, bid title etc.) _____
9. Have you ever received a complaint on a contract or bid awarded to you by any governmental entity? Yes ☐ No ☒ If yes, explain: _____
10. Have you ever been debarred or suspended from doing business with any governmental entity? Yes ☐ No ☒ If yes, explain: _____

**REFERENCES**

Please list government agencies and/or private firms with whom you have done business during the last five years:

Your Company Name

PLEASE SEE ATTACHED REFERENCES

Address**City State Zip****Phone/Fax**

Agency/Firm Name:

Address

City State Zip

Phone/Fax

Contact Name

Agency/Firm Name:

Address

City State Zip

Phone/Fax

Contact Name

Agency/Firm Name:

Address

City State Zip

Phone/Fax

Contact Name

Agency/Firm Name:

Address

City State Zip

Phone/Fax

Contact Name

Agency/Firm Name:

Address

City State Zip

Phone/Fax

Contact Name

SHAMROCK RESTORATION SERVICES, INC

27091 Osage Street, Brooksville, FL 34601

Tel: (813)505-7839 Fax: (352)754-7282

Web: www.shamrockrestorationservices.com

e-mail: michael@shamrockrestorationservices.com

References

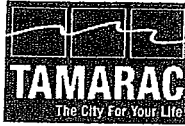
- Project name: Prep and Paint Electrical Equipment
Description: As needed services for painting metal surfaces
Client: Lakeland Electric, Public Works Dept.
Contact: Luis Duran Engineer luis.duran@lakelandelectric.com
Tel: (863) 834-6254
Value: \$ Open
Completed: Two year contract
- Project name: Light Poles Painting
Description: Prep and Paint Decorative Street Light Poles
Client: Bartow Electric Utility
4190 Ben Durrance Rd, Bartow, FL 33830
Contact: Brad Hiers, bradhiers.electric@cityofbartow.net
Tel: (863) 698-0539
Value: \$ Open
Completed: Two year contract
- Project name: Pasco County Painting Services
Description: Prep and Paint Metal Roofs, Beams, Ceilings
Client: Pasco County BOCC Fl
7750 Congress Street, New Port Richey, FL 34654
Contact: Mike Smith, msmith@pascocountyfl.net
Tel: office: (727)834-3278 cell: (727)457-6125 Fax: (727)834-3277
Value: \$ 25,236.00
Completed: September 2015
- Project name: Repainting the Lime Silos @ Combee & Williams WTP
Description: Prep and Paint 2 Metal Silos, Canopies & 2 stucco bldgs
Client: City of Lakeland
1140 East Parker Street, Lakeland FL 33801
Contact: Ricky Jaynes ricky.jaynes@lakelandgov.net
Tel: office: (863)834-6720 Fax: (863)834-7347 Cell: (803)327-7359
Value: \$ 28,449.00
Completed: October 2015

SHAMROCK RESTORATION SERVICES, INC

Project name: Arbors Exterior Painting of 2 story buildings
Description: Prep and Paint of buildings, metal railings, doors and fences
Address: 4722 S. Trask Ave, Tampa, Fl
Client: Tampa Housing Authority
Contact: Clayton Rose e-mail: clayton.rose@thafl.com
Tel: (813) 341- 9101
Value: 119,642.08
Completed: 2014

Project name: Large industrial, Malls etc,
Description: Removing rust from large metal canopies and painting
Client: Precision Design Builders, Inc General Contractor
3107 Barcelona St Tampa, FL 33629
Contact: Michael Chowing e-mail: mchowing@tampabay.rr.com
Tel: (813) 610-8335
Value: more than \$200,000.00
Completed: Open

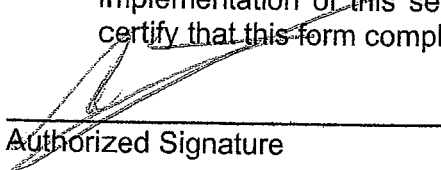
Owner: Club View
4202 East Fowler Avenue RAR229
Tampa, Fl. 33620-7700
Contact: Leora Wilson
Tel: (813) 907 5990
Project: Exterior Painting of Sub Division (32 Buildings)
Completed: 2012
Amount: \$63,000.00
Description: 32 stucco buildings total of 97,363 s.f. include doors, frames, soffits, fascia

**VENDOR DRUG-FREE WORKPLACE**

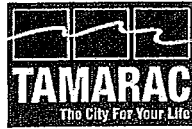
Preference may be given to vendors submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

IDENTICAL TIE BIDS - Preference may be given to businesses with drug-free workplace programs. Whenever two or more bids that are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after each conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.


Authorized Signature

SHAMROCK RESTORATION SERVICES INC.
Company Name



BID BOND

STATE OF FLORIDA)

)SS:

COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS, that we, Shamrock Restoration Services, Inc. as Principal, and The Ohio Casualty Insurance Company as Surety, are held and firmly bound unto the City of Tamarac, a municipal corporation of the State of Florida in the penal sum of:

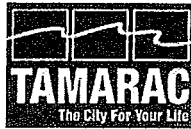
Five Percent of the Amount Bid ---- Dollars (\$ --- 5% ---) lawful money on the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying Bid, dated December 9, 20 15, for: Bid No. 16-04 B - Surface Preparation & Coating System for the Water Treatment Plant.

NOW, THEREFORE,

- (a) If said Bid shall be rejected, or in the alternate.
- (b) If said Bid shall be accepted and the Principal shall properly execute and deliver to said City the appropriate Contract Documents, and shall in all respects fulfill all terms and conditions attributable to the acceptance of said Bid, then this obligation shall be void; otherwise, it shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the amount of this obligation as herein stated.

The Surety, for value received, hereby agrees that the obligations of the said Surety and its bond shall be in no way impaired or affected by any extension of time within which said CITY may accept such Bid; and said Surety does hereby waive notice of any extension.



**ACKNOWLEDGEMENT
BID BOND**

Signed and sealed this 9th day of December, 2015

IN PRESENCE OF:

[Signature] (Pres)

Shamrock Restoration Services, Inc.

Principal

27091 Osage Street

Business Address

Brooksville, FL 34601

City/State/Zip

(813) 505-7839

Business Phone

(AFFIX SEAL)

ATTEST:

Angeline Nisa
Secretary

The Ohio Casualty Insurance Company

Surety*

[Signature]
By

ATTEST:

Christine Morte
Secretary

Jennifer L. McCarta, Florida Licensed Resident Agent

Title

Jennifer L. McCarta

Attorney-In-Fact*

[Signature]
By Jennifer L. McCarta, Attorney in Fact
Inquiries: (407) 834-0022

*Impress Corporate Seal

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 7158519

American Fire and Casualty Company
The Ohio Casualty Insurance Company

Liberty Mutual Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"); pursuant to and by authority herein set forth, does hereby name, constitute and appoint, April L. Lively; Bryce R. Guignard; Christine Morton; J. W. Guignard; Jennifer L. McCarta; M. G. Francis; Margie L. Morris; Paul J. Ciambriello

all of the city of Longwood, state of FL, each individually if there be more than one named; its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 30th day of October, 2015.



American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 30th day of October, 2015, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires March 28, 2017
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS - Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts - SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 9th day of December, 2015.



By: Gregory W. Davenport
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/17/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Killingsworth Agency 19259 Cortez Blvd. P. O. Box 1750 Brooksville FL 34605-1750	CONTACT NAME: Danielle Healis PHONE (A/C, No, Ext): (352) 796-1451 FAX (A/C, No): (352) 799-5986 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins. Co. INSURER B: FL Citrus, Bus. & Ind. Fund INSURER C: Zurich Insurance Services Inc INSURER D: INSURER E: INSURER F:
---	---

COVERAGES CERTIFICATE NUMBER: 15-16 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BKS56309638	9/18/2015	9/18/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Package Modification Factor 1 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> \$10,000 PIP			BAS56309638	9/18/2015	9/18/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ BACEE \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A		10649437	4/6/2015	4/6/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Inalnd Marine Policy			EC08031579	8/19/2015	8/19/2016	Rented Equipment - \$100,000 Deductible - \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Limits shown are those in effect at policy inception date.

CERTIFICATE HOLDER

For Information Purposes

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brendan McAuley/CLARE

© 1988-2014 ACORD CORPORATION. All rights reserved.



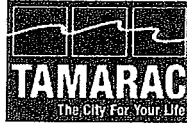
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

CGC036127

ISSUED: 05/18/2015

CERTIFIED GENERAL CONTRACTOR
KELLY, JOHN JOSEPH
SHAMROCK RESTORATION SERVICES, INC

IS CERTIFIED under the provisions of Ch.489 FS
Expiration date: AUG 31, 2016 L1505180000772



CERTIFIED RESOLUTION

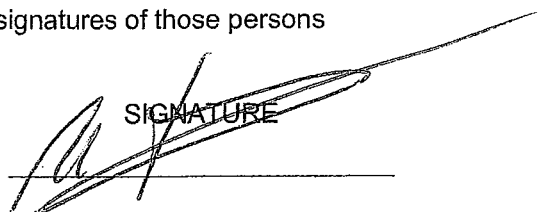
I, MICHAEL REYNOLDS (Name), the duly elected Secretary of SHAMROCK RESTORATION SERVICES INC. (Corporate Title), a corporation organized and existing under the laws of the State of FLORIDA, do hereby certify that the following Resolution was unanimously adopted and passed by a quorum of the Board of Directors of the said corporation at a meeting held in accordance with law and the by-laws of the said corporation.

"IT IS HEREBY RESOLVED THAT MICHAEL REYNOLDS (Name)", the duly elected PRESIDENT / SECRETARY / TREASURER (Title of Officer) of SHAMROCK RESTORATION SERVICES INC. (Corporate Title) be and is hereby authorized to execute and submit a Bid and/or Bid Bond, if such bond is required, to the City of Tamarac and **such other instruments in writing as may be necessary on behalf of the said corporation**; and that the Bid, Bid Bond, and other such instruments signed by him/her shall be binding upon the said corporation as its own acts and deeds. The secretary shall certify the names and signatures of those authorized to act by the foregoing resolution.

The City of Tamarac shall be fully protected in relying upon such certification of the secretary and shall be indemnified and saved harmless from any and all claims, demands, expenses, loss or damage resulting from or growing out of honoring, the signature of any person so certified or for refusing to honor any signature not so certified.

I further certify that the above resolution is in force and effect and has not been revised, revoked or rescinded.

I further certify that the following are the name, titles and official signatures of those persons authorized to act by the foregoing resolution.

NAME	TITLE	SIGNATURE
<u>MICHAEL REYNOLDS</u>	<u>PRESIDENT / SECRETARY</u>	
_____	_____	_____
_____	_____	_____

Given under my hand and the Seal of the said corporation this 9th day of Dec, 202015

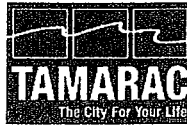
(SEAL)

By:  Secretary

SHAMROCK RESTORATION SERVICES INC.
Corporate Title

NOTE:

The above is a suggested form of the type of Corporate Resolution desired. Such form need not be followed explicitly, but the Certified Resolution submitted must clearly show to the satisfaction of the City of Tamarac that the person signing the Bid and Bid Bond for the corporation has been properly empowered by the corporation to do so in its behalf.

**TRENCH SAFETY FORM**

Bidder acknowledges that included in the appropriate bid items of the proposal and in the Total Bid Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990. The bidder further identifies the costs of such compliance to be summarized below:

TRENCH SAFETY MEASURE (Description)	UNITS OF MEASURE (LF/SF)	UNIT (Qty)	UNIT COST	EXTENDED COST
A. N/A			\$	\$
B.			\$	\$
C.			\$	\$
D.			\$	\$
TOTAL	\$			

If applicable, the Contractor certifies that all trench excavation done within his control in excess of five feet (5') in depth shall be in accordance with the Florida Department of Transportation's Special Provisions Article 125-1 and Subarticle 125-4.1 (TRENCH EXCAVATION SAFETY SYSTEM AND SHORING, SPECIAL-TRENCH EXCAVATION).

Failure to complete the above may result in the bid being declared non-responsive.

DATE:

Dec 4, 2015

(Signature)

ACKNOWLEDGEMENT

STATE OF:

FLORIDA

COUNTY OF:

PASCO

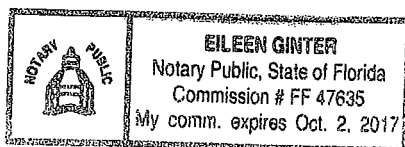
PERSONALLY APPEARED BEFORE ME, the undersigned authority,

Michael Reynolds

(Name of individual Signing)

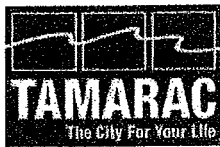
, who, after first being duly sworn by me,

affixed his/her signature in the space provided above on this 4 day of December, 2015



NOTARY PUBLIC

My Commission Expires: 10/02/2017



CITY OF TAMARAC
PURCHASING AND CONTRACTS DIVISION
7525 NW 88TH AVENUE
TAMARAC, FL 33321
"Committed to Excellence...Always"

ADDENDUM NO. 2

DATE: December 8, 2015

BID NO. 16-04 B
SURFACE PREPARATION & COATING
FOR THE
WATER TREATMENT PLANT

This addendum shall modify and become a part of the original Bid Document. The following clarifications, changes, additions and/or deletions are hereby made part of the Contract Documents for Bid No.16-04 B – Surface Preparation & Coating for the City's Water Treatment Plant.

TO ALL PROSPECTIVE BIDDERS:

THE BID OPENING HAS BEEN CHANGED TO DECEMBER 10, 2015
AT 2:00 PM LOCAL TIME

PLEASE NOTE: Tamarac City Hall will be closed between the hours of 12:00 and 2:00 P.M. on Wednesday, December 9, 2015. Please deliver any bids prior to that time frame or after. Bids cannot be accepted on December 9, 2015 between the hours of 12:00 and 2:00 P.M. as the building will be closed.

Please return and/or acknowledge this Addendum No.1 with your bid submittal due **December 10, 2015 by 2:00 PM local time to Tamarac City Hall, RM 108, 7525 NW 88th Ave., Tamarac, FL 33321.**

Sincerely,

Keith K. Glatz
Purchasing and Contracts Manager

Please Acknowledge Receipt and Review of this Addendum:

Company Name: SHAMROCK RESTORATION SERVICES INC.

Authorized Signature

Date: 12/10/2015

Printed Name: PANAGIOTIS (PETE) SAMARTZIS



Title - TR12741- Purchase of Pumps and Appurtenances from Hydra Service, Inc. – FY16

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing the appropriate City Officials to designate Hydra Service, Inc., as a sole source provider for pumps and appurtenances utilized at fifty-three (53) city wastewater pump stations, and to authorize expenditures for the purchase of pumps and appurtenances from Hydra Service, Inc., for an amount not to exceed \$110,000 for Fiscal Year 2016; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

City-wide

ATTACHMENTS:

Description	Upload Date	Type
▣ Memo	1/11/2016	Cover Memo
▣ Reso	1/19/2016	Resolution
▣ Exhibit 1	1/11/2016	Exhibit

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM
PUBLIC SERVICES DEPARTMENT**

TO: Michael C. Cernech,
City Manager

THROUGH: Jack Strain, P.E.,
Director of Public Services

FROM: Richard Lorenz,
Acting Utilities Operations
Manager

DATE: December 22, 2015

RE: Purchase of Pumps and
Appurtenances from Hydra
Service, Inc.
Temp. Reso. #12741

Recommendation:

I recommend that the City Commission authorize a Blanket Purchase Order with Hydra Service, Inc., for an amount not to exceed \$110,000 for FY 2016, as provided under City of Tamarac Code Section 6-148 (b).

Issue:

The purchase of pumps and appurtenances from Hydra Service, Inc., (regional distributor of Sulzer (ABS) Pumps Solutions, Inc.) to maintain, operate, and replace wastewater pump stations in FY 2016.

Background:

Currently, the City operates and maintains eighty-two (82) wastewater pump stations, fifty-three (53) of which are utilizing Sulzer (ABS) pumps and appurtenances. These wastewater pump stations are physically configured in a manner where only equipment manufactured by Sulzer (ABS) Pumps Solutions, Inc., will be compatible, since Sulzer (ABS) Pumps, Inc., provided the original equipment in those stations. For instance, the guide rails in these pump stations and the mounting brackets and pipe connections are specifically configured for Sulzer (ABS) pumps. The use of pumps from other manufacturers would require extensive and costly renovations to those pumping stations, which would not be in the best interest of the City.

As a result of market reviews over several years, the Director of Public Services and the Purchasing & Contracts Manager are in agreement that Hydra Service, Inc. is the only regional distributor of replacements for the original submersible pumps and appurtenances that meet the City specifications. Additionally, the designation of Hydra Service, Inc., as a sole source distributor will allow the City to maintain standardization of equipment and eliminate the need for the City to stock a diverse and expensive parts inventory. See Exhibit 1, sole source authorization letter from Sulzer (ABS) Pumps Solutions, Inc.

Annually, the City Commission appropriates funding for the operation and maintenance of our wastewater pump stations. Additionally, the Utilities Wastewater Collection Division personnel has identified the need and received approval in the FY 2016 budget to rehabilitate several of our wastewater pumps stations (Project UT16F) that are over twenty (20) years old. In past

years, the procedure has been to order each pump on an as-needed basis, which has required obtaining a separate sole source justification for each request. Based on the City's current aggressive replacement schedule, the costs of these pumps have increased to the point where our aggregate purchases are now in excess of the City's bid threshold of \$65,000 for capital equipment and construction.

Accordingly, Public Services - Utilities staff members have been working with the Purchasing & Contracts Manager to find a more efficient method for purchasing these pumps. Although all submersible pumps have the same functionality, each manufacturer has their own unique housings and appurtenances to install each pump. To eliminate costly conversions of wastewater pump stations when a new pump is purchased, the Public Services Department replaces Sulzer (ABS) pumps and appurtenances with only original Sulzer (ABS) equipment. The use of a blanket sole source approval was determined to be the most effective method to accomplish the goal of improving the efficiency and timeliness of pump replacements and wastewater pump station repairs. This method provides the City with a not-to-exceed ceiling, but still allows us the flexibility required to obtain the individual pricing for each pump replacement.

The Director of Public Services and the Purchasing & Contracts Manager recommend the City Commission authorize the blanket purchase order on an "as-needed" basis from Hydra Service, Inc., a sole source distributor of Sulzer (ABS) pumps and equipment, in an amount not to exceed \$110,000.

Fiscal Impact:

Anticipated expenditures of \$110,000 are funded in various accounts within the Utilities Operating and Renewal & Replacement Funds for FY 2016.

RL/mg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2016-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, DESIGNATING HYDRA SERVICE, INC., AS A SOLE SOURCE PROVIDER FOR PUMPS AND APPURTENANCES UTILIZED AT FIFTY-THREE (53) CITY WASTEWATER PUMP STATIONS, AND TO AUTHORIZE EXPENDITURES FOR THE PURCHASE OF PUMPS AND APPURTENANCES FROM HYDRA SERVICE, INC., FOR AN AMOUNT NOT TO EXCEED \$110,000 FOR FISCAL YEAR 2016; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City operates and maintains eighty-two (82) wastewater pump stations; and

WHEREAS, fifty-three (53) of the eighty-two (82) pump stations utilize installed pumps and appurtenances manufactured by Sulzer (ABS) Pumps Solutions, Inc.; and

WHEREAS, Sulzer (ABS) Pumps Solutions, Inc., manufactured the pumps originally Installed at these stations; and

WHEREAS, the compatibility of pumps and appurtenances is necessary due to unique physical constraints within the wastewater pump stations, requiring the use of specialized equipment only available through Sulzer (ABS) Pumps Solutions, Inc., sole regional distributor, Hydra Service, Inc. ("Exhibit 1"); and

WHEREAS, the purchase of pumps from other manufacturers would require the City to perform expensive renovations of the pump stations; and

WHEREAS, standardization of pump equipment is desirable in order to maintain continuity of replacement parts; and

WHEREAS, Hydra Service, Inc., is the sole regional distributor of compatible equipment that matches the original pump equipment and meets the City's specifications for submersible pumps; and

WHEREAS, the Director of Public Services and the Purchasing & Contracts Manager have recognized Hydra Service, Inc., as a sole source distributor of Sulzer (ABS) pumps, based on the fact that no other manufacturer will be able to meet the physical compatibility requirements of the City as provided under City Code 6-148 (b); and

WHEREAS, available funds exist in the various accounts within the Utilities Operating and Renewal & Replacement funds for said purpose; and

WHEREAS, the Director of Public Services and the Purchasing & Contracts Manager recommend the designation of Hydra Service, Inc., as a sole regional distributor of Sulzer (ABS) pumps, and recommend approval of the expenditure of funds to purchase pumps and appurtenances from Hydra Service, Inc., in an amount not to exceed \$110,000; and

WHEREAS, the City Commission of the City of Tamarac, Florida, deems it to be in the best interest of the citizens and residents of the City of Tamarac to designate Hydra Service, Inc., as a sole source regional distributor of Sulzer (ABS) pumps, for pumps and appurtenances utilized at fifty-three (53) wastewater pump stations, and to authorize expenditures for the purchase of said supplies from Hydra Service, Inc., in an amount not to exceed \$110,000 for Fiscal Year 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, THAT:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. The exhibit attached hereto is incorporated herein and made a specific part of this resolution.

SECTION 2: Hydra Service, Inc., is designated as the sole source distributor for pumps and appurtenances utilized at fifty-three (53) pumping stations, and the appropriate City Officials are hereby authorized to purchase pumps and appurtenances from Hydra Service, Inc., in an amount not to exceed \$110,000 for Fiscal Year 2016.

SECTION 3: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this ____ day of _____,
2016.

ATTEST:

HARRY DRESSLER
MAYOR

PATRICIA A. TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I have
approved this RESOLUTION as
to form.

SAMUEL S. GOREN
CITY ATTORNEY

RL/mg

SULZER

"EXHIBIT 1"
TR #12741

Pumps Equipment
Sulzer Pumps Solutions, Inc.
140 Pond View Drive
Meriden, CT 06450
Phone (203) 238 2700
Fax (203) 238 0738
www.sulzer.com

November 4, 2015

Subject: Hydra Service Inc. as Contracted Sulzer Distributor for ABS type products

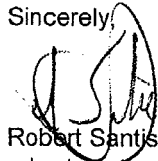
To City of Tamarac, Florida.

The purpose of this letter is to confirm that **Hydra Service Inc.** located in DeBary, Florida, is the contracted Sulzer sole distributor for Sulzer wastewater (formerly ABS) products for the Municipal Wastewater Collection and Treatment market. Their territory includes the entire state of Florida.

Nationally we utilize a network of independent distributors/service centers to serve Municipal, Industrial, Building Trades and Dewatering market segments in specific territories. The authorized distributor for Sulzer products in these segments/territories has the expertise, knowledge, training and access to the latest product developments and upgrades, along with genuine OEM parts. **Hydra Service Inc.** is trained in the latest methods in care and start-up of our equipment and has the ability to execute warranty claims.

Please do not hesitate to contact me if I can provide any additional information.

Sincerely,



Robert Santiso.

robert.santiso@sulzer.com

203 213 1480

Southeast Business Development Manager.



Title - TR12748 - First Amendment to Ground Lease

A Resolution of the City Commission of the City of Tamarac, Florida, authorizing and directing, Alan J. Polin, P.A. as Trustee under the Tamarac Land Trust Agreement dated July 10, 2013 to execute the First Amendment to Ground Lease, attached hereto as Exhibit "1", by and between Alan J. Polin, P.A. as Trustee and JKM Tamarac Village, LLC to be effective nunc pro tunc to January 15, 2016; authorizing the City Manager to periodically direct Alan J. Polin, P.A. as Trustee to approve minor non—monetary amendments to the Ground Lease Agreement; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

District 2

ATTACHMENTS:

Description	Upload Date	Type
▣ TR12748 Staff Report Revised	1/20/2016	Cover Memo
▣ TR12748 - Resolution	1/19/2016	Resolution
▣ TR12748 - Exhibit 1 to TR 12748	1/19/2016	Exhibit

CITY OF TAMARAC
INTEROFFICE MEMORANDUM
DIRECTOR OF FINANCIAL SERVICES OFFICE

TO: Michael C. Cernech,
City Manager

DATE: January 19, 2016

FROM: Mark C. Mason, Director of
Financial Services

RE: TR # 12748, Authorizing the
Execution of a First Amendment
to Ground Lease between the
Tamarac Village Land Trust,
Alan Polin, Trustee and JKM
Tamarac Village, LLC.

Recommendation: Please place TR # 12748 on the City Commission agenda for January 27, 2016 authorizing and directing the Alan J. Polin, Trustee of the Tamarac Village Land Trust to execute the First Amendment to Ground Lease for Tamarac Village to effective nunc pro tunc January 15, 2016.

Issue: JKM Tamarac Village, LLC through an amendment to the Ground Lease to extend the Review Period to a fixed date of February 16, 2016 for the purpose of determining resolution of two title objections.

Background:

The Tamarac Village Land Trust entered into a Ground Lease Agreement with JKM Tamarac Village, LLC for the purpose of development Tamarac Village with a mixed use development.

As part of the Ground Lease Agreement, there is a section defining the Site Analysis Period whereby Tenant (JKM Tamarac Village, LLC) shall review the title commitment and provide, in writing to Landlord (Alan J. Polin, Trustee), any objections to the title exceptions in the Title Commitment. The Landlord received the list of objections to the title exceptions on December 11, 2015.

The Ground Lease Agreement also provides a Review Period which requires the Landlord to respond to the Tenant no later than thirty (30) calendar days following receipt in writing of the objections to any title exceptions, of Landlord's agreement or refusal to cure or remove the Title Defects prior to the Commencement Date. The Landlord responded to Tenant on January 11, 2016. Following receipt of Landlord's response, Tenant had the option of accepting the City's response or demanding a return of the deposit, and, if Tenant had not responded within five calendar days, acceptance of title would have been deemed to occur.

Within two days of receipt of Landlord's response, Tenant requested an extension to the Tenant's acceptance of title to February 16, 2016 to work through and resolve the objections to the title exceptions before accepting title.

Also, there are may be additional times when amendments may need to be made, such as this case when a request is made to extend the time of a particular approval or some other such minor non-monetary modification needs to be made in a short period of time. With that in

mind, an additional section has been added that authorizes the City Manager to periodically direct Alan J. Polin, P.A. as Trustee for the Tamarac Village Land Trust, to amend the Ground Lease, but only for minor non-monetary changes or modifications consistent with the tenor of the original approval by the City Commission.

Fiscal Impact:

There is no direct fiscal impact associated with the amendment, the extension of the Review Period however also extends the period for the first deposit of \$250,000 to become non-refundable except upon default of Landlord.

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2016_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AUTHORIZING AND DIRECTING, ALAN J. POLIN, P.A. AS TRUSTEE UNDER THE TAMARAC LAND TRUST AGREEMENT DATED JULY 10, 2013 TO EXECUTE THE FIRST AMENDMENT TO GROUND LEASE, ATTACHED HERETO AS EXHIBIT "1", BY AND BETWEEN ALAN J. POLIN, P.A. AS TRUSTEE AND JKM TAMARAC VILLAGE, LLC TO BE EFFECTIVE NUNC PRO TUNC TO JANUARY 15, 2016; AUTHORIZING THE CITY MANAGER TO PERIODICALLY DIRECT ALAN J. POLIN, P.A. AS TRUSTEE TO APPROVE MINOR NON-MONETARY AMENDMENTS TO THE GROUND LEASE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Tamarac approved, authorized and directed Alan J. Polin, P.A., Trustee (Trustee) under the Tamarac Village Land Trust to execute a Ground Lease Agreement between the Tamarac Village Land Trust and JKM Tamarac Village, LLC (Tenant) via Resolution R-2015-98; and

WHEREAS, The Ground Lease Agreement has a specific period known as the Site Analysis Period (sixty days following the effective date of the agreement) whereby the Tenant shall review the Title Commitment and notify Landlord, in writing, of any objections to the any title exceptions reported in the Title Commitment; and

WHEREAS, The Ground Lease Agreement provides a Review Period, 30 days following receipt in writing of the objections to any title exceptions, for the Landlord to notify Tenant of Landlord's agreement or refusal to cure or remove the Title Defects

prior to the Commencement Date; and

WHEREAS, Landlord has responded in the time period required by the Ground Lease Agreement; and

WHEREAS, JKM is requesting an additional one month extension to the Review Period to February 16, 2016 to resolve the objections; and

WHEREAS, The City Manager, the Director of Financial Services and the Director of Community Development recommend that the Trustee of the Tamarac Land Trust be directed to execute the First Amendment to Ground Lease Agreement by and between Alan J. Polin, P.A. as Trustee under the Tamarac Village Land Trust Agreement dated July 10, 2013; and

WHEREAS, The City Commission of the City of Tamarac, Florida, deems it to be in the best interest of the citizens and residents of the City of Tamarac to authorize and direct the Trustee for the Tamarac Village Land Trust to execute the First Amendment to Ground Lease Agreement for the development of Tamarac Village attached hereto and incorporated herein as Exhibit "1" to be effective nunc pro tunc January 15, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are HEREBY ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof and all exhibits referenced and attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That Alan J. Polin, P.A. as Trustee for the Tamarac Village Land Trust is hereby authorized and directed, pursuant to this resolution and that certain Florida Land Trust Agreement between Alan J. Polin, P.A. dated July 10, 2013,

to execute the Ground Lease Agreement by and between Alan J. Polin, P.A. as Trustee under the Tamarac Land Trust Agreement and JKM Tamarac, LLC, attached hereto and incorporated herein as Exhibit "1" to be effective nunc pro tunc to January 15, 2016.

SECTION 3: The City Manager is hereby authorized to periodically direct Alan J. Polin, P.A. as Trustee for the Tamarac Village Land Trust, to amend the Ground Lease, from time to time, but only for minor non-monetary changes or modifications consistent with the tenor of the original approval by this City Commission

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section or other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this 27th day of January, 2016.

ATTEST:

HARRY DRESSLER, MAYOR

PAT TEUFEL, CMC CITY CLERK

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form.

SAMUEL S. GOREN, CITY ATTORNEY

FIRST AMENDMENT TO GROUND LEASE

This First Amendment to Ground Lease (the "**Amendment**") is made and entered into effective as of January ~~15~~, 2016, by and between Alan J. Polin, P.A., as Trustee under the Tamarac Land Trust Agreement dated July 10, 2013 ("**Landlord**"), and JKM Tamarac Village, LLC, a Florida limited liability company ("**Tenant**").

BACKGROUND

Landlord and Tenant entered into that certain Ground Lease with an effective date of October 19, 2015, regarding certain real property located at in Tamarac, Florida, commonly known as "Tamarac Village" (the "**Lease**"). Landlord and Tenant have agreed to amend the terms and provisions of the Lease as more particularly set forth herein.

Agreement

1. The above recitals are true and correct and are incorporated herein by reference. Capitalized terms which are not defined in this Amendment shall have the same meaning as defined in the Lease.

2. Section 4.3 of the Lease is hereby deleted in its entirety and replaced with the following (underlined text represents new language; text with double-strikethrough represents language which has been deleted):

"4.3 Review Period. Tenant shall have until the end of the Site Analysis Period to review the Title Commitment and notify Landlord of any objections Tenant may have to any title exceptions reported in the Title Commitment ("**Title Defects**"). Tenant shall notify Landlord in writing ("**Title Objection Notice**") specifying the Title Defects and the curative action required to render such matters acceptable to Tenant. Landlord shall have a period of thirty (30) calendar days to notify Tenant of Landlord's agreement or refusal to cure or remove the Title Defects prior to the Commencement Date. If Landlord does not agree within such thirty (30) calendar day period to cure or remove the Title Defects by the Commencement Date, Tenant may: (i) accept title to the Property as it then is without modification to the terms hereof or claim against Landlord therefore; or (ii) demand a refund of the Lease Deposits, which shall forthwith be returned to Tenant by Escrow Agent, and thereafter Tenant and Landlord shall be released from all further obligations under this Lease except those that specifically survive termination. If Tenant fails to demand a return of the Lease Deposits on or before February 16, 2016~~within five (5) calendar days after receipt of Landlord's notice or of Landlord's failure to provide such notice to Tenant~~, Tenant shall be deemed to have elected to accept title to the Property. If Landlord agrees to cure or remove a Title Defect prior to the Commencement Date, but Landlord fails to cure or remove such Title Defect prior to the Commencement Date, such failure shall be a default by Landlord and Tenant shall have the remedies set forth in Section 15.4 of this Lease or Tenant shall have the right to terminate this Lease and receive a return of the Lease Deposits. Notwithstanding anything to the contrary in this Section 4.3, if title to the Property is unmarketable because of liens in a liquidated amount that can be released if satisfied by payment of money alone (and provided that such liens

were caused by the action or inaction of Landlord and not by any action or inaction of Tenant or any failure of Tenant to comply with the terms of this Lease or to pay any amount required by this Lease to be paid by Tenant), then Tenant shall have the option to accept title to the Property as it then is and to have the Escrow Agent reserve a portion of the Lease Deposits such that, at the time of the Commencement Date, such liens shall be paid from the Lease Deposits, and the amount due Landlord shall be reduced by such amount, or Landlord shall remove the same by statutory permitted bond. Landlord agrees that Landlord shall use its best efforts to cure the Title Defect within the time limits set forth in this Lease. Notwithstanding the foregoing, Landlord agrees that Landlord shall pay all outstanding governmental or quasi-governmental assessments, and any outstanding judgments or liens against Landlord and/or the Property, including all penalties and interest, which existed prior to the Commencement Date as a result of any action or inaction by Landlord or any of its agents, employees, beneficiaries, contractors or invitees."


3. Landlord and Tenant hereby agree that a facsimile or electronic copy of this Amendment and any signatures thereon shall be considered for all purposes as originals. Landlord and Tenant hereby agree that this Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument.


4. In the event of any conflict between the terms of the Lease and the terms of this Amendment, the terms of this Amendment shall control. Except as amended and modified herein, the remaining terms and provisions of the Lease shall remain in full force and effect as originally set forth therein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S).]

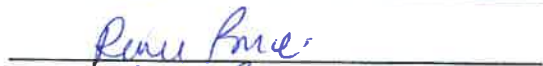
IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

WITNESSES:


Name: Ashley Coote


Name: DAVID PEREZ


Name: Adam Freedman


Name: Renee Brice

LANDLORD:

**Alan J. Polin, P.A., as Trustee under the
Tamarac Land Trust Agreement
dated July 10, 2013**


By: 
Name: ALAN J. POLIN
Title: TRUSTEE

JAN. 15, 2016

TENANT:

**JKM Tamarac Village, LLC,
a Florida limited liability company**

By: **JKM Tamarac Village Capital, LLC,
a Florida limited liability company,
its Manager**

By: 
John K. Markey, Manager



Title - TO 2336 - Fire Pension Plan Amendment

An Ordinance of the City Commission of the City of Tamarac, Florida; amending Chapter 16, Pensions and Retirement, Article VI, Pension Plan; amending Section 16-493 Optional Benefits, providing for modification of DROP eligibility; amending Section 16-515 Retirement Subsidy, providing for modification of retirement subsidy; amending Section 16-516 Supplemental Pension Benefit, providing for modification of supplemental pension; providing for a savings clause; providing for severability; providing for codification and providing for an effective date.

ATTACHMENTS:

Description	Upload Date	Type
▣ TO 2336 Memo	1/14/2016	Cover Memo
▣ TO 2336 Ordinance	1/19/2016	Ordinance
▣ TO 2336 Exhibit A - Pension Letter	1/14/2016	Exhibit

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM
HUMAN RESOURCES DEPARTMENT**

**TO: Michael C. Cernech,
City Manager**

DATE: January 8, 2016

**FROM: Maria Swanson, Director of
Human Resources**

**RE: Pension Ordinance Amendment –
Firefighter's Pension Fund**

Recommendation:

I recommend the approval of the Pension Ordinance resulting from the Agreement between the International Association of Firefighters (IAFF), Local 3080 and the City.

Issue:

Approval of a Pension Ordinance with changes negotiated between the City and the IAFF, Local 3080.

Background:

The Collective Bargaining Agreement (CBA) between the City of Tamarac and the International Association of Firefighters (IAFF), Local 3080 was approved by the City Commission in December, 2015. As part of the CBA, the City and the IAFF agreed to support changes to the Pension Ordinance as noted below:

- Effective 1/1/2016 - Adds eligibility for DROP at 18 years of service and age 55 with the same maximum DROP period of 5 years; and
- Effective 1/1/2016 - Eliminates the Retirement Subsidy (Section 16.515) for deferred vested plan participants; and
- Effective 1/1/2016 – Modifies the Supplemental Pension (Section 16.516) for all plan participants who retire (or enter DROP) to provide such benefit only if the participant has a balance of 200 hours or more of unpaid sick leave upon separation of service.

The Firefighter's Pension Board has reviewed and accepted the changes proposed.

Fiscal Impact:

According to the actuary for the Firefighter's Pension Fund, there is no actuarial cost impact to the changes proposed in this ordinance.

**CC: Michael C. Cernech, City Manager
Diane Phillips, Assistant City Manager
Mike Burton, Fire Chief**

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. 0-2016- _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA; AMENDING CHAPTER 16, PENSIONS AND RETIREMENT, ARTICLE VI, PENSION PLAN; AMENDING SECTION 16-493 OPTIONAL BENEFITS, PROVIDING FOR MODIFICATION OF DROP ELIGIBILITY; AMENDING SECTION 16-515 RETIREMENT SUBSIDY, PROVIDING FOR MODIFICATION OF RETIREMENT SUBSIDY; AMENDING SECTION 16-516 SUPPLEMENTAL PENSION BENEFIT, PROVIDING FOR MODIFICATION OF SUPPLEMENTAL PENSION; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tamarac and the International Association of Fire Fighters ("IAFF") have ratified a new collective bargaining agreement that includes certain changes to pension benefits as provided for herein and attached hereto as Exhibit A; and

WHEREAS, the City of Tamarac and the IAFF have agreed to add eligibility for DROP at 18 years of service and age 55 with the same maximum DROP period; and

WHEREAS, the City of Tamarac and the IAFF have agreed to eliminate the retirement subsidy for deferred vested plan participants; and

WHEREAS, the City of Tamarac and the IAFF have agreed to modify the supplemental pension for all plan participants who retire to provide such benefit only if the participant has a balance of 200 hours or more of unpaid sick leave upon separation of service; and

WHEREAS, the trustees of the City of Tamarac Firefighters' Pension Trust Fund has reviewed the proposed changes; and

WHEREAS, the City Commission has received, reviewed and considered an actuarial impact statement describing the liabilities associated with the amendments provided for herein and attached hereto as Exhibit B; and

WHEREAS, the City Commission of the City of Tamarac has deemed it to be in the best interest of the citizens of the City of Tamarac to amend the plan to reflect these changes.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Tamarac, Florida:

Section 1: That the foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2: That Section 16-493 of Chapter 16, Article VI, Division 4, of the City of Tamarac Code of Ordinances, be and is hereby amended as follows:

Sec. 16-493. Optional benefits.

* * *

(3) Deferred retirement option plan (DROP). A DROP, as defined in this plan, is established and shall be administered by the board of trustees of the city firefighters' pension plan. Participation shall be subject to the following terms and conditions:

- a. *Eligibility.* An "eligible participant" of the city firefighters' pension plan, which is defined as an individual currently on full-time work status, may elect to participate in the DROP on the first day of the month coincident with or next following the completion of twenty-five (25) years of credited service, regardless of age, which date shall constitute the "initial date of eligibility." Effective January 1, 2016, the "initial date of eligibility" shall also include the first day of the month coincident with or next following the completion of eighteen (18) years of service and the attainment of age fifty-five (55), provided that DROP participation shall never exceed five (5) years (i.e. 60 months) and provided further that an eligible participant shall not participate in DROP at any time after exceeding thirty (30) years of credited service. Eligible participants entering after the completion of twenty-five (25) years of credited service shall have DROP eligibility reduced by one (1) month for each month in which participation is delayed up to the completion of a total of thirty (30) years, of employment as a firefighter for the city, after which no further DROP eligibility shall be available.

* * *

Section 3: That Section 16-515 of Chapter 16, Article VI, Division 4, of the City of Tamarac Code of Ordinances, be and is hereby amended as follows:

Sec. 16-515. Retirement subsidy.

Each participant who was an active employee on or after March 1, 2001, shall receive, upon retirement and receipt of monthly benefits from this pension plan (separation of service), a monthly subsidy benefit of ten dollars (\$10.00) for each completed year of credited service, as adjusted herein, to be not less than fifty dollars (\$50.00) and not to exceed three hundred dollars (\$300.00) per month. Such subsidy benefit shall be adjusted annually, commencing March 1, 2002, by a two and one-half (2½) percent increase. This retirement subsidy shall continue until the participant attains Medicare eligibility, at which time the subsidy benefit shall cease. Effective January 1, 2016, all deferred vested plan participants (i.e. those participants who separated service, elected to leave contributions in plan and have deferred receipt of pension benefits until attainment of Early or Normal

Retirement Age as defined herein) shall no longer be eligible for receipt of the retirement subsidy.

Section 4: That Section 16-516 of Chapter 16, Article VI, Division 4, of the City of Tamarac Code of Ordinances, be and is hereby amended as follows:

Sec. 16-516. Supplemental Pension Benefits.

Each eligible participant who was an active employee on or after March 1, 2007¹, shall be entitled to a supplemental pension benefit that shall be considered an “extra benefit” within the meaning of F.S. § 175.351(1)(b) and a supplemental benefit within the meaning of F.S. § 112.65(1).

- (1) Eligibility for the supplemental pension benefit shall require:
 - a. Termination of employment as a firefighter with the city;
 - b. Receipt of a normal, early or disability pension benefit from this plan;
 - c. Effective January 1, 2016, an eligible participant must have a balance of at least two hundred (200) or more hours of Accrued~~al~~ unpaid unused sick leave at the time of separation of service.
- (2) Eligible firefighter participants shall~~;~~ receive a supplemental pension benefit that:
 - a. Shall be in the form of an increased benefit that:
 1. For the maximum of two thousand four hundred ninety-six (2,496) hours of accrued sick leave (for which no payment has been received) is equivalent to three (3) percent of the average monthly compensation that was used to calculate the retiree's standard monthly benefit; and
 2. Is proportionally reduced for lesser amounts of accrued sick leave.
 - b. Shall be adjusted in accordance with the optional form of benefit, if any, elected at the time of retirement and shall be payable for the remaining period that a pension benefit is payable under this plan.
 - c. Shall not be subject to cost of living adjustment provided in section 16-503(c) nor benefit limitations provided in section 16-506.

Section 5: It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Tamarac, Florida, and that the Sections of this Ordinance may be renumbered or relettered, and the word “Ordinance” may be changed to “Section”, “Article” or such other word or phrase in order to accomplish such intention.

Section 6: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 8: This Ordinance shall become effective on adoption, satisfaction of each of the following three requirements set forth below having been achieved prior to second reading:

- (a) The City Commission received and has accepted a report establishing the actuarial soundness of these amendments in a letter of opinion from the Plan Actuary that the amendment has no actuarial impact; and
- (b) The Ordinance and impact statement have been sent to the State of Florida Division of Retirement; and
- (c) The International Association of Firefighters has accepted the changes proposed in this ordinance in writing.

PASSED, FIRST READING this ____ day of _____, 2016.

PASSED, SECOND READING this ____ day of _____, 2016.

HARRY DRESSLER
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I have approved this
ORDINANCE as to form.

SAMUEL S. GOREN, CITY ATTORNEY

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

T.A. For the Union
11/30/15

T.A. for the City
Robert D. Schaff
11/20/2015

November 19, 2015

287
District

Mr. John Gaul
President
Local 3080
Tamarac, Florida

Dear John:

As a condition of the acceptance and ratification of the proposed collective bargaining agreement, effective October 1, 2015, the City and the IAFF, Local 3080 agree to present and recommend to the Firefighters' Pension Board and the City Commission, amendments to the Pension Ordinance, which provides the following changes to the Firefighter's Pension Plan:

- Effective 1/1/2016 - Add eligibility for DROP at 18 years of service and age 55 with the same maximum DROP period of 5 years; and
- Effective 1/1/2016 - Eliminate the Retirement Subsidy (Section 16.515) for deferred vested plan participants; and
- Effective 1/1/2016 - Modify the Supplemental Pension (Section 16.516) for all plan participants who retire (or enter DROP) to provide such benefit only if the participant has a balance of 200 hours or more of unpaid sick leave upon separation of service.

The City and the IAFF, Local 3080 mutually consent and agree that the use of all insurance premium tax revenues, whether base premium tax revenue or additional premium tax revenue, received by the City will be used by the City to meet its annual actuarial required contributions to the City of Tamarac's Firefighter's Pension Plan via separate Mutual Consent Agreement (see attached.)

Sincerely,

Maria Swanson
Director of Human Resources

Cc: Michael C. Cernech, City Manager
Sam Goren, City Attorney
Mike Burton, Fire Chief



Title - TO2335 - Ordinance Creating a Planned Development (PD) District

An Ordinance of the City Commission of the City of Tamarac, Florida amending Chapter 24, entitled "Zoning", Article III entitled "District Regulations" of the City of Tamarac Code of Ordinances, specifically creating Division 27 entitled "PD Planned Development District", providing for a new zoning designation to allow for flexibility in development standards on Master Planned Developments within the City to include the following Sections: 24-542 "Purpose, Applicability and Creation of PD District", 24-543 "Rezoning to the PD District", 24-544 "General Standards for Planned Development District", and 24-545 "Minor Deviations and Amendments to Approved PD Plan/Agreement"; providing for codification; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

City-wide

ATTACHMENTS:

Description	Upload Date	Type
☐ Memo	1/13/2016	Cover Memo
☐ TO2335 - Ordinance	1/20/2016	Ordinance

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 15-12-005M
COMMUNITY DEVELOPMENT

TO: Michael C. Cernech,
City Manager

DATE: December 23, 2015

FROM: Maxine Calloway,
Director of Community Development

RE: Temp. Ordinance No.2335
Amending Chapter 24, Article III,
Creating Division 27 Entitled PD
Planned Development District,
Creating Sections 24-542, 24-
543, 24-544 and 24-545.

Recommendation: The Director of Community Development recommends that the Mayor and City Commission adopt on First Reading, Temporary Ordinance No. 2335, Amending Chapter 24, Article III, creating Division 27 entitled PD Planned Development District, creating Sections 24-542, 24-543, 24-544 and 24-545 at their January 13, 2016 meeting.

Issue: The current City of Tamarac Zoning Code and Official Zoning Map does not provide a zoning district which allows for the application of flexible development standards for master planned developments such as the Tamarac Village project.

Background: Since 2008 through the current year, the City has assembled seventeen (17) properties in the Tamarac Village area which is located along N.W. 57 Terrace between Pine Island Road and N.W. 94 Avenue (23+/- acres). The City issued a Request for Proposal to purchase and develop Tamarac Village on July 1, 2014. The City received only one response which was deemed non-responsive. The City then met with three (3) potential Master Developers. From those meetings, JKM Developers provided the best solution for the development of Tamarac Village. Over the past year, a Ground Lease has been developed and approved on October 14, 2015.

JKM Developers has provided a conceptual site plan that would provide approximately four hundred (400) residential units, thirty-five thousand (35,000) square feet of commercial space and approximately 0.79 acres of park space. Unfortunately, the proposed conceptual plan cannot be fully realized as envisioned under the current zoning designation and development standards without a significant amount of variances and developer concessions that threatens to impact the design, integrity and intensity of the project.

A Planned Development (PD) District or PUD, PDD as described in other jurisdictions, serves as a community zoning classification that is planned and developed within a city/municipality or County that contains both residential and non-residential uses and open land, such as parks. The PD District is typically achieved through a rezoning process, and is normally established to provide flexibility for large unified developments by waiving certain zoning requirements that are typically applied to projects under traditional zoning. Planned Developments encourage the efficient use of land resources and promote innovation in planning and building for residential, mixed use and commercial projects.

While the proposed Planned Development (PD) District is designed to initially remedy the strict application of development standards that would have been applied to the Tamarac Village conceptual plan, it will also serve as a strong redevelopment tool for any large project being proposed within the City's Local Activity Center (LAC).

In fact, the proposed creation of a PD District designation will not only serve as an attractive catalyst for redevelopment, but will also bring the City into the twenty first century by providing a flexible zoning designation that is similar to most of the jurisdictions in Broward County which currently offers a PD, PUD or PDD zoning district.

Analysis: While the PD designation was contemplated as a part of the City's Land Development Code rewrite process, the timing of the City's first mixed use master planned project made it imperative to advance the drafting of the PD legislation to allow for its application to the Tamarac Village project. Currently, the Tamarac Village area is zoned MXD (Mixed Use District). The regulations contained in that zoning district are very regimented and non-flexible. The development of the JKM conceptual plan under the strict application of this zoning district would be a detriment to the area itself and neighboring areas. The ability to negotiate development standards for this master planned area will encourage a creative approach to the use of this land that will result in better a development and design.

The addition of a PD district is necessary to provide legislation that will serve as a valuable mechanism to authorize the appropriate development of residential or commercial uses, or the combination thereof, in the best interest of the City and to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single-use zoning districts, without detriment to neighboring properties.

City staff evaluated several neighboring municipalities that have established successful PD or PUD zoning Districts including Oakland Park, Plantation, Sunrise and Pompano Beach. Those regulations were provided to the City's current Planning consultant, Clarion Associates, who is working on the rewrite of the City's Land Development Regulations, to customize a PD ordinance that will provide the flexible development standards required to negotiate a well-designed, highly functional attractive development. A summary of the draft ordinance is provided below:

Division 27 – PD Planned Development District

Section 24-542: Purpose, Applicability and Creation of PD District

This portion of the proposed Ordinance provides for the establishment language of the PD District starting with the *Purpose* of the proposed district stating that its intent is to provide large tracts of land which are part of a Master Plan to be developed as a whole with greater flexibility by removing some of the detailed restrictions of conventional zoning.

The *Applicability* states that planned developments are planned and developed under unified control and in accordance with flexible standards and procedures that are conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher-quality development, as well as community benefits and amenities, than could be achieved through base zoning district regulations.

This Section also provides for the establishment language for the district itself which is supported by the City's underlying Local Activity Center (LAC) land use designation.

Section 24-543: Rezoning to the PD District

This Section provides for the overall process of rezoning specific lands to the PD District. Included are the requirements for such application which include scheduling and notice requirements for both the Planning Board and City Commission as stated in other sections of City code, the Planning Board's role as a recommending body to the City Commission and the City Commission's role in either adopting the amendment, adopting a revised amendment, deny the amendment or remand the application back to the Director of Community Development and Planning Board for further consideration.

The PD plan that will accompany the application shall contain:

1. PD Plan – Plan that depicts the general configuration and relationship of the principal elements of the proposed development
2. PD Agreement – Agreement that specifies terms and conditions defining development parameters, provides for environmental mitigation, outlines how public facilities will be provided to serve the planned development, and provides for management and maintenance of development.
3. Copy of a title of opinion indicating ownership

Effect of Approval states that approval authorizes revisions to the Official Zoning Map and that the PD Plan/Agreement is binding on the landowners, their successors and assigns.

Expiration of Approval states that any PD Plan/Agreement shall automatically expire if site plan approval is not submitted within one year after approval of the Planned Development, or an extension has been authorized.

Recordation states that the Community Development Director shall record the adopted ordinance and the PD Plan/Agreement with Broward County at the expense of the applicant.

Section 24-544: General Standards for Planned Development District.

This Section provides for the standards required for the City Commission to approve a rezoning to a PD Zoning District and PD Plan/Agreement. These standards are detailed in the attached Temporary Ordinance No. 2335. A summary of these standards are below:

- Planning objective for district
- Identify general location of individual development areas and entire PD District
- Identify location/size of open space
- Identify location of environmentally sensitive lands, wildlife habitat, wetlands etc.
- Identify onsite transportation circulation system
- Identify onsite potable water, wastewater and stormwater facilities
- Identify all onsite public facilities serving the development
- Include any conditions of approval related to the application
- Identify the common benefits and amenities that will be provided to compensate for the added flexibility afforded by the PD District

This Section details that the PD Plan/Agreement shall be consistent with the purpose and standards of this Section in addition to the Comprehensive Plan. The development along the perimeter of a PD District shall be compatible with adjacent existing development and a phasing plan shall be submitted if necessary.

Also included is language for a *Conversion Schedule* which would identify the extent to which one type of residential use may be converted to another type of residential use. This applies to non-residential uses also.

This Section requires specific information on the design and construction for onsite public facilities, dedication of rights-of-way and easements necessary for the construction or installation of required and proposed facilities. Additionally, modifications to street standards to facilitate the development of the project must be provided that keeps in mind separation of vehicular, pedestrian and bicycle traffic in a safe manner, while providing for access for emergency management, providing adequate off-street parking as supported by a traffic study.

Uses states that all uses in a PD District shall be established within the PD Plan/Agreement. The allowable density shall not exceed thirty-five (35) dwelling units/acre and shall be established in the PD Plan/Agreement.

Dimensional Standards provided are as follows:

- Minimum of ten (10) acres of contiguous land unless it is determined that a tract of land less than ten (10) acres is located within a quarter mile of access to mass transit or a provision of mass transit access is within the proposed PD Agreement.
- The PD Plan/Agreement shall include at least two (2) of the following types of dimensional standards, unless the PD Plan/Agreement expressly states otherwise:
 1. Maximum dwelling units per acre (residential development) and/or maximum floor area ratio (nonresidential development);
 2. Minimum net lot area;
 3. Minimum lot width;
 4. Maximum impervious surface area;
 5. Maximum structure height;
 6. Maximum individual building size;
 7. Minimum and maximum setbacks;
 8. Minimum setbacks from adjoining residential development or residential zoning districts.

Site Development Standards/Features provided are as follows:

- Off street parking shall be determined on a project by project basis
- Off street parking may be proposed that does not meet minimum Code requirements justified by a parking study
- The parking study shall include number of proposed spaces, public transit ridership statistics and justification for any deviations from City Code
- All onsite utilities shall be constructed underground
- Any required utility ground facilities shall be landscaped to, properly screen such facility
- Landscaping shall meet City Code. Any modification of these requirements must be requested through the PD Plan/Agreement

Section 24-545: Minor Deviations/Amendments to Approved PD Plan/Agreement.

This Section outlines the process for minor deviations to a PD Plan/Agreement. Minor deviations may be allowed without the need to amend the PD Plan/Agreement provided that such changes are determined to:

- (1) Address technical considerations that could not reasonably be anticipated during the planned development approval process
- (2) Have no material effect on the character of the approved PD district, the basic concept of the PD Plan/Agreement, and the terms in the PD Terms and Conditions. These include, but are not limited to, the following:
 - Changes in driveway locations;
 - Minor shifts in building size, configuration, or location;
 - Structure floor plan revisions; and
 - Facility design modifications for amenities.

Deviations that will require an amendment to the PD Plan/Agreement include:

- Changes in use designations;
- Density/intensity increases;
- Decreases in open space;
- Substantial changes in the location of streets, particularly if streets are to be deleted or access points to the development moved so traffic flows both inside and outside the development are affected;
- Substantial changes in the location of any public easement; or
- Change in the proportion of any housing type by more than 15 percent.

CONCLUSION: Staff recommends that the City Commission adopt Temporary Ordinance No. 2335, Amending Chapter 24, Article III, creating Division 27 entitled PD Planned Development District, creating Sections 24-542, 24-543, 24-544 and 24-545 to allow for the establishment of a PD zoning district with flexible development standards for large scale master planned projects.

This amendment supports Goal #5, “A Vibrant Community” of the City’s Strategic Plan in that, it allows for the opportunity for the City to remain competitive in the development arena while providing incentives and opportunities to revitalize our community.

Additionally, this effort supports Policy 1.4 and Policy 1.5 of the Future Land Use Element of the City’s Comprehensive Plan which states, “The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances,” and “The City will continue to promote ‘quality development’ in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code (LDC) which promote the highest standards of urban development and community aesthetics

FISCAL IMPACT: This is a City initiated amendment with no direct fiscal impact. .



Maxine Calloway,
Community Development Director

Attachments: Temporary Ordinance No. 2335

CITY OF TAMARAC, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA AMENDING CHAPTER 24, ENTITLED "ZONING", ARTICLE III ENTITLED "DISTRICT REGULATIONS" OF THE CITY OF TAMARAC CODE OF ORDINANCES, SPECIFICALLY CREATING DIVISION 27 ENTITLED "PD PLANNED DEVELOPMENT DISTRICT", PROVIDING FOR A NEW ZONING DESIGNATION TO ALLOW FOR FLEXIBILITY IN DEVELOPMENT STANDARDS ON MASTER PLANNED DEVELOPMENTS WITHIN THE CITY TO INCLUDE THE FOLLOWING SECTIONS: 24-542 "PURPOSE, APPLICABILITY AND CREATION OF PD DISTRICT", 24-543 "REZONING TO THE PD DISTRICT", 24-544 "GENERAL STANDARDS FOR PLANNED DEVELOPMENT DISTRICT", AND 24-545 "MINOR DEVIATIONS AND AMENDMENTS TO APPROVED PD PLAN/AGREEMENT"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Administration has conducted a review of the regulations concerning master planned development and the application of strict zoning standards within the City; and

WHEREAS, upon its review, City Administration has determined that the current City of Tamarac Zoning Code and Official Zoning Map does not provide a zoning district which allows for the application of flexible development standards for master planned developments; and

WHEREAS, the establishment and creation of a Planned Development District ("PD"), as a new zoning designation will serve as a valuable mechanism to authorize the appropriate development of residential or commercial uses, or the combination thereof, in the best interest of the City and to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single-use zoning districts, without detriment to neighboring properties; and

CODING: Words in ~~strike-through~~ type are deletions from existing law; Words in underlined type are additions.

WHEREAS, the ability to negotiate development standards for master planned developments encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other Sections of the City's Code of Ordinances; and

WHEREAS, the Director of Community Development recommends approval of this ordinance amendment; and

WHEREAS, the City Commission of the City of Tamarac has deemed it to be in the best interest of the citizens and residents of the City of Tamarac to establish a new zoning designation known as a "PD Planned Development District" in accordance with the terms and provisions set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That Chapter 24, Article III, Division 27, "PD Planned Development District", of the City of Tamarac Code of Ordinances is hereby created with regulations as follows:

DIVISION 27. PD PLANNED DEVELOPMENT DISTRICT

Sec. 24-542. Purpose, Applicability and Creation of PD District.

(a) Purpose. The Planned Development (PD) district is established and intended to permit large tracts of land which are part of a master development plan to

be planned and developed as a whole with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned developments encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

(1) Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

(2) Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

(3) Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and

(5) Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

(6) Promoting "low impact design" also known as "LID" which seeks to minimize the hydrologic and water quality changes that result as part of site development.

(b) *Applicability.* Planned developments are planned and developed under unified control and in accordance with flexible standards and procedures that are conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher-

quality development, as well as community benefits and amenities, than could be achieved through base zoning district regulations.

(1) The purpose of this subsection is to provide a uniform means for amending the Official Zoning Map to reclassify land to the Planned Development (PD) zoning district established in 24-542.(c) below.

(c) *Creation of PD District.* The PD district is hereby established and is intended to encourage high-quality, mixed-use development that features innovative and creative design, yet is compatible with both surrounding existing development and available public infrastructure. The PD district is supported by an underlying Local Activity Center (LAC) land use designation.

Sec. 24-543. Rezoning to the PD District.

(a) *Overview.* Planned developments are established by amendments to the Official Zoning Map to rezone land to the Planned Development (PD) zoning district for which applicable development regulations are defined by a planned development master plan (PD Plan) and a planned development agreement (PD Agreement). Subsequent development within the PD district occurs through the appropriate site plan (§10-2) and plat review (Chapter 21, Article II, §26-89) procedures and standards (as appropriate), which ensure compliance with the PD Plan and PD Agreement.

(b) *Application Submittal and Acceptance.* An application to rezone to the PD district shall be submitted and accepted, and may be withdrawn, in accordance with §24-67 Applications for Rezoning, except that applications may be initiated only by the owner(s) of all property included in the proposed planned development district to ensure unified control, and shall include the following:

(1) A PD Plan that depicts the general configuration and relationship of the principal elements of the proposed development, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing;

(2) A PD Agreement that specifies terms and conditions defining development parameters, provides for environmental mitigation, outlines how public facilities will be provided to serve the planned development, and provides for management and maintenance of development; and

(3) A copy of a title opinion indicating the ownership of all land that is part of the proposed PD district to ensure unified control.

(c) *Scheduling and Public Notice of Meetings.* The application shall be scheduled, and required public notices provided, for Planning Board and City Commission hearings in accordance with §24-67 Applications for Rezoning and Chapter 2, Article X Quasi-Judicial Proceedings.

(d) *Planning Board Review and Action.* The Planning Board shall review the application, hold a public hearing, and make a recommendation in accordance with §24-67 Applications for Rezoning and Chapter 2, Article X Quasi-Judicial Proceedings.

(e) *City Commission Review and Decision.* The City Commission shall review the application, hold a public hearing, and make a determination in accordance with §24-67 Applications for Rezoning and Chapter 2, Article X Quasi-Judicial Proceedings.

(1) The decision shall be one of the following:

i. Adopt the amendment as proposed;

ii. Adopt a revised amendment that reduces the area proposed to be designated;

iii. Deny the amendment; or

iv. Remand the application back to the Director and Planning Board for further consideration. (This may require further public hearing notices and additional review fees.)

(f) Post Decision Actions and Limitations. The post-decision actions and limitations in §24-67 Applications for Rezoning, shall apply to the application except as follows:

(1) Effect of Approval.

i. Approval of a Planned Development authorizes the approved revisions to the Official Zoning Map. Lands rezoned to a PD district shall be subject to the approved PD Plan/Agreement. The PD Plan/Agreement is binding on the land as an amendment to the Official Zoning Map.

ii. The PD Plan/Agreement shall be binding on the landowners, their successors, and assigns, and shall constitute the development regulations for the land.

iii. Development of the land shall be limited to the uses, intensity and density, configuration, and all other elements and conditions set forth in the PD Plan/Agreement.

iv. The applicant may apply for and obtain subsequent improvement permits necessary to implement the PD Plan/Agreement in accordance with the appropriate procedures and standards set forth in this Code. Any development permits shall be in substantial compliance with the PD Plan/Agreement.

(2) Expiration of Approval. The PD Plan/Agreement shall automatically expire if an application for a Site Plan Approval (§10-2) for any part of the development shown on the approved PD Plan/Agreement is not submitted within one year after approval of the Planned Development, or an extension of this time period authorized by the Director. Extension requests shall be provided to the Community Development Director in writing no later than 60 days prior to the one year expiration date.

(3) Recordation. The Community Development Director shall record the adopting ordinance and the PD Plan/Agreement with the Broward County Records at the expense of the applicant.

Sec. 24-544. General Standards for Planned Development District.

Before approving a PD zoning district designation, the City Commission shall find that the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, comply with the standards below.

(a) PD Plan/Agreement.

(1) Include a statement of planning objectives for the district;

(2) Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity;

(3) Identify for the entire PD district and each development area the land area, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;

(4) Identify the general location, amount, and type (whether designated for active or passive recreation) of open space;

- (5) Identify the location of environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
- (6) Identify the onsite transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems as supported by an applicant provided traffic study;
- (7) Identify the general location of onsite potable water and wastewater facilities, and how they will connect to City systems;
- (8) Identify the general location of onsite stormwater management facilities, and how they will connect to City systems;
- (9) Identify the general location of all other onsite public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.
- (10) Include conditions related to approval of the application for the PD zoning district classification;
- (11) Identify the community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district; and
- (12) Include any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.

(b) Consistency with City Plans. The PD zoning district designation and the PD Plan/Agreement shall be consistent with the purpose and standards of this section in addition to the comprehensive plan of the City of Tamarac and all applicable regulations for PD zoning designations.

(c) Compatibility with Surrounding Areas. Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan/Agreement shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

(d) Development Phasing Plan. If development in the PD district is proposed to be phased, the PD Plan/Agreement shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program.

(e) Conversion Schedule. The PD Plan/Agreement may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use, such as multi-family dwellings to single-family dwellings, and one type of nonresidential use may be converted to another type of nonresidential use, such as office use to retail sales use. Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan.

and are consistent with established extents of conversion set down in the conversion schedule.

(f) Onsite Public Facilities.

(1) Design and Construction. The PD Plan/Agreement shall establish the responsibility of the developer/landowner to design and construct or install required and proposed onsite public facilities in compliance with applicable City, County, state, and federal regulations.

(2) Dedication. The PD Plan/Agreement shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable City, County, state, and federal regulations.

(3) Modifications to Street Standards. In approving a PD Plan/Agreement, the City Commission may approve modifications or reductions of City street design standards, including those for right-of-way widths, pavement widths, required materials, and turning radii. Such modifications shall be reviewed and approved by the Fire and Public Service Departments during PD Plan/Agreement approval, on finding that:

(i) The PD Plan/Agreement provides for separation of vehicular, pedestrian, and bicycle traffic as supported by an applicant provided traffic study;

(ii) Access for emergency service vehicles is not substantially impaired;

(iii) Adequate off-street parking is provided for the uses proposed and as supported by a parking study provided by the applicant; and

(iv) Adequate space for public utilities is provided within the street right-of-way.

(g) Uses. Allowed principal, accessory, and temporary uses in a particular PD district shall be established in the PD Plan/Agreement, subject to conversion in accordance with a schedule incorporated in the PD Plan/Agreement in accordance with §24-544(e), Conversion Schedule. Allowed uses shall be consistent with City's Comprehensive Plan, Local Activity Center (LAC) designation and the purpose of this section. The nonresidential uses in the PD district are restricted to the uses permitted in the City's mixed use district (MXD).

(h) Densities/Intensities. The total number of dwelling units permitted in a planned development shall not exceed 35 dwelling units/acre, and shall not exceed the total density/intensity permitted by the Land Use Element of the Tamarac Comprehensive Plan. The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan/Agreement, and shall be consistent with the comprehensive plan Local Activity Center (LAC) land use designation, other adopted special area and City plans, and with the purpose of the PD district.

(i) Dimensional Standards.

(1) All planned developments shall contain a minimum of ten (10) acres of contiguous land unless the Community Development Department finds that a tract which contains less than ten (10) acres is suitable as a planned development by virtue of:

- (i) Its location within a quarter mile of access to mass transit; or
- (ii) Provision of mass transit access in the proposed PD.
- (2) This minimum may be waived by the City Commission upon the recommendation of the Community Development Director.
- (3) The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan/Agreement, and shall be consistent with the Comprehensive Plan, other adopted special area and City plans, and with the purpose of the PD district.
- (4) The PD Plan/Agreement shall include at least the following types of dimensional standards, unless the PD Plan/Agreement expressly states otherwise:
 - (i) Maximum dwelling units per acre (residential development) and/or maximum floor area ratio (nonresidential development);
 - (ii) Minimum net lot area;
 - (iii) Minimum lot width;
 - (iv) Maximum impervious surface area;
 - (v) Maximum structure height;
 - (vi) Maximum individual building size;
 - (vii) Minimum and maximum setbacks; and
 - (viii) Minimum setbacks from adjoining residential development or residential zoning districts.
- (j) Site Development Standards/Features.
- (1) All development in a PD district shall comply with the development standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, and the purpose of the PD district.
- (2) Off Street Parking.
 - (i) Because of the unique land uses and design characteristics of projects zoned PD, the minimum parking space requirement and design shall be determined on a project by project basis.

(ii) The applicant may propose parking that does not meet minimum Code requirements, in which case the applicant shall submit a parking study, prepared by a registered traffic engineer.

(iii) At a minimum, the parking study shall include the number of proposed parking spaces, public transit ridership statistics, and justification for any deviations from the requirements of Article V of this Code for off-street parking and loading.

(iv) The study shall be reviewed and approved by the Director of Community Development or his/her designee.

(v) Parking and traffic studies shall be required to be submitted as part of a complete application package demonstrating required parking to support the planned development. Additionally, the applicant shall be responsible for all architectural reviews costs incurred by the City in review of the design elements of the buildings.

(3) Underground Utilities.

(i) All onsite utilities shall be installed underground.

(ii) Large transformers shall be placed on the ground within pad mounts, enclosures, or vaults.

(iii) The developer shall provide adequate landscaping to screen all above ground facilities in a manner not inconsistent with the requirements of the applicable utility provider.

(4) Landscaping, Buffering and Buildings Design.

Landscaping shall meet all the requirements of Chapter 11 of the City of Tamarac Code of Ordinances. Modification of Chapter 11 may be requested in the PD Plan/Agreement and must be explicitly listed in the PD Agreement and PD Plan.

(i) The applicant shall be responsible for all architectural review costs incurred by the City in association with the review of the buildings design.

(5) PD Plan/Agreement Development Standards.

Plan/Agreement shall include at least the following types of development standards, unless the PD Plan/Agreement expressly states otherwise:

(i) Total onsite parking spaces;

(ii) Landscaping to included total trees and shrubs;

(iii) Minimum and maximum open space; and

(iv) Percentage pervious and non-pervious area.

(k) Stormwater Management Standards.

All development in a PD district shall comply with the standards of §10-226 Stormwater Management that are in place at the time of Site Plan Approval (§10-2) application acceptance.

Sec. 24-545. Minor Deviations / Amendments to Approved PD Plan/Agreement.

(a) *Minor Deviations.* Subsequent applications for improvement permits within an approved PD district may include minor deviations from the PD Plan/Agreement, without the need to amend the PD Plan/Agreement, provided such deviations are limited to changes that the Community Development Director determines:

(1) Address technical considerations that could not reasonably be anticipated during the planned development approval process; and

(2) Have no material effect on the character of the approved PD district, the basic concept of the PD Plan/Agreement, and the terms in the PD Terms and Conditions. These include, but are not limited to, the following:

(i) Changes in driveway locations;

(ii) Minor shifts in building size, configuration, or location;

(iii) Structure floor plan revisions; and

(iv) Facility design modifications for amenities.

(b) *Amendments.* Deviations from the PD Plan/Agreement that would have a material effect on the character of the approved PD district, the basic concept or terms of the PD Plan/Agreement, including, but not limited to, the following modifications, shall require amendment of the Planned Development in accordance with §24-555.

Amendment of Exception Previously Approved:

(i) Changes in use designations;

(ii) Density/intensity increases;

(iii) Decreases in open space;

- (iv) Substantial changes in the location of streets, particularly if streets are to be deleted or access points to the development moved so traffic flows both inside and outside the development are affected;
- (v) Substantial changes in the location of any public easement; or
- (vi) Change in the proportion of any housing type by more than 15 percent.

SECTION 3. Codification. It is the intention of the City Commission of the City of Tamarac that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Tamarac, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts thereof in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be considered as eliminated and shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective upon adoption.

PASSED, FIRST READING this _____ day of _____, 2016.

PASSED, SECOND READING this _____ day of _____, 2016.

ATTEST:

BY: _____
MAYOR HARRY DRESSLER

PATRICIA TEUFEL, CMC
CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR DRESSLER	_____
DIST 1: COMM BUSHNELL	_____
DIST 2: V/M GLASSER	_____
DIST 3: COMM. GOMEZ	_____
DIST 4: COMM PLACKO	_____

I HEREBY CERTIFY that
I have approved this
ORDINANCE as to form:

RECORD OF COMMISSION VOTE: 2ND Reading

MAYOR DRESSLER	_____
DIST 1: BUSHNELL	_____
DIST 2: V/M GLASSER	_____
DIST 3: COMM. GOMEZ	_____
DIST 4: COMM PLACKO	_____

SAMUEL S. GOREN,
CITY ATTORNEY



Title - TO2337 - Redistricting Ordinance

An Ordinance of the City of Tamarac, Florida, providing for the re-creation and re-establishment of the geographic boundaries for four (4) Election Districts in the City of Tamarac in accordance with Section 6.03 of the City Charter; providing for the implementation of revised Election Districts to be effective for the elections to be held in the City of Tamarac, Florida, commencing at the General Municipal Election in November, 2016, and thereafter; providing a form of request to the Supervisor of Elections of Broward County, Florida, to implement the revised plan established pursuant to this Re-districting Ordinance and to create functional districts consistent with the identification of geographic boundaries for Election Districts; providing for the attachment of Election District Maps, Charts and street address descriptions, which are attached hereto as Exhibit "A" and incorporated herein by reference; providing for authorization and direction to the City Manager to implement the terms, conditions and provisions of this Ordinance to be effective for the next ensuing General Municipal Election of November 2016; providing for conflicts; providing for severability; providing for codification; and providing for an effective date.

ATTACHMENTS:

Description	Upload Date	Type
❑ TO2337 Memo	1/20/2016	Cover Memo
❑ TO2337 Redistricting Ordinance	1/21/2016	Ordinance

**CITY OF TAMARAC
INTEROFFICE MEMORANDUM
CITY CLERK**

**TO: Michael Cernech,
City Manager**

DATE: January 15, 2016

**FROM: Patricia Teufel,
City Clerk**

RE: TO2337 – Redistricting Ordinance

Recommendation: Present redistricting options to the Mayor and Commission for the re-creation and re-establishment of the geographic boundaries for four (4) election districts in the City of Tamarac in accordance Section 6.03 of the City Charter and direct the City Clerk to forward the adopted re-districting option to the Broward County Supervisor of Elections.

Issue: Redistricting based on population percentages. According to Section 6.03 of the Charter, districts must fall between 22.5% and 27.5% of the City's total population and Districts 2 and 3 do not fall within those parameters.

Background: Ordinance No. O-99-10, adopted on May 26, 1999, and approved by referendum on March 14, 2000 required the City to redistrict based on the population of each district.

Section 6.03 of the City Charter provides for the periodic review and redistricting of the City's election districts. After the November 2014 general election it was determined that redistricting was necessary because Districts 2 and 3 did not fall within the parameters set forth in Section 6.03.

In November 2015, the City engaged Florida Atlantic University (FAU), a four year university located within the State of Florida, to review the City's election districts and coordinate the preparation of redistricting options to ensure that the City's districts are of equal population, compact, proportional and logically related to the natural internal boundaries of the neighborhoods of the City.

FAU conducted a comprehensive review of the City's districts, considering a number of factors including, but not limited to, future growth, minority representation, and continuity, and have offered three (3) options for the City Commission to consider.

Fiscal Impact:

Based upon conversations with the Broward County Supervisor of Elections Office, no fiscal impact to the City of Tamarac is expected.

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY OF TAMARAC, FLORIDA, PROVIDING FOR THE RE-CREATION AND RE-ESTABLISHMENT OF THE GEOGRAPHIC BOUNDARIES FOR FOUR (4) ELECTION DISTRICTS IN THE CITY OF TAMARAC IN ACCORDANCE WITH SECTION 6.03 OF THE CITY CHARTER; PROVIDING FOR THE IMPLEMENTATION OF REVISED ELECTION DISTRICTS TO BE EFFECTIVE FOR THE ELECTIONS TO BE HELD IN THE CITY OF TAMARAC, FLORIDA, COMMENCING AT THE GENERAL MUNICIPAL ELECTION IN NOVEMBER, 2016, AND THEREAFTER; PROVIDING A FORM OF REQUEST TO THE SUPERVISOR OF ELECTIONS OF BROWARD COUNTY, FLORIDA, TO IMPLEMENT THE REVISED PLAN ESTABLISHED PURSUANT TO THIS REDISTRICTING ORDINANCE AND TO CREATE FUNCTIONAL DISTRICTS CONSISTENT WITH THE IDENTIFICATION OF GEOGRAPHIC BOUNDARIES FOR ELECTION DISTRICTS; PROVIDING FOR THE ATTACHMENT OF ELECTION DISTRICT MAPS, CHARTS AND STREET ADDRESS DESCRIPTIONS, WHICH ARE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE; PROVIDING FOR AUTHORIZATION AND DIRECTION TO THE CITY MANAGER TO IMPLEMENT THE TERMS, CONDITIONS AND PROVISIONS OF THIS ORDINANCE TO BE EFFECTIVE FOR THE NEXT ENSUING GENERAL MUNICIPAL ELECTION OF NOVEMBER 2016; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 6.02 of the City Charter of the City of Tamarac, Florida (the "City"), provides for four (4) separate "political districts" within the City to known as districts One, Two, Three and Four; and

WHEREAS, Section 6.03 of the City Charter provides for the periodic review and redistricting of the City's election districts; and

WHEREAS, Ordinance No. O-99-10, adopted on May 26, 1999, and approved

by referendum on March 14, 2000 required the City to redistrict based on the population of each district; and

WHEREAS, on or about November 9, 2015, the City engaged Florida Atlantic University ("FAU"), a four (4) year university or educational research institution located within the State of Florida, to review the City's election districts and coordinate the preparation of redistricting options to ensure that the City's districts are of equal population, compact, proportional and logically related to the natural internal boundaries of the neighborhoods of the City; and

WHEREAS, FAU conducted a thorough and comprehensive review of the City's districts, considering a number of factors including, but not limited to, future growth, minority representation, and continuity, and offered three (3) options for the City Commission to consider; and

WHEREAS, the City Commission, after considering the input of its expert FAU consultants and the public, it has determined that adopting the redistricting option attached hereto as Exhibit "A", to be effective for the November 2016 general municipal election, is in the best interests of the citizens and residents of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA; THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2. (a) The City Commission specifically finds and determines that the City, through its Administration, has complied with Charter Section 6.03 wherein the City's election districts have been comprehensively reviewed based on population pursuant to a contract between the City of Tamarac and Florida Atlantic University.

(b) The City Commission hereby ratifies, confirms and adopts the findings, conclusions, and recommendations prepared by FAU, attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. The City Commission further finds, determines and concludes that the State of Florida Election Code, Chapters 97 and 106, Florida Statutes, as amended, specifically applies to the City's implementation of revised election districts in the City of Tamarac, consistent with this Ordinance and the applicable sections of the City Charter.

Section 4. (a) The City Commission further acknowledges the requirements of Sections 101.001 and 101.002, Florida Statutes, as amended, as the same is presently constituted, or as may be later amended, which specifies that the Board of County Commissioners of Broward County, Florida, upon recommendation and approval of the Supervisor of Elections of Broward County, Florida, shall have the power and authority to alter or create new election districts or precincts.

(b) Based upon the requirements of Section 101.001 and 101.002, Florida Statutes, the City Administration is further authorized and directed to transmit a certified copy of this Ordinance along with such maps, charts, graphic descriptions and street addresses for the revised election districts adopted herein, to the Supervisor of

Elections of Broward County, Florida within such time as may be necessary and required to implement the terms, conditions and provisions of the election districts adopted and promulgated by this Ordinance for the next General Municipal Election of November 2016.

Section 5. The City Commission further recognizes and concludes that in compliance with Section 101.001 and 101.002, Florida Statutes, and other applicable Sections of the State of Florida Election Code, that precincts in the City of Tamarac shall be altered, modified or increased to conform to the requirements imposed for district elections and for the creation, division, abolition or consolidation of the boundaries of election districts, pursuant to General Law only and this implementing Ordinance.

Section 6. The City of Tamarac, through its City Commission and City Administration, hereby formally requests the Supervisor of Elections of Broward County, Florida to implement the plan of election districts established by this Ordinance and to create such functional revised election districts pursuant to this Ordinance as may be consistent with the State of Florida Election Code and the terms, conditions and provisions of this Ordinance.

Section 7. Conflicts. All ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. Severability. If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid,

such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

Section 9. Effective Date. This Ordinance shall take effect immediately upon adoption.

PASSED, FIRST READING this ____ day of _____, 2016.

PASSED, SECOND READING this ____ day of _____, 2016.

ATTEST: BY: _____
MAYOR HARRY DRESSLER

PATRICIA TEUFEL, CMC

CITY CLERK

RECORD OF COMMISSION VOTE: 1ST Reading

MAYOR DRESSLER	_____
DIST 1: COMM BUSHNELL	_____
DIST 2: V/M GLASSER	_____
DIST 3: COMM. GOMEZ	_____
DIST 4: COMM PLACKO	_____

I HEREBY CERTIFY that
I have approved this
ORDINANCE as to form:

RECORD OF COMMISSION VOTE: 2ND Reading

SAMUEL S. GOREN
CITY ATTORNEY

MAYOR DRESSLER	_____
DIST 1: BUSHNELL	_____
DIST 2: V/M GLASSER	_____
DIST 3: COMM. GOMEZ	_____
DIST 4: COMM PLACKO	_____

EXHIBIT "A"

TO BE PROVIDED ON JANUARY 27, 2016



Title - TR12744 - Trails at Central Parc: Declaration of Restrictive Covenants

A Resolution of the City Commission of the City of Tamarac, Florida, approving the request of Dunay, Miskel and Backman, LLP on behalf of Palm Cove Holdings, LP of a Second Amendment to the Declaration of Restrictive Covenants for Trails of Central Parc attached hereto as Exhibit "3" and incorporated herein; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

District 1

ATTACHMENTS:

Description	Upload Date	Type
▣ Memo	1/20/2016	Cover Memo
▣ Resolution	1/20/2016	Resolution
▣ Letter of Intent	1/13/2016	Backup Material
▣ Exhibit 1 - Original Declaration of Restrictive Covenant	1/13/2016	Exhibit
▣ Exhibit 2 - First Amendment to Declaration of Restrictive Covenants	1/13/2016	Exhibit
▣ Exhibit 3 - Second Amendment to Declaration of Restrictive Covenant	1/20/2016	Exhibit

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 16-01-003M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Manager

DATE: January 13, 2016

FROM: Maxine Calloway,
Director of Community Development

RE: Second Amendment to Declaration
of Restrictive Covenants: The Trails
at Central Parc

CASE#: Temp Reso. No. 12744

RECOMMENDATION: The Director of Community Development recommends that the Mayor and City Commission approve the request by Heather Jo Allen Esq. on behalf of Palm Cove Holdings, LP a Delaware limited partnership to amend the Declaration of Restrictive Covenants for the property known as Trails at Central Parc at its January 27, 2016 meeting.

ISSUE: Heather Jo Allen, Esq. of Dunay, Miskel, and Backman LLP, designated Agent for the property owners, Palm Cove Holdings, LP a Delaware limited partnership is requesting that the City Commission review and approve the Second Amendment to the Declaration of Restrictive Covenants as it pertains to the property known as The Trails at Central Parc.

BACKGROUND: On January 10, 2007 the City Commission approved a Land Use Plan Amendment to allow for the future development of a total of two-hundred thirty-three (233) dwelling units, on approximately 33.38 net acres. The property, which is now known as The Trails at Central Parc is located just east of the Florida Turnpike, south of Commercial Boulevard. Subsequent to adoption of the Land Use Plan Amendment, a plat and site plan were approved by the City Commission.

The Land Use Plan Amendment to the City of Tamarac's Future Land Use Plan was processed concurrently with a Land Use Plan Amendment to Broward County's Future Land Use Plan. As an inducement for Broward County to adopt the Broward County Land Use Plan Amendment, the owner of the property voluntarily placed restrictive covenants upon the property.

The Original Declaration dated July 30th, 2007 and attached hereto as Exhibit "1", included a series of voluntary restrictions and covenants to include a property development restriction which restricted development of the property to not more than two hundred and thirty-two (232) dwelling units consisting of forty-eight (48) single family and one hundred eighty-four (184) townhouse units.

On April 11, 2012, LDC Monterey Ventures, LLC ("Owner") purchased the property. The new owners commenced negotiations with City staff regarding proposed changes to the restrictive covenants. On August 28, 2013 the City Commission approved amendments to the restrictive covenants. On October 28, 2014 the County Commission approved the proposed amendments.

Within that first Amendment attached hereto as Exhibit "2", the Owner proposed series of monetary contributions as outlined in the chart below, as well as to reduce density upon the Property from the two hundred and thirty-two (232) dwelling units agreed upon in the Original Declaration to no more than two hundred and twenty-five (225) dwelling units consisting of sixty-one (61) single family dwelling units and one hundred and sixty-four (164) townhouse units.

City Commission

Second Amendment to Declaration of Restrictive Covenants: Trails at Central Parc

Temporary Resolution No. 12744

January 13, 2016 – Page 2

Currently, the new Owner (Palm Cove Holdings, LLC) now desires to further amend the Declaration to reflect a revised density on the Property, specifically to decrease the density from two hundred and twenty-five (225) residential units consisting of sixty-one (61) single family units and one hundred and sixty-four (164) townhouse units as agreed to in the First Amendment, to two hundred and fourteen (214) single family units without any townhouse units. The Second Amendment will further reaffirm the obligations as set forth in the Declaration and the First Amendment as further set forth in the Second Amendment to Declaration of Restrictive Covenants attached hereto as Exhibit “3”.

ANALYSIS: The City Commission previously approved amendments to the restrictive covenants. The table below shows the amendments currently being requested by the Agent on behalf of the Owner.

ORIGINAL Declaration of Restrictive Covenants	Recorded of Restrictive Covenants	FIRST AMENDMENT to Declaration of Restrictive Covenants	SECOND AMENDMENT to Declaration of Restrictive Covenants
<u>Property Development.</u> Declarant hereby restricts development of the Property to not more than 232 residential dwelling units, consisting of 48 single family units and 184 townhouse units.		<u>Property Development.</u> Declarant hereby restricts development of the Property to not more than 225 residential dwelling units, consisting of 61 single family units and 164 townhouse units.	<u>Property Development.</u> Declarant hereby restricts development of the Property to not more than 214 single family residential dwelling units.
<u>Affordability.</u> Declarant hereby agrees to construct 15% of the units on the Property as “Workforce Housing”. Prior to the issuance of the first building permit for the construction or erection of the first residential unit on the Property, Declarant shall enter into a Declaration of Restrictive Covenants (Workforce Housing)...		<u>Affordability.</u> Declarant shall pay to the City an affordable housing impact fee of \$1000 per unit for each unit constructed on the Property. This fee shall be payable to the City on a permit by permit basis.	<u>Monument Sign.</u> Declarant hereby agrees to install a monument sign at Declarant’s sole expense and as approved by the City, in the general location of Commercial Boulevard and N.W. 47 Terrace, within the City’s right of way, to identify both the Mainlands residential development as well as the Trails at Central Parc development, prior to the first certificate of occupancy for the Trails at Central Parc development.
<u>Fees:</u> Payment of \$500,000 to the City for improvements to the Park and Fire Station Properties. Install traffic calming devices upon approval of the City at Declarant’s expense up to \$125,000. Upgrade the City’s water and sewer system at Declarant’s expense up to \$125,000.		<u>Fees.</u> Declarant shall pay a municipal impact service fee to the City of \$400,000 payable on a permit by permit basis Place \$125,000 into escrow for traffic study and improvements for Mainlands 1,2,3,4 & 5, payable at issuance of first building permit. Payment of \$125,000 to the City to upgrade water and sewer system payable on a permit by permit basis.	

City Commission

Second Amendment to Declaration of Restrictive Covenants: Trails at Central Parc

Temporary Resolution No. 12744

January 13, 2016 – Page 3

FISCAL IMPACT: The amendment to the restrictive covenants will not result in a negative fiscal impact. However, as an inducement to the City amending the Declaration, the Owner has voluntarily agreed to install a monument sign in the general location of Commercial Boulevard and N.W. 47 Terrace that will identify both the Mainlands residential development as well as the Trails at Central Parc development at the Owners expense. The sign to be installed prior to the issuance of the first certificate of occupancy for the Trails at Central Parc development.

This item supports Policy 3.9 of the City's Comprehensive Plan Housing Element stating *"The City shall encourage a variety of housing types in the redevelopment process, and encourage mixed income housing developments"*.

The proposed development also supports Strategic Plan Goal #5, a Safe and Vibrant Community, by developing an understanding of the unique needs of each neighborhood and commercial area.

Maxine Calloway,
Director of Community Development

Attachments:

Temporary Resolution No. 12744

Letter of Intent

Exhibit 1 – Original Declaration of Restrictive Covenants

Exhibit 2 – First Amendment to Declaration of Restrictive Covenants

Exhibit 3 – Second Amendment to Declaration of Restrictive Covenants

MAC/FZ/alg

CITY OF TAMARAC, FLORIDA

RESOLUTION NO. R-2016-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, APPROVING THE REQUEST OF DUNAY, MISKEL AND BACKMAN, LLP ON BEHALF OF PALM COVE HOLDINGS, LP OF A SECOND AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR TRAILS OF CENTRAL PARC ATTACHED HERETO AS EXHIBIT "3" AND INCORPORATED HEREIN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Land Use Plan Amendment for Monterey was adopted by the City Commission on April 10, 2007; and

WHEREAS, as an inducement for Broward County to adopt the Broward County Land Use Plan Amendment, the owner of the property ("Declarant") voluntarily placed restrictive covenants upon the property which were recorded in the public records of Broward County in Official Record Book 44460, Page 1757 ("Declaration") restricting utilization of the Property and establishing certain affirmative obligations on Declarant as set forth in the Declaration (attached hereto as Exhibit "1" incorporated herein and made a specific part thereof); and

WHEREAS, on August 28, 2013, Declarant entered into that certain Amendment to Declaration of Restrictive Covenants recorded in Official Records Book 51220, Page 1099 ("First Amendment") to reduce density upon the Property, modify the proposed unit mix, establish an affordable housing impact fee payable to the City and amend the timing and terms of certain obligations as further outlined in the First Amendment (attached hereto as Exhibit "2" incorporated herein and made a specific part hereof);

and

WHEREAS, Declarant now desires to further amend the Declaration to reflect a revised density on the Property and to install a monument sign at Declarant's sole expense and as approved by the City, in the general location of Commercial Boulevard and N.W. 47 Terrace to identify both the Mainlands residential development as well as the Trails at Central Parc development prior to the first certificate of occupancy for the Trails at Central Parc development, and reaffirm the obligations as set forth in the Declaration, the First Amendment, as further set forth in the Second Amendment to Declaration of Restrictive Covenants attached hereto as Exhibit "3", incorporated herein and made a specific part hereof; and

WHEREAS, the Declaration of Restrictive Covenants states that modifications to the covenants are subject to approval by the City Commission and the Board of County Commissioners; and

WHEREAS, staff has reviewed this request and supports amendments to the Declaration of Restrictive Covenants; and

WHEREAS, the Director of Community Development recommends approval of this request to amend the Declaration of Restrictive Covenants; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to approve the request of Dunay, Miskel, and Backman LLP on behalf of Palm Cove Holdings, LP to amend the Declaration of Restrictive Covenants.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution; all exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The Second Amendment attached as more fully set forth in Exhibit 3 is hereby approved.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

6PASSED, ADOPTED AND APPROVED this day of , 2016.

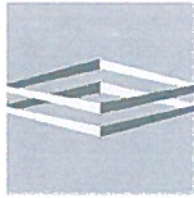
HARRY DRESSLER
MAYOR

ATTEST:

PAT TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I
have approved this
RESOLUTION as to form.

SAMUEL S. GOREN,
CITY ATTORNEY



**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

January 12, 2016

Via email: Maxine.Calloway@tamarac.org

Maxine Calloway, Esq. AICP, Director
Community Development Department
City of Tamarac
7525 88th Avenue NW, Room 26
Tamarac, FL 33321

**Re: Letter of Intent regarding Second Amendment to Declaration of Restrictive Covenants
for The Trails at Central Parc**

Dear Ms. Calloway:

This firm represents Palm Cove Holdings, LP ("Owner"), the Owner of The Trails at Central Parc property ("Property"). As you know, the Property is subject to that certain Declaration of Restrictive Covenants ("Declaration") recorded in Official Records Book 44460, Page 1757 and the Amendment to the Declaration recorded in Official Records Book 51220, Page 1099, which restrict development of the Property to sixty-one (61) single-family homes and one hundred and sixty-four (164) townhomes. At this time, the Owner desires to execute a Second Amendment to the Declaration in order to further reduce density for the Property and to modify the proposed unit mix.

Based upon the foregoing, we hereby respectfully request your favorable review and positive recommendation of this request. Please do not hesitate to contact me directly at (561) 405-3322 should you have any questions or need additional information. Thank you.

Sincerely,

Heather Jo Allen, Esq.

cc: Frank Zickar, *Assistant Director, Community Development Department*
Scott Backman, Esq., *Dunay, Miskel and Backman, LLP*
Michael Nunziata, *Palm Cove Holdings, LP*

Return recorded copy to:
Return recorded copy to:
Billing, Cochran, Heath, Lyles et al.
888 SE 3rd Ave., Suite 301
Fort Lauderdale, FL 33316

Document prepared by:
Gerald L. Knight, Esq.
Billing, Cochran, Heath, Lyles et al.
888 SE 3rd Ave., Suite 301
Fort Lauderdale, FL 33316

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants is entered into as of this 30 day of July, 2007, by **PRESTIGE HOMES OF TAMARAC, INC.**, a Florida corporation ("Declarant"), whose address is 11784 W. Sample Road, Suite 101, Coral Springs, Florida 33065, its successors and assigns.

WHEREAS, Declarant is the fee title owner of that certain parcel of land located in the City of Tamarac, Florida, and described in Exhibit "A," attached hereto ("Property"); and

WHEREAS, Declarant has submitted a Land Use Plan Amendment Application ("Application") PC 06-29 to change the Property's Land Use Plan designation from Commercial Recreation to Low Medium (10 Dwelling Units Per Acre) Residential; and

WHEREAS, Declarant has offered to enter into this Declaration to restrict the utilization of the Property; and

WHEREAS, the Board of County Commissioners of Broward County, Florida ("County"), at its meeting on December 12, 2006, agreed to adopt the Land Use Plan Amendment ("Land Use Plan Amendment") subject to Declarant voluntarily agreeing to restrict the utilization of the Property and to not seek further development of the Property through the utilization of flexibility units; to abide by the terms of certain agreements previously made to the City of Tamarac ("City") and neighboring homeowners associations; and to the installation of certain improvements;

NOW, THEREFORE, Declarant agrees, as inducement for the County to adopt an ordinance amending the Broward County Comprehensive Land Use Plan as set forth above, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge and confirmed, that the Property shall be owned, held, used, transferred, sold, conveyed, demised, and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such property or any part thereof, their heirs, successors, and assigns:

1. Recitals. The above recitals are true and correct and are incorporated into this Declaration by reference.

2. **Property Development.** Declarant hereby restricts development of the Property to not more than two hundred thirty three (232) residential dwelling units, consisting of forty nine (48) single family units and one hundred eighty four (184) townhouse units. Declarant agrees that this restriction constitutes a limitation on the number of units which Declarant may construct on the Property and that it shall not seek to increase the number of allowable units set forth herein through an application for flexibility units.

3. **Affordability.** Declarant hereby agrees to construct fifteen percent (15%) of the units on the Property as "Workforce Housing." Prior to the issuance of the first building permit for the construction or erection of the first residential unit on the Property, Declarant shall enter into a Declaration of Restrictive Covenants (Affordable Housing) in substantially the form attached hereto as Exhibit "B."

4. Prior to the issuance of the first building permit by City for the construction or erection of the first residential unit on the Property, Declarant shall:

- (a) convey to City, on the plat of the Property, that property described in Exhibit "C," attached hereto and incorporated herein ("Park Property"), to be used as public park and recreation land;
- (b) provide to the City the amount of Five Hundred Thousand Dollars (\$500,000.00) to be used by the City for improvements to the Park Property and the Fire Station Property (as such term is defined in the Declaration of Restrictive Covenants relating to Land Use Plan Amendment PC 06-30);
- (c) pay off the remainder of each homeowners association recreational lease for Mainlands Sections 1, 2, 3 and 5;
- (d) provide to the homeowners association for Mainlands Sections 1 and 2 (which are one association) the amount of Two Hundred Thousand Dollars (\$200,000.00), and to the homeowners associations for Mainlands Sections 3 and 5 the amount of One Hundred Thousand Dollars (\$100,000.00) each, to be utilized by the individual associations for those purposes established by each association's membership; and

Declarant shall obtain and provide City, as part of its building permit approval, proof that the foregoing provisions have been satisfied.

5. Prior to environmental review approval of construction plans as set forth within Chapter 27, Broward County Code of Ordinances, by the Development Management Division for the first building permit for construction or erection of the first residential unit on the Property, Declarant shall:

- (a) provide to County the amount of not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00) towards the purchase of Advanced Transportation Management Systems software to mitigate the net trips generated by the Land Use Plan Amendment; and
- (b) conduct an archaeological survey of the Property.

Declarant shall obtain and provide County as part of its environmental review application,

with proof that the foregoing provisions have been satisfied.

6. Prior to submission of a site plan of the Property to City for review, Declarant shall:

- (a) submit to City proposals for the installation of traffic calming devices within the Property and the neighborhood streets adjacent to the Property and, upon approval of the traffic calming devices by City, install such traffic calming devices at Declarant's expense up to One Hundred Twenty Five Thousand Dollars (\$125,000.00) in connection with development of the Property; and
- (b) submit to City proposals for access to the Property for project construction purposes. Upon approval of the construction access points by City, including consideration of the City of Lauderdale Lakes' comments, Declarant agrees that all construction traffic to and from the Property shall be limited to the designated construction access points.

7. Prior to the issuance of the first certificate of occupancy for a residential unit within the Property, Declarant shall upgrade the City's water and sewer system in the vicinity of the Property at Declarant's expense up to One Hundred Twenty Five Thousand Dollars (\$125,000.00).

8. Declarant agrees to comply with all state, County, City, and local rules, regulations, and ordinances, including the Broward County Tree Preservation Code, Chapter 27 of the Broward County Code of Ordinances. Declarant shall minimize the number of trees to be removed by incorporating existing trees into its site plan. If the trees cannot be incorporated into the site plan in the current location and the trees are capable of being relocated, the Declaration shall relocate the trees, especially those of specimen size and quality. Further, if burrowing owls are present on the Property upon the commencement of development, Declarant shall apply to the Florida Fish & Wildlife Conservation Commission for a permit to relocate the owls.

9. Declarant agrees to contact the duly elected liaison of the Mainlands Section 4 homeowners association in a good faith attempt to discuss and reach an agreement with that association regarding the concerns of that association relating to the proposed development of the Property.

10. Declarant shall only conduct construction activities on the Property on weekdays from 8:00 a.m. to 6:00 p.m., and on Saturdays from 8:00 a.m. to 1:00 p.m. Absolutely no construction activities shall occur on the Property on Sundays. Declarant shall, at its sole expense, repair any roads which are damaged as a result of the construction traffic to the Property. Declarant further agrees that its plans for development of the Property shall include, and Declarant shall install and pay for, sound walls along the Florida Turnpike in any area(s) abutting the Property where sound walls are not constructed by the Florida Turnpike Enterprise. Declarant agrees that the sound walls it constructs shall be of the same height as those constructed by the Florida Turnpike Enterprise immediately to the north and south of those constructed by Declarant.

11. County and City are the beneficiaries of these covenants and restrictions, and as such, the County or the City, alone or collectively, may enforce these covenants and restrictions by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions. In addition, County and/or City may refuse to issue building permits, certificates of occupancy or other required governmental approvals until Declarant, its successors or assigns come into compliance with the terms of this Declaration.

12. Any failure of County and/or City to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. Any waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. Applicable Law; Venue. This document shall be construed in accordance with the laws of Florida and venue shall be in Broward County, Florida.

14. Amendment. This Declaration shall not be modified, waived, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment or release and approved in writing by the County and City. Any amendment, modification or release of this Declaration shall be recorded in the public records of Broward County, Florida.

15. Recordation and Effective Date. This Declaration of Restrictive Covenants shall not be recorded in the Public Records of Broward County, Florida, and shall not become effective until following the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal for the Land Use Plan Amendment changing the Land Use Plan designation on the Property from Commercial Recreation to Low Medium (10 Dwelling Units Per Acre). Once recorded, this Declaration shall run with the Property for the benefit of County and City and shall bind all successors and assigns to title of the Property.

16. Mortgages. If there is a mortgage against the property described in Exhibit "A," Mortgagee hereby agrees that the Mortgage it holds from Declarant recorded in Official Records Book N/A, Page N/A, of the Public Records of Broward County, Florida, all of which encumber the Property described herein, shall be and are subordinate to the Restrictive Covenants set forth above.

17. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant and Mortgagee, if applicable, have executed this Declaration of Restrictive Covenants as follows:

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THIS IS NOT AN
OFFICIAL COPY

LEGAL DESCRIPTION:

A PORTION OF TRACTS 6, 11, 12, 13, AND 14 OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH LINE OF SAID SECTION 13, THENCE SOUTH 89°15'42" EAST ALONG SAID SOUTH LINE OF SECTION 13, A DISTANCE OF 429.36 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 520.00 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 275.88 FEET; THENCE NORTH 60°44'18" EAST, A DISTANCE OF 237.69 FEET; THENCE NORTH 29°15'42" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 60°44'18" EAST, A DISTANCE OF 498.61 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 70°41'33" WEST; THENCE NORTHERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 619.00 FEET, A CENTRAL ANGLE OF 51°12'09" AND AN ARC LENGTH OF 553.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 7106.44 FEET, A CENTRAL ANGLE OF 06°23'51" AND AN ARC LENGTH OF 793.49 FEET; THENCE NORTH 38°17'30" EAST PARALLEL WITH AND 383 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY, A DISTANCE OF 543.66 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 2,697.00 FEET, A CENTRAL ANGLE OF 07°14'31" AND AN ARC LENGTH OF 340.89 FEET; THENCE NORTH 38°33'14" WEST, A DISTANCE OF 415.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE SOUTH 38°17'30" WEST, A DISTANCE OF 978.18 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 7489.44 FEET, A CENTRAL ANGLE OF 22°48'16" AND AN ARC LENGTH OF 2,980.89 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY.

EXHIBIT "B"

WORFORCE HOUSING RESTRICTIVE COVENANTS

THIS IS NOT AN
OFFICIAL COPY

**Return recorded copy to (enclose
self-addressed stamped envelope):**

Name:

Address:

This Instrument Prepared by:

DECLARATION OF RESTRICTIVE COVENANTS
(WORKFORCE HOUSING)

This Declaration of Restrictive Covenants ("Declaration") is executed this _____ day of _____, 2007, by Prestige Homes of Tamarac, Inc., its successors and assigns ("Declarant"), whose address is 11784 West Sample Road, Suite 101, Coral Springs, FL 33065, and shall be for the benefit of the CITY OF TAMARAC, a municipal corporation existing under the laws of the State of Florida, with a post office address of 7525 N.W. 88th Avenue, Tamarac, Florida 33321-2401 ("City").

WHEREAS, Declarant is the fee simple owner of certain lands located in Broward County, Florida, more particularly described in Exhibit "1," attached hereto and made a part hereof ("Property"), said Property being located within the City; and

WHEREAS, Declarant applied for approval from the County and City of amendments to the County Land Use Plan, PC 06-29, and the City Land Use Plan, 2-LUA-06, respectively, to change the Property's land use designation from Commercial Recreation to Low Medium (10) Residential;

WHEREAS, Declarant proposes to construct up to 232 residential units on the Property; and

WHEREAS, in connection with such approval, Declarant voluntarily agreed to enter into this Declaration regarding the provision of Workforce Housing Units (as hereinafter defined) on the Property; and

NOW, THEREFORE, Declarant agrees and covenants to the following:

1. RECITALS. The above recitals are true and correct and are incorporated herein.

2. OBLIGATION OF DECLARANT. Declarant shall offer for sale to the public a minimum of thirty five (35) Workforce Housing Units (as hereinafter defined) to be constructed on the Property consisting of two-bedroom townhouse units selected by the Declarant. Prior to the issuance of the first building permit for the Property, the Declarant shall provide to the City, and record in the Public Records of Broward County, Florida, a document which designates the specific residential units, consisting of two-bedroom townhouse units selected by the Declarant, to be constructed on the Property as Workforce Housing Units. The Workforce Housing Units shall be evenly dispersed throughout the townhouse portion of the Property and such Workforce Housing Units shall be proportionate in size to the market rate townhouse units.

3. QUALIFICATION OF WORKFORCE UNIT AND PURCHASER. For the purpose of satisfying this Declaration, a Workforce Housing Unit shall mean that each such residential unit so designated shall be offered for sale by the Declarant for a purchase price ("Base Purchase Price") that does not exceed the greater of: (i) \$229,000.00 per residential unit; or (ii) the applicable maximum sales price for Workforce Housing Units as determined for Broward County for Qualified Persons as described herein. Qualified Person shall mean a natural person who has a total annual gross household income that does not exceed 120% of the median annual income adjusted for family size for households within Broward County, Florida, and as approved by the City of Tamarac.

4. DESIGN OF WORKFORCE UNIT FOR VISITABILITY. Each Workforce Housing Unit constructed pursuant to this Declaration shall include the following features: (a) at least one level, no-step entrance; (b) accessible doorways on the entry-level floor with a clear width of at least thirty-two (32) inches; (c) washroom on the entry-level floor; (d) hallways at least thirty-six (36) inches wide on the entry-level floor; (e) reinforcements in the bathroom walls for the future installation of grab bars; (f) accessible climate controls (between fifteen (15) and forty-eight (48) inches above the floor); and (g) lever handles on doorways.

5. LIMITATION ON SALE OF WORKFORCE UNIT. Any person who purchases a Workforce Housing Unit must occupy such Workforce Housing Unit as a principal residence. Any owner of a Workforce Housing Unit who sells such unit within fifteen (15) years after the first purchase of such Workforce Housing Unit by a Qualified Person shall sell such Workforce Housing Unit for a price not in excess of the sum of: (a) the purchase price paid by such seller for purchase of the Workforce Housing Unit; (b) ordinary and reasonable closing costs paid by the seller; and (c) an amount equal to the greater of (i) 2% of the Base Purchase Price per annum for the period the seller owned the Workforce Housing Unit; or (ii) the increase in the All Items Consumer Price Index, All Urban Consumers, Miami-Fort Lauderdale MSA, as published by the U.S. Department of Labor for such period.

6. NOTICE OF SALE TO BE PROVIDED TO CITY. At such time as an owner of a Workforce Housing Unit determines to sell such unit within the fifteen (15) year period described in Section 5 hereof, the owner shall provide written notice to the City's Director of Community Development by certified mail, return receipt requested, and request that the City present a Qualified Person or Persons to purchase the Workforce Housing Unit for the selling price provided in Section 5 hereof. If within forty-five (45) days, the City is unable to procure

the execution of a purchase and sale contract by a Qualified Person or Persons under the terms of Section 5 hereof, then the seller may sell the Workforce Housing Unit to any person subject to the purchase price limitations set forth in Section 5 hereof. In such event, prior to conveyance of the Workforce Housing Unit, the seller shall provide to the City a copy of the executed purchase and sale contract demonstrating compliance with the purchase price limitations set forth in Section 5 hereof.

7. SEVERABILITY. If any court of competent jurisdiction shall declare any section, paragraph, or part hereof invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

8. ENFORCEMENT OF RESTRICTIVE COVENANTS BY CITY. The City of Tamarac is the beneficiary of these restrictive covenants and as such, may enforce these restrictive covenants by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of these restrictive covenants. Any failure of the City to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter.

9. RECORDATION. This Declaration shall be recorded in the Public Records of Broward County, Florida, and the provisions hereof shall constitute a covenant running with the land and shall remain in full force and effect and binding upon the undersigned, its heirs, legal representatives, estate successors, grantees and assigns until released as provided for herein. In no event shall the restrictive covenants set forth herein encumber, restrict or affect, in any way whatsoever, any of the other residential units constructed on the Property, other than the Workforce Housing Units.

10. ENTIRE AGREEMENT. This Declaration constitutes the entire agreement, with regard to the subject matter contained herein, and may only be amended, modified or released with the consent of the parties.

11. AUTHORITY OF DECLARANT. The undersigned hereto expressly covenants

and represents that he/she has the authority to enter into this Agreement and so bind the Declarant.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed this ____ day of _____, 2007.

DECLARANT

Witnesses: Prestige Homes of Tamarac, Inc.

(Signature)
Print name: _____
By _____
(Signature)
Print name: _____
Title: _____
Address: _____

(Signature)
Print name: _____ day of _____, 2007

ATTEST:

(Secretary Signature)
Print Name of Secretary: _____
(CORPORATE SEAL)

ACKNOWLEDGMENT: CORPORATION/PARTNERSHIP

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2007, by _____, as _____ of _____, a _____ corporation/partnership, on behalf of the corporation/partnership. He or she is:
☐ personally known to me, or
☐ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print name:

EXHIBIT "1"

LEGAL DESCRIPTION

THIS IS NOT AN
OFFICIAL COPY

LEGAL DESCRIPTION:

A PORTION OF TRACTS 6, 11, 12, 13, AND 14 OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH LINE OF SAID SECTION 13, THENCE SOUTH 89°15'42" EAST ALONG SAID SOUTH LINE OF SECTION 13, A DISTANCE OF 429.36 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 520.00 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 275.88 FEET; THENCE NORTH 60°44'18" EAST, A DISTANCE OF 237.69 FEET; THENCE NORTH 29°15'42" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 60°44'18" EAST, A DISTANCE OF 498.61 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 70°41'33" WEST; THENCE NORTHERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 619.00 FEET, A CENTRAL ANGLE OF 51°12'09" AND AN ARC LENGTH OF 553.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 7106.44 FEET, A CENTRAL ANGLE OF 06°23'51" AND AN ARC LENGTH OF 793.49 FEET; THENCE NORTH 38°17'30" EAST PARALLEL WITH AND 383 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY, A DISTANCE OF 543.66 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 2,697.00 FEET, A CENTRAL ANGLE OF 07°14'31" AND AN ARC LENGTH OF 340.89 FEET; THENCE NORTH 38°33'14" WEST, A DISTANCE OF 415.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE SOUTH 38°17'30" WEST, A DISTANCE OF 978.18 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 7489.44 FEET, A CENTRAL ANGLE OF 22°48'16" AND AN ARC LENGTH OF 2,980.89 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY.

EXHIBIT "C"

LEGAL DESCRIPTION OF PARK PROPERTY

THIS IS NOT AN
OFFICIAL COPY

A PORTION OF TRACTS 13 AND 14 OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 89°15'42" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 619.39 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 1294.00 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 455.82 FEET; THENCE NORTH 89°15'42" WEST, A DISTANCE OF 437.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 23°07'48" AND AN ARC LENGTH OF 199.83 FEET; THENCE SOUTH 60°44'18" WEST, A DISTANCE OF 334.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 89°59'54" AND AN ARC LENGTH OF 204.20 FEET; THENCE NORTH 29°15'42" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 60°44'18" WEST, A DISTANCE OF 225.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 60°00'01" AND AN ARC LENGTH OF 26.18 FEET; THENCE SOUTH 00°44'18" WEST, A DISTANCE OF 144.19 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 00°44'18" WEST, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 14 AND 15 OF SAID FORT LAUDERDALE TRUCK FARMS SUBDIVISION OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY AND THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 89°15'42" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2,013.36 FEET; THENCE NORTH 00°44'18" EAST, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59°14'10" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 87°26'48" AND AN ARC LENGTH OF 190.78 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 1084.88 FEET; THENCE NORTH 00°11'59" WEST PARALLEL WITH AND 375.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE AFORESAID TRACT 15, A DISTANCE OF 173.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 89°03'43" AND AN ARC LENGTH OF 256.48 FEET; THENCE NORTH 89°15'42" WEST, A DISTANCE OF 1,145.63 FEET; THENCE SOUTH 00°44'18" WEST, A DISTANCE OF 335.82 FEET TO THE POINT OF BEGINNING.

Prepared by, Record and Return to:

Richard G. Coker, Jr.
Coker & Feiner
1404 S. Andrews Avenue
Ft. Lauderdale, FL 33316

AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This Amendment to Declaration of Restrictive Covenants ("Amended Declaration") is entered into as of this 28 day of August, 2013, by LDC MONTEREY VENTURES, LLC, a Florida limited liability company, ("Declarant") whose address is 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134, its successors and assigns, for the benefit of the City of Tamarac, a Florida municipal corporation, whose address is 7525 N.W. 88th Avenue, Tamarac, Florida 33321 ("City") and Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 ("County").

WHEREAS, Declarant is the fee title owner of that certain parcel of land located in the City of Tamarac, Florida, and described in Exhibit "A", attached hereto ("Property"); and

WHEREAS, in connection with Land Use Plan Amendment Application PC 06-29 ("Application") to change the Property's Land Use Plan designation from Commercial Recreation to Low Medium (5 -10 Dwelling Units Per Acre) Residential, Declarant's predecessor-in-interest to the Property entered into that certain Declaration of Restrictive Covenants recorded in Official Records Book 44460, Page 1757 ("Declaration") restricting utilization of the Property and establishing certain affirmative obligations on Declarant a set forth therein; and

WHEREAS, Declarant desires to amend the Declaration to reduce density upon the property, modify the proposed unit mix and amend the timing and terms of certain obligations.

NOW, THEREFORE, and in consideration for the mutual promises and covenants contained herein, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such property or any part hereof, their heirs, successors and assigns.

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

Approved BCC 10/28/14 #59
Submitted By EPGMD-Planning + Redevelopment
RETURN TO DOCUMENT CONTROL (7)

2. Paragraph 2 of the Declaration is amended in its entirety as follows:

Property Development. Declarant hereby restricts development of the Property to not more than Two Hundred Twenty-five (225) residential dwelling units, consisting of sixty-one (61) single family units and one hundred sixty-four (164) townhouse units. Declarant agrees that this restriction constitutes a limitation on the number of units which Declarant has agreed to construct on the Property and that it shall not seek to increase the number of allowable units set forth herein through an application for flexibility units.

3. Paragraph 3 of the Declaration is amended in its entirety as follows:

Affordability. Declarant shall pay to the City an affordable housing impact fee of One Thousand Dollars (\$1000.00) per unit for each unit constructed on the Property. This fee shall be payable by the Declarant to the City on a permit by permit basis.

4. Paragraph 4(b) of the Declaration is amended in its entirety as follows:

Declarant shall pay a municipal services impact fee of Four Hundred Thousand Dollars (\$400,000.00) to the City to be used for municipal purposes, including, but not limited to, improvements to the Park Property and/or Fire Station Property. Notwithstanding any other provision in this Paragraph 4, the fee provided for in Paragraph 4(b) shall be payable by the Declarant to the City on a permit by permit basis for each unit constructed on the Property.

5. Paragraph 6(a) of the Declaration is amended in its entirety as follows:

Prior to issuance of the first building permit for construction of the first residential unit on the Property, Declarant shall place One Hundred Twenty-five Thousand Dollars (\$125,000.00) into the City's escrow account ("Escrowed Funds") to be used for a traffic calming study and any recommended traffic calming improvements resulting from foreseeable traffic impacts to the roadway system within Mainlands Sections 1, 2, 3, 4 and 5. Following installation of such improvements, and any further traffic calming studies, any unused portion of the Escrow Fund shall be returned to Declarant six (6) months following issuance of the final certificate of occupancy for the Project.

6. Paragraph 7 of the Declaration is amended in its entirety as follows:

Declarant shall pay a water and sewer impact fee of One Hundred Twenty-five thousand Dollars (\$125,000.00) to the City for impacts anticipated from the Application to upgrade the City's water and sewer system in the vicinity of the Property. This fee shall be payable by the Declarant to the City on a permit by permit basis for each unit constructed on the Property.

7. City and County acknowledge and accept the terms of this Amended Declaration in accordance with Paragraph 14 of the Declaration.

8. Except to the extent modified herein, the Declaration is hereby ratified and reaffirmed and shall remain in full force and effect against Declarant, its successors or assigns, and the Property for the benefit of the City and County.

(SIGNATURES ON FOLLOWING PAGES)

THIS IS NOT AN
OFFICIAL COPY

IN WITNESS WHEREOF, Declarant has executed this Amendment to Declaration of Restrictive Covenants as follows:

Signed, sealed and delivered
In the presence of:

WITNESS:

Michele Ray
Print Name: Michele Ray
Clara L. Diaz
Print Name: CLARA L. DIAZ

LDC MONTEREY VENTURES, LLC,
a Florida limited liability company

By: Manuel M. Mato
Print Name: Manuel M. Mato

Print Title: Vice President

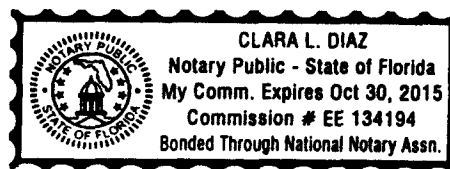
Address: 550 Biltmore Way, Suite 1110
Coral Gables, FL 33134

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 19th day of September, 2013, by Manuel M. Mato as Vice President of LDC Monterey Ventures, LLC. He/She is personally known to me or has produced _____ as identification.

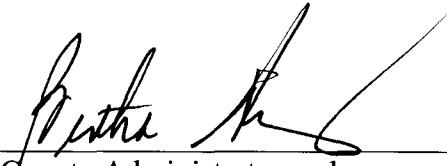
Clara L. Diaz
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

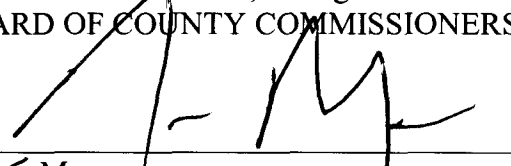


BROWARD COUNTY

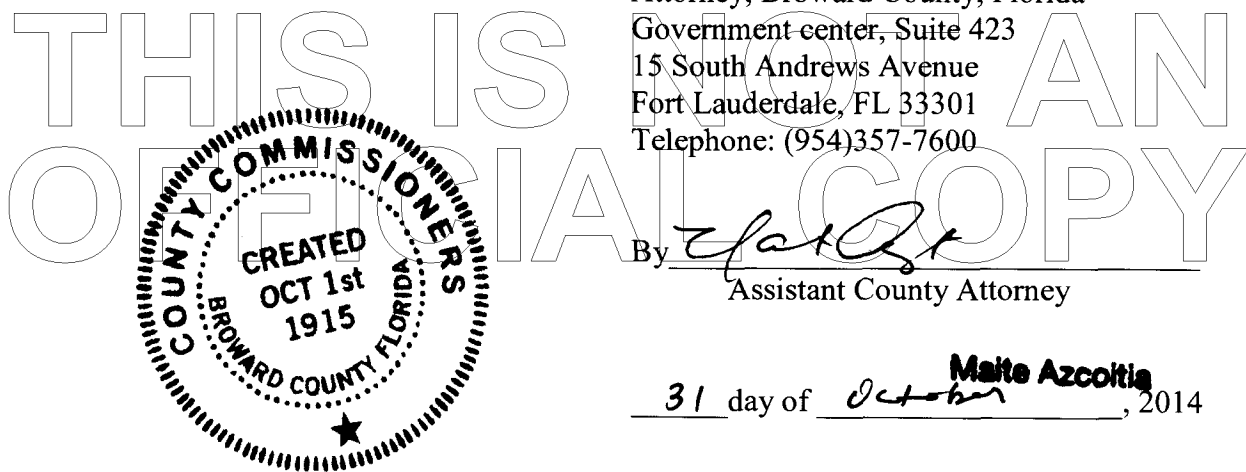
ATTEST:



County Administrator and
Ex-Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

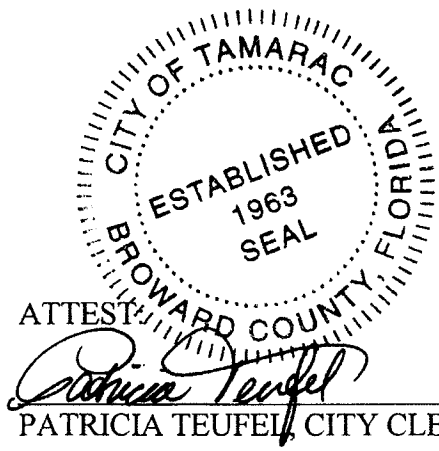
BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By: 
Vice Mayor
4 day of November, 2014

Approved as to Form by Office of County
Attorney, Broward County, Florida
Government center, Suite 423
15 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954)357-7600



By: 
Assistant County Attorney
31 day of October, 2014
Maite Azcoitia



CITY OF TAMARAC

BY: 
MICHAEL C. CERNECH,
CITY MANAGER

APPROVED AS TO FORM:

BY: 
OFFICE OF THE CITY ATTORNEY

THIS IS NOT AN
OFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

All of MONTEREY BY PRESTIGE, according to the plat thereof, as recorded in Plat Book 178, Page 119 of the Public Records of Broward County, Florida

THIS IS NOT AN
OFFICIAL COPY

Return recorded copy to:
Dunay, Miskel and Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, Florida 33432

Document Prepared By:
Scott Backman, Esq.
Dunay, Miskel and Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, Florida 33432

SECOND AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This Second Amendment to Declaration of Restrictive Covenants ("Second Amendment") is entered into as of this ____ day of _____, 2015 by **PALM COVE HOLDINGS, LP, a Delaware limited partnership**, ("Declarant") whose address is 848 Brickell Avenue, Penthouse 1, Miami, Florida, 33131, its successors ad assigns, for the benefit of the City of Tamarac, a Florida municipal corporation, whose address is 7525 N.W. 88th Avenue, Tamarac, Florida 33321 ("City") and Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 ("County").

WHEREAS, Declarant is the fee title owner of that certain parcel of land located in the City of Tamarac, Florida, and described in Exhibit "A," attached hereto ("Property"); and

WHEREAS, in connection with Land Use Plan Amendment Application PC 06-29 ("Application") to change the Property's Land Use Plan designation from Commercial Recreation to Low Medium (5-10 Dwelling Units Per Acre) Residential, Declarant's predecessor-in-interest to the Property entered into that certain Declaration of Restrictive Covenants recorded in Official Records Book 44460, Page 1757 ("Declaration") restricting utilization of the Property and establishing certain affirmative obligations on Declaration as set forth therein; and

WHEREAS, Declarant's predecessor-in-interest to the Property entered into that certain Amendment to Declaration of Restrictive Covenants recorded in Official Records Book 51220, Page 1099 ("First Amendment") to reduce density upon the Property, modify the proposed unit mix, establish an affordable housing impact fee payable to the City and amend the timing and terms of certain obligations.

WHEREAS, Declarant desires to further amend the Declaration to reduce density upon the Property, modify the proposed unit mix and agree to install a monument sign in the general location of Commercial Boulevard and N.W. 47 Terrace to identify both the Mainlands residential development as well as the Trails at Central Parc development .

NOW, THEREFORE, and in consideration for the mutual promises and covenants contained herein, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns:

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

2. Paragraph 2 of the Declaration is amended in its entirety as follows:

Property Development. Declarant hereby restricts development of the Property to not more than two hundred fourteen (214) single family residential dwelling units. Declarant agrees that this restriction constitutes a limitation on the number of units which Declarant has agreed to construct on the Property and that is shall not seek to increase the number of allowable units set forth herein through an application for flexibility units.

3. Paragraph 4 of the Declaration is amended to create paragraph 4(e) as follows:

(e) Declarant hereby agrees to install a monument sign at Declarant's sole expense and as approved by the City, in the general location of Commercial Boulevard and N.W. 47 Terrace, within the City's right of way, to identify both the Mainlands residential development as well as the Trails at Central Parc development, prior to the first certificate of occupancy for the Trails at Central Parc development.

4. City and County acknowledge and accept the terms of this Second Amendment in accordance with Paragraph 14 of the Declaration.

5. Except to the extent modified herein, the Declaration and First Amendment are hereby ratified and reaffirmed and shall remain in full force and effect against Declarant, its successors or assigns, and the Property for the benefit of the City and County.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Declarant has executed this Third Amendment to Declaration of Restrictive Covenants as follows:

Signed, sealed and delivered
in the presence of:

Palm Cove Holdings, LP, a Delaware limited liability company

By: 13TH FLOOR PALM COVE DEVELOPER, LLC,
a Delaware limited liability company,
its sole General Partner

WITNESS:

Print name: _____

By: _____
Arnaud Karsenti, Manager

Print name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2015,
by Arnaud Karsenti, Manager of 13TH FLOOR PALM COVE DEVELOPER, LLC, a Delaware limited liability
company, General Partner of PALM COVE HOLDINGS, LP, a Delaware limited partnership, on behalf of
said entities. He is ____ personally known to me or has produced _____ as identification.

Seal

Notary Public, State of Florida
My commission expires:

Joinder & Consent

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses (if partnership):

Branch Banking and Trust Company

(Signature)

By: _____

Print Name: _____

Print name: _____

Title: _____

(Signature)

Address:

_____ day of August, 2015

Print name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, _____ of BRANCH BANKING AND TRUST COMPANY, a North Carolina corporation, who is ____ personally known to me or has produced _____ as identification.

Seal

Notary Public, State of Florida

My commission expires:

BROWARD COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

By _____
Mayor

_____ day of _____, 2015

Approved as to Form by Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By _____
Assistant County Attorney

_____ Day of _____, 2015

CITY OF TAMARAC

ATTEST:

CITY OF TAMARAC, through its
CITY COMMISSION

Michael C. Cernech, City Manager

By _____
Harry Dressler, Mayor

Pat Teufel, City Clerk

_____ day of _____, 2015

Approved as to Form and legal sufficiency by
City Attorney
Goren, Cheroff, Doody & Ezrol
3099 E. Commercial Boulevard
Fort Lauderdale, Florida 33308

By _____
Sam Goren, City Attorney

_____ Day of _____, 2015



Title - TR12746 - Trails at Central Parc: Plat

A Resolution of the City Commission of the City of Tamarac, Florida, granting final Plat approval for the "Trails at Central Parc" Plat, to allow for lots and tracts to accommodate the proposed single-family dwelling units in association with the redevelopment of the Trails at Central Parc property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single family detached units, replacing the previously approved sixty-one (61) single family detached units and one hundred and sixty-four (164) townhouse units; as requested by Scott Backman, Esq., of Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, for the property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike; (Case No. 3-P-15); providing for conditions of approval; providing for execution of said plat; providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

District 1

ATTACHMENTS:

Description	Upload Date	Type
❑ Memo	1/13/2016	Cover Memo
❑ Temporary Resolution No. 12746	1/20/2016	Resolution
❑ Plat Application/Justification Letter	1/13/2016	Backup Material
❑ Site Location Map	1/13/2016	Backup Material
❑ Plat Sheets	1/13/2016	Backup Material
❑ Development Review Report	1/13/2016	Backup Material

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 16-01-002M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech,
City Manager

DATE: January 13, 2016

FROM: Maxine A. Calloway,
Director of Community Development

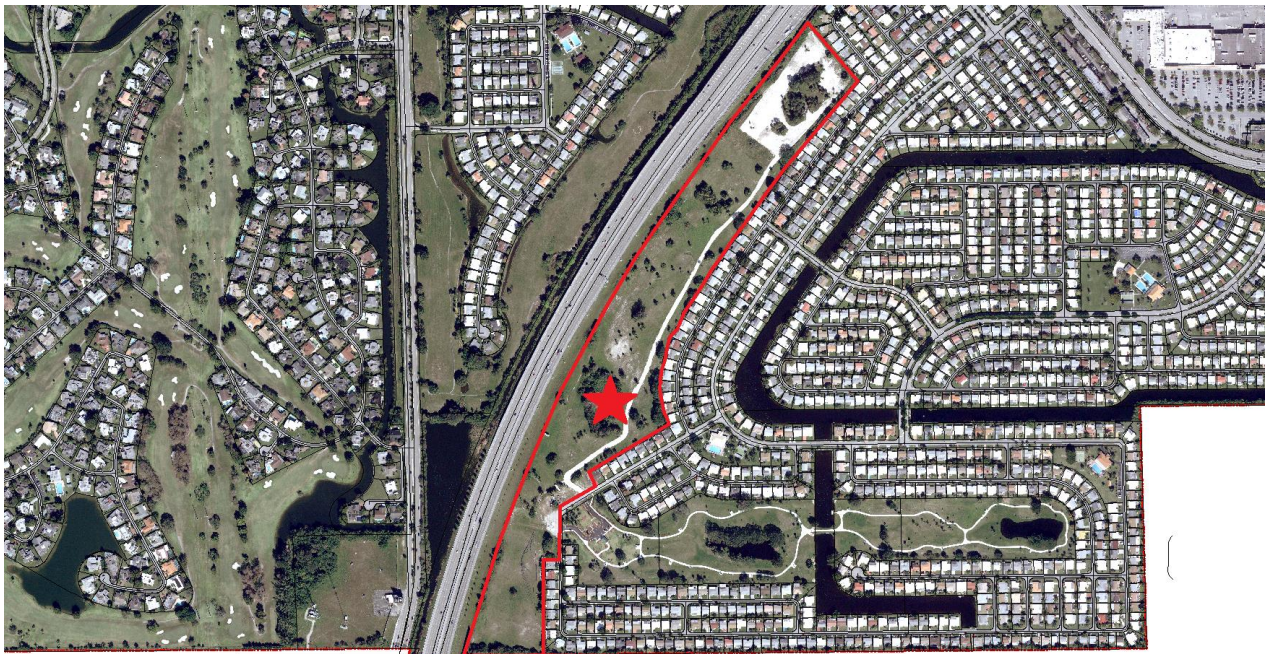
RE: Trails at Central Parc – Plat

CASE#: 3-P-15 **TEMP. RESO. NO. 12746**

MF#: 05-03

RECOMMENDATION: The Director of Community Development recommends that the Mayor and City Commission approve the Trails at Central Parc plat at its January 27, 2016, meeting with conditions of approval as agreed to by the applicant.

ISSUE: Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, is requesting final plat approval for the “Trails at Central Parc” plat to allow for the redevelopment of the subject property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single-family detached units, replacing the previously approved sixty-one (61) single-family detached units and one hundred and sixty-four (164) townhouse units (see attached Plat Application).



Aerial Photograph

BACKGROUND: The subject property is located south of W Commercial Boulevard, adjacent to the east of Florida’s Turnpike, at 4505 Monterey Drive (see Aerial Photograph above and attached Location Map). The property is 33.38 net acres (33.56 gross acres) in size, has a City of Tamarac Future Land Use designation of “Low-Medium Density Residential,” and a zoning classification of R-3 (Low Density Multifamily Residential District).

Surrounding Land Use and Zoning:

- South: Oakland Estates, 7th Section, single-family subdivision within the City of Lauderdale Lakes zoned RS-4 (Single-Family Residential District).
- East: Mainlands of Tamarac Lakes single-family subdivision zoned R-1 (Single-Family Residential District) and Mainlands Park zoned S-1 (Recreational District).
- North: Mainlands of Tamarac Lakes single-family subdivision zoned R-1 (Single-Family Residential District).
- West: Florida's Turnpike (Road/No Zoning).

The subject property originally received plat approval from the City Commission for the "Monterey by Prestige" plat on April 25, 2007. The originally approved plat was restricted to two hundred and thirty-two (232) dwelling units consisting of forty-eight (48) single-family detached units and one hundred and eighty-four (184) townhouse units. A change in ownership of the subject property then occurred between Prestige Homes to LDC Monterey Ventures, LLC.

The new property owner, LDC Monterey Ventures, LLC, proposed to reconfigure the previously recorded "Monterey by Prestige" plat. The subsequent plat named as "Palm Cove" proposed a replat of all of the plat of "Monterey by Prestige" with exception to Tracts "D" and "E" of the "Monterey by Prestige" plat. The re-plat proposed a restriction of two hundred and twenty-five (225) dwelling units consisting of sixty-one (61) single-family detached units and one hundred and sixty-four (164) townhouse units. The "Palm Cove" plat received approval from the City Commission on May 22, 2013.

On June 16, 2015, another change of ownership of the subject property occurred between LDC Monterey Ventures, LLC, and Palm Cove Holdings, LP. The current property owner, Palm Cove Holdings, LP, is now proposing to reconfigure the previously recorded "Palm Cove" plat. The new plat named as the "Trails at Central Parc" proposes a replat of all of the plat of "Palm Cove".

Accompanying this request is an application for Major Revised Site Plan to allow for the redevelopment of the Trails at Central Parc property for the proposed use of two hundred and fourteen (214) single-family homes.

ANALYSIS: The final plat is a complete and exact subdivision plan, prepared for official recording, which identifies and defines property rights, dedications, and public improvements to assure the orderly and efficient development of the city. In accordance with Section 21-3 of the Tamarac Code of Ordinances, the city shall not grant an application for building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the city and Broward County and recorded in the official records of Broward County subsequent to June 4, 1953.

The associated Major Revised Site Plan application, progressing concurrently with the request for plat approval, proposes to modify the tracts and lot configurations identified on the "Palm Cove" plat to accommodate two hundred and fourteen (214) single-family detached units. Therefore, the re-platting of subject property is required to modify the recorded tracts and lot lines of the "Palm Cove" plat.

The proposed “Trails of Central Parc” plat proposes two hundred and fourteen (214) individual lots to accommodate the single-family dwelling units, landscape buffers, private roadways, canals, and recreation parcels within the proposed development (see attached “Trails at Central Parc” plat). The individual single-family lots are proposed between 2,818 square feet and 4,468 square feet in area, twenty-eight (28) feet and forty-five (45) feet in width, and one hundred and one (101) feet and one hundred and ten (110) feet in depth. The plat also proposes the dedication of utility easements for installation and maintenance of public utilities a blanket ingress and egress easement for the provision of municipal services, maintenance to existing canals, fire protection, police protection, emergency and other police safety services, flowage and storage easements for drainage purposes, and existing conservation easements for canal and drainage purposes. Finally, the “Trails of Central Parc” plat proposes to be restricted to two hundred and fourteen (214) single-family detached units.

Broward County, Environmental Protections and Growth Management Department, Planning and Redevelopment Division, issued a Development Review Report & Notification of Readiness in accordance with the review of the proposed “Trails at Central Parc” plat. The Development Review Report recommends deferral of the proposed plat by Broward County Trafficways and by the Broward County Highway Construction and Engineering Division. The plat mylar and revised Opinion of Title will be provided to the Highway Construction and Engineering Division upon approval of the proposed plat by the City Commission, and a Trafficways review was conducted by Broward County on December 17, 2015, and approved.

The Development Review Report also recommends denial of the proposed plat by the School Board of Broward County (see attached Development Review Report & Notification of Readiness). A public school concurrency determination cannot be made until the recorded Amended Declaration of Restrictive Covenants (ORB 51160/PG 744) is amended again to be consistent with the proposed use of the plat of two hundred and fourteen (214) single-family detached units. Said amendment has been submitted by the applicant and will be considered by the City Commission at this time.

Lastly, the Development Review Report recommends denial of the proposed plat by Broward County Planning Council. The Broward County Commission adopted a Land Use Amendment for the subject property on December 12, 2006, subject to the fulfillment of the voluntary commitments/restrictions made by the applicant of the land use amendment, as amended by the Broward County Commission on October 28, 2014. The amendment restricted the development to no more than two hundred and twenty-five (225) dwelling units, consisting of sixty-one (61) single-family homes [forty-three (43) three (3) bedroom units and eighteen (18) four (4) bedroom units] and one hundred and sixty-four (164) townhouse units [all three (3) bedroom units]. The proposed two hundred and fourteen (214) single-family dwelling units are inconsistent and less restrictive than the voluntary commitments/restrictions regarding unit type and bedroom mixes and will require an additional amendment through Broward County for consistency with the current proposal. The City Commission will also consider the amendment to the voluntary commitments/restrictions for consistency with the current petition at this time.

CONCLUSION: The Land Development and Consistency Standards within the City’s Code of Ordinances require the proposed plat to be consistent with the City’s Comprehensive Plan. This request is consistent with the following policies of the City of Tamarac 2007 Comprehensive Plan:

Policy 1.4 of the Future Land Use Element that states, “The Community Development Department will continue to review land use plan amendments, zoning amendments, site plans, and plat approval requests for compatibility with adjacent land uses as currently required in the Code of Ordinances. The Land Development Code revisions should address criteria to be used in reviews for determining whether there is compatibility among adjacent land uses. The Community Development Department will continue to review the Planning Commission Board agendas of surrounding cities to identify land use proposals which might affect the City of Tamarac.”

Policy 1.7 of the Future Land Use Element that states, “The City of Tamarac shall continue to have platting regulations enforced through its Land Development Code in accordance with the Broward County Land Use Plan.”

Policy 1.2 of the Transportation Element that states, “Prior to plat, site plan or other development or use approval, the City and/or County shall evaluate the transportation facilities and services necessary to meet the level of service standards established within the City of Tamarac Comprehensive Plan and will be available concurrent with the impacts of the development consistent with Rule 9J-5.0055(3)(c), F.A.C. and the transit oriented concurrency management policies included within this element and plan.”

Policy 2.2 of the Capital Improvements Element that states, “The City of Tamarac shall continue its policy of mandatory dedications or fees in lieu of dedications as a condition of plat or site plan approval for recreation open sites and development of recreation facilities for residential developments.”

Policy 2.1.5 of the Public Schools Facilities Element that states, “The School Board shall monitor and participate in the City’s plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes.”

Policy 2.1.8 of the Public Schools Facilities Element that states, “The City shall share and coordinate information with the School Board and Broward County through the municipal platting, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public facilities.”

Finally, the proposed plat will allow for the development and revitalization of vacant properties within the City thereby supporting Goal #5 of the City’s Strategic Plan, “A Vibrant Community.”

The Director of Community Development recommends that Mayor and City Commission approve the “Trails at Central Parc” plat to allow for the redevelopment of the subject property for the proposed use of two hundred and fourteen (214) single-family detached units with the following conditions of approval agreed to by the applicant:

1. A certificate of occupancy for the first residential structure on the subject property will not be granted by the City’s Building Department until the proposed Trails at Central Parc plat has been approved by the City and Broward County and recorded in the Official Records of Broward County at the applicant’s expense.

2. The approval of the proposed final Trails at Central Parc plat by the City Commission shall have full force and effect for a period of twenty-four (24) months.
3. The proposed Trails at Central Parc plat will expire and a new plat application will be required to be submitted to the City of Tamarac if the Trails at Central Parc plat is not filed for record by the Broward County Finance and Administrative Services Department, County Records Division – Recording Section within the twenty-four (24) month approval period.
4. Plat approval is contingent upon the satisfaction of public school concurrency requirements of the School Board of Broward County.
5. Satisfaction of minor outstanding Development Review Committee comments from the review of the proposed Trails at Central Parc plat, Case #3-P-15.

FISCAL IMPACT: An application/processing fee is funding this application. Impact Fees for traffic generation shall be paid prior to the issuance of development permit.

INTERVENING ACTION: At its January 6, 2016, meeting, the Planning Board voted unanimously, 5-0, to forward a favorable recommendation for approval of the “Trails at Central Parc” plat, Case No. 3-P-15, to the City Commission with the recommended conditions of approval as agreed to by the applicant.

Additionally, the Planning Board unanimously approved (5-0) the following variances associated with this project:

1. A variance from Section 24-101, Table 1, Codes of Ordinances, to allow a minimum lot size of 2,818 square feet in lieu of the required twenty-two thousand (22,000) square foot minimum lot size, a minimum lot width of twenty-eight (28) feet in lieu of the required two hundred (200) foot minimum lot width, a minimum lot depth equal to one hundred and one (101) feet in lieu of the required one hundred and ten (110) foot minimum lot depth and maximum plot coverage for two (2) floor buildings of 50.2 percent in lieu of the required thirty (30) percent maximum plot coverage.
2. A variance from Section 24-101, Table 2, Code of Ordinances, to allow minimum street yard setbacks of twenty (20) feet on Lots 1 – 212, 15.2 feet on Lot 213 and 17.1 feet on Lot 214 in lieu of the required twenty-five (25) foot street yard setback, minimum side yard setback of zero (0) feet on Lots 1-214 in lieu of the minimum ten (10) foot side yard setback required, minimum rear yard setback of 16.5 feet in lieu of the required twenty-five (25) foot rear yard setback, minimum distance of five (5) feet between buildings in lieu of the required twenty (20) feet between buildings for Lots 1-213, and a variance to allow roof overhangs to encroach over the side property line of Lots 1-213.
3. A variance from Section 24-250(8)b. and 24-250(10), Code of Ordinances, to allow a minimum of five (5) feet between structures in lieu of the required twenty (20) feet between structures and to allow a minimum setback of twenty (20) feet for the Cabana building on Tract “R-1” from the NW 48 Avenue right-of-way in lieu of the required twenty-five (25) foot setback from any public road, respectively.

4. A variance from Section 24-580(e)(4), Code of Ordinances, to allow a driveway setback of 1.4 feet for the Chelsea single-family residential model, Unit “C”, in lieu of the minimum three (3) foot side yard setback required for driveways.



Maxine A. Calloway
Director of Community Development

Attachments: Temporary Resolution No. 12746
 Plat Application
 Location Map
 “Trails at Central Parc” Plat
 Development Review Report & Notification of Readiness

MAC:RWJ

CITY OF TAMARAC, FLORIDA

RESOLUTION No. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, GRANTING FINAL PLAT APPROVAL FOR THE "TRAILS AT CENTRAL PARC" PLAT, TO ALLOW FOR LOTS AND TRACTS TO ACCOMMODATE THE PROPOSED SINGLE-FAMILY DWELLING UNITS IN ASSOCIATION WITH THE REDEVELOPMENT OF THE TRAILS AT CENTRAL PARC PROPERTY, FORMERLY KNOWN AS PALM COVE, FOR THE PROPOSED USE OF TWO HUNDRED AND FOURTEEN (214) SINGLE FAMILY DETACHED UNITS, REPLACING THE PREVIOUSLY APPROVED SIXTY-ONE (61) SINGLE FAMILY DETACHED UNITS AND ONE HUNDRED AND SIXTY-FOUR (164) TOWNHOUSE UNITS; AS REQUESTED BY SCOTT BACKMAN, ESQ., OF DUNAY, MISKEL, AND BACKMAN, LLP, DESIGNATED AGENT FOR THE PROPERTY OWNER, PALM COVE HOLDINGS, LP, FOR THE PROPERTY LOCATED SOUTH OF WEST COMMERCIAL BOULEVARD, ADJACENT TO THE EAST OF THE FLORIDA TURNPIKE; (CASE NO. 3-P-15); PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR EXECUTION OF SAID PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Plat application has been submitted by Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holding, LP, for approval by the City of Tamarac; and

WHEREAS, pursuant to Section 2-370 of the City of Tamarac Code of Ordinances, a public meeting has been advertised in accordance with the applicable law of the date, time and place of the meeting regarding the review of the application for Plat Approval; and

WHEREAS, the Planning Board of the City of Tamarac has reviewed said Plat and has made recommendation for approval (with conditions) of said Plat on January 6, 2016; and

WHEREAS, the City Engineer has reviewed said Plat and has made recommendation for approval and acceptance of said Plat by the City of Tamarac; and

WHEREAS, the Director of Community Development recommends approval of the Plat; and

WHEREAS, the Development Review Requirements of the Broward County Land Use Plan appears to have been satisfied; and

WHEREAS, the City Commission has examined the application, staff and Planning Board recommendations, and all accompanying documents at a public meeting held on January 27, 2016; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance prior to the issuance of a Building Permit for the development that is the subject of the application; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac to grant final plat approval for the "Trail at Central Parc" plat, to allow for lots and tracts to accommodate the proposed single-family dwelling units, buffers, private roadways, canals and recreation parcels within the proposed development; dedication of utility easements for installation and maintenance of public utilities, a blanket ingress and egress easement for the provision of municipal services, maintenance to existing canals, fire protection, police protection, emergency and other police safety services, flowage and storage easements for drainage purposes, and existing conservation easements for canal and drainage purposes; in association with the redevelopment of the Trails at Central Parc property for the proposed use of two hundred and fourteen (214) single family detached units, replacing the previously approved sixty-one (61) single family detached units and one hundred and sixty-four (164) townhouse units; as requested by Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, for the

properties located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike (Case No. 3-P-15).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

Section 1: The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: That upon recommendation of the Planning Board, the Director of Community Development and the City Engineer, the Plat application submitted to grant final plat approval for the "Trails at Central Parc" plat, to allow for lots and tracts to accommodate the proposed single-family dwelling units, buffers, private roadways, canals and recreation parcels within the proposed community; dedication of utility easements for installation and maintenance of public utilities, a blanket ingress and egress easement for the provision of municipal services, maintenance to existing canals, fire protection, police protection, emergency and other police safety services, flowage and storage easements for drainage purposes, and existing conservation easements for canal and drainage purposes; in association with the redevelopment of the Trails at Central Parc property for the proposed use of two hundred and fourteen (214) single family detached units, replacing the previously approved sixty-one (61) single family detached units and one hundred and sixty-four (164) townhouse units; as requested by Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, for the properties located south of West Commercial Boulevard, adjacent to the east of the Florida

Turnpike; is hereby approved.

Section 3: That the approval of the plat described hereto is subject to the following conditions as agreed to by the Applicant:

1. A certificate of occupancy for the first residential structure on the subject property will not be granted by the City's Building Department until the proposed Trails at Central Parc plat has been approved by the City and Broward County and recorded in the Official Records of Broward County at the applicant's expense.
2. The approval of the proposed final Trails at Central Parc plat by the City Commission shall have full force and effect for a period of twenty-four (24) months.
3. The proposed Trails at Central Parc plat will expire and a new plat application will be required to be submitted to the City of Tamarac if the Trails at Central Parc plat is not filed for record by the Broward County Finance and Administrative Services Department, County Records Division – Recording Section within the twenty-four (24) month approval period.
4. Plat approval is contingent upon the satisfaction of public school concurrency requirements of the School Board of Broward County.
5. Satisfaction of minor outstanding Development Review Committee comments from the review of the proposed Trails at Central Parc plat, Case #3-P-15.

SECTION 4: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this Resolution.

SECTION 6: This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED AND APPROVED this day of , 2016.

HARRY DRESSLER,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY



Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Drew Melville
Christina Bilenki
Heather Jo Allen

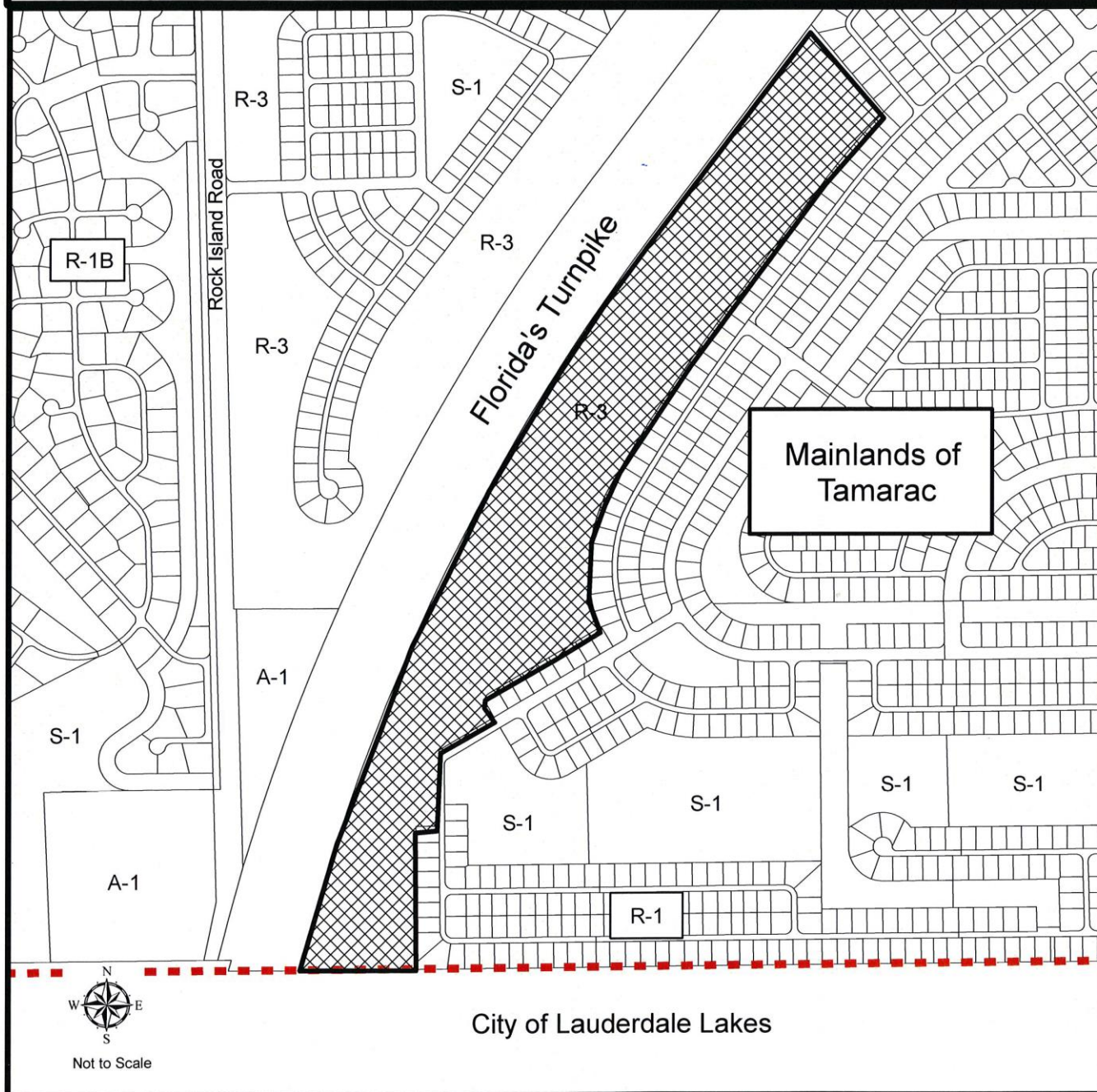
The Trails at Central Parc
Plat Application

Palm Cove Holdings, LP (“Petitioner”) is the owner of The Trails at Central Parc property (formerly known as Palm Cove), which is generally located east of the Florida Turnpike south of West Commercial Boulevard between Northwest 44th Street to the south and Northwest 49th Court to the north (“Property”) within the City of Tamarac (“City”). The Property is designated Residential Low-Medium (10DU/AC) on the City’s Future Land Use Map and is located in the City’s R-3 (Low Density Multi-Family Residential) zoning district. The Property is currently vacant. The Property is within the Palm Cove plat as recorded in Plat Book 181, Page 157 of the Public Records of Broward County. The Palm Cove plat restricts development of the Property to one hundred sixty-four (164) townhouse units and sixty-one (61) single family detached units. The Property is also subject to that certain Declaration of Restrictive Covenants (“Declaration”) recorded in Official Records Book 44460, Page 1757 and the Amendment to the Declaration recorded in Official Records Book 51220, Page 1099, which also restrict development to the foregoing unit mix. As such, Petitioner is concurrently submitting a proposed Second Amendment to the Declaration, which will permit the proposed development of single-family homes explained in more detail below.

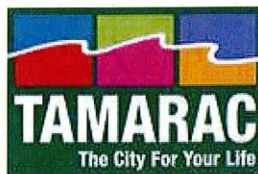
Petitioner is now submitting the Plat Application for The Central Parc Plat (“Plat”) (and corresponding SP-Case Development Application for a major revised site plan) in order to reduce the density and modify the proposed unit mix to accommodate a total of two hundred fourteen (214) single-family coach homes on the Property. The Plat will also provide for specific platted lots corresponding to each single family lot proposed for development.

The Trails at Central Parc will offer six (6) different product types ranging in size from 1,815 square foot three-bedroom homes to 2,453 square foot four-bedroom homes that are compatible with the existing single-family residential community to the north, south and east of the Property and are consistent with the Central Parc property currently being developed west of Florida’s Turnpike. Petitioner seeks to create a vibrant development for The Trails at Central Parc that adds interest to the area by providing a fresh take on coastal design that is integrated throughout the distinct single family product types, as well as the centrally located pool cabana and mailbox kiosk. The provision of private parks, a centrally located pool and volleyball court furnish a tremendous opportunity for recreation and enjoyment of open space within the community. It is evident that the City and surrounding community are pleased with the transformation of the Central Parc property just to the west of the Property, including the addition of an entrance feature, landscaping and compatibility with the existing community. Petitioner seeks to create an equally vibrant community within The Trails at Central Parc.

**The Trails at Central Parc
Plat
Case No. 3-P-15**



City Commission
Public Hearing
January 27, 2016
Commission Chambers
9:00 a.m.



Subject Property



Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530

"TRAILS AT CENTRAL PARC"

A REPLAT OF ALL OF THE PLAT OF "PALM COVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 157, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-1777
FAX NO. 954-572-1778
AUGUST, 2015

LEGAL DESCRIPTION:

ALL OF THE PLAT OF "PALM COVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 157, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA, CONTAINING 1,454,106 SQUARE FEET (33.3817 ACRES).

DEDICATION:

STATE OF _____ SS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: PALM COVE HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "TRAILS AT CENTRAL PARC", A REPLAT.

TRACT "A" IS HEREBY DEDICATED TO THE PRESENT AND FUTURE OWNER OR OWNERS OF LOTS AND TRACTS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, NOT THE PUBLIC, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ON AND OVER TRACT A, RESERVING UNTO PALM COVE HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS, DESIGNEES, AND ASSIGNS A PERPETUAL RIGHT OF INGRESS AND EGRESS ON AND OVER SAID TRACT A.

TRACTS "B-1", "B-2" AND "B-3" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR BUFFER PURPOSES.

THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE TAMARAC EXCLUSIVE EASEMENT (T.E.E.) AS SHOWN HEREON IS DEDICATED TO THE CITY OF TAMARAC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE FLOWAGE AND STORAGE EASEMENTS OVER TRACTS "C" AND "D", AND ALL CANAL MAINTENANCE EASEMENTS (C.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

TRACTS "R-1", "R-2" AND "R-3" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR PRIVATE RECREATIONAL AND PARK PURPOSES.

A BLANKET INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF TAMARAC FOR THE SPECIFIC PURPOSE OF ACCESS OVER AND ACROSS ALL TRACTS AND LOTS AS SHOWN HEREON TO PROVIDE MUNICIPAL SERVICES SUCH AS SERVICES TO EXISTING UTILITIES, MAINTENANCE TO EXISTING CANALS, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY AND OTHER POLICE SAFETY SERVICES.

IN WITNESS WHEREOF: THAT SAID PALM COVE HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES
THIS _____ DAY OF _____, A.D. 2015.

WITNESSES:

PALM COVE HOLDINGS, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: _____

PRINT NAME _____

PRINT NAME: _____

TITLE: _____

PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____ SS
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ AS _____ OF PALM COVE HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN, IS PERSONALLY KNOWN TO ME, WHO DID NOT TAKE AN OATH, WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED BEFORE ME HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2015.

MY COMMISSION NUMBER: _____ PRINT NAME: _____

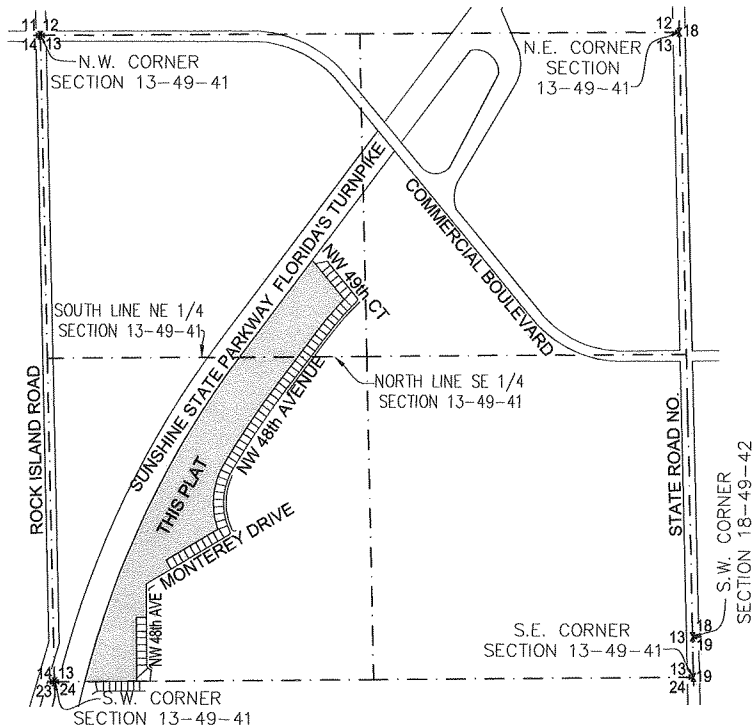
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, A.D. 201____, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE _____



LOCATION SKETCH
SECTION 13-49-41
NOT TO SCALE

PLATTING SURVEYOR	CITY OF TAMARAC	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

P.B. PAGE

SHEET 1 OF 7 SHEETS

CITY OF TAMARAC, STATE OF FLORIDA, COUNTY OF BROWARD,
PLANNING BOARD:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

BY: _____ DATE: _____
CHAIRPERSON

CITY OF TAMARAC, STATE OF FLORIDA, COUNTY OF BROWARD,
COMMISSION APPROVAL:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TAMARAC, STATE OF FLORIDA, COUNTY OF BROWARD, BY RESOLUTION NO _____, ADOPTED THIS _____ DAY OF _____, A.D. 201____.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 201____.

BY: _____ CITY CLERK, PATRICIA A. TEUFEL
STATE OF FLORIDA, COUNTY OF BROWARD
BY: _____ MAYOR, HARRY DRESSLER
STATE OF FLORIDA, COUNTY OF BROWARD

CITY OF TAMARAC, STATE OF FLORIDA, COUNTY OF BROWARD,
ENGINEERING DIVISION:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201____.

BY: _____
JOHN EDWARD DOHERTY
CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 55323

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED RECORD THIS _____ DAY OF _____, A.D. 201____.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201____.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201____.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY
BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201____, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

PLANNING FILE NO. 032-MP-15

"TRAILS AT CENTRAL PARC"

A REPLAT OF ALL OF THE PLAT OF "PALM COVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 157, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-1777
FAX NO. 954-572-1778
AUGUST, 2015

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 214 SINGLE FAMILY DETACHED UNITS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- 2) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STONER/KEITH RESURVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BASIS OF BEARING IS THE NORTH LINE OF "OAKLAND ESTATES 7TH SECTION", PLAT BOOK 69, PAGE 26, BROWARD COUNTY RECORDS BEING S89°25'01"W.

- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

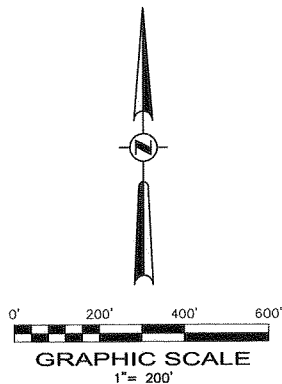
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

P.R.M.	☐	DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
PCP	•	DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
LB		DENOTES: LICENSED BUSINESS
B.C.R.		DENOTES: BROWARD COUNTY RECORDS
D.B.		DENOTES: DEED BOOK
O.R.B.		DENOTES: OFFICIAL RECORD BOOK
CL		DENOTES: CENTERLINE
N:1234.56 E:1234.56		DENOTES: STATE PLANE COORDINATES (FLORIDA EAST ZONE) NORTHING/EASTING
P.B.		DENOTES: PLAT BOOK
PG		DENOTES: PAGE
R/W		DENOTES: RIGHT-OF-WAY
U.E.		DENOTES: UTILITY EASEMENT
C.M.E.		DENOTES: CANAL MAINTENANCE EASEMENT
±		DENOTES: MORE OR LESS
S.F.		DENOTES: SQUARE FEET
R		DENOTES: RADIUS
CA		DENOTES: CENTRAL ANGLE
CB		DENOTES: CHORD BEARING
CD		DENOTES: CHORD DISTANCE
FDOT		DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
✱		DENOTES: SECTION CORNER
✱		DENOTES: QUARTER SECTION CORNER
(R)		DENOTES: RADIAL LINE
(N-R)		DENOTES: NON-RADIAL LINE
—/—/—		DENOTES: NON-VEHICULAR ACCESS LINE
— — —		DENOTES: CITY LIMITS LINE
(M.P.B.)		DENOTES: MISCELLANEOUS PLAT BOOK

NOTICE:

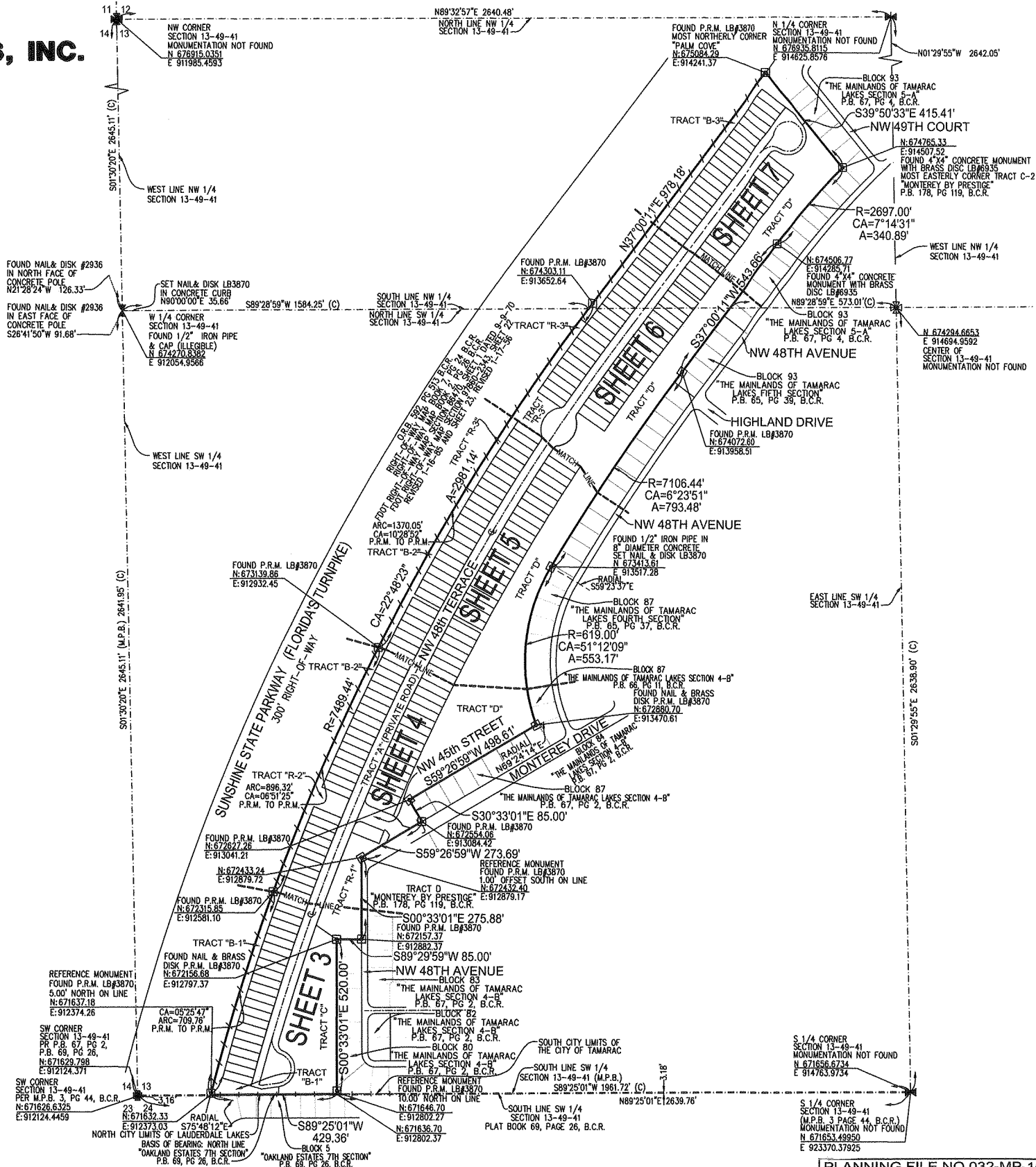
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



KEY MAP

P.B. PAGE

SHEET 2 OF 7 SHEETS



SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 214 SINGLE FAMILY DETACHED UNITS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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LEGEND:

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SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA

PREPARED BY

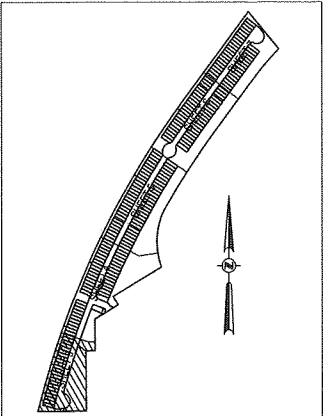
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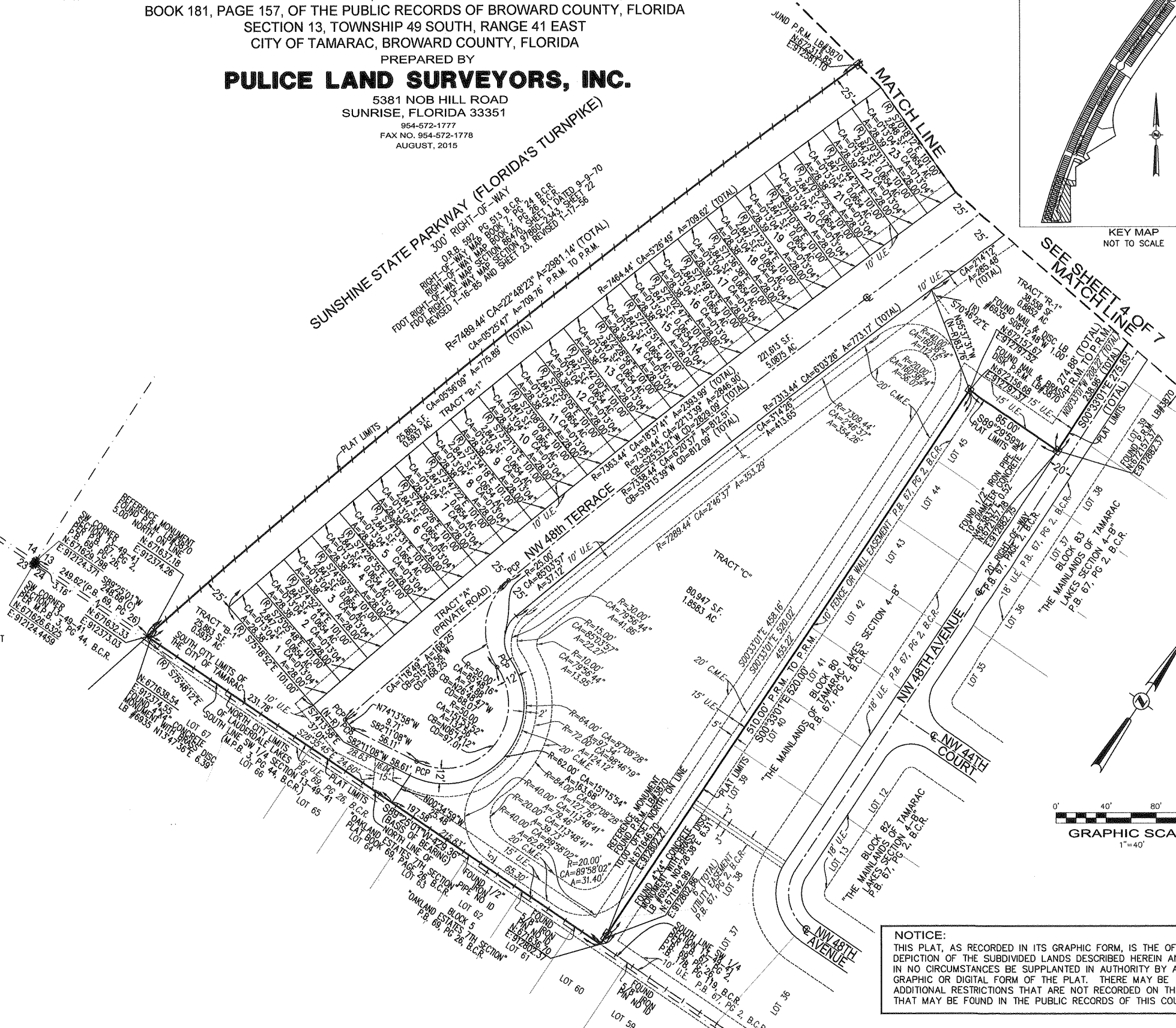
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P.B. PAGE

SHEET 3 OF 7 SHEETS



KEY MAP
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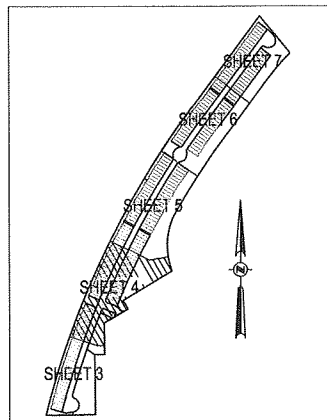
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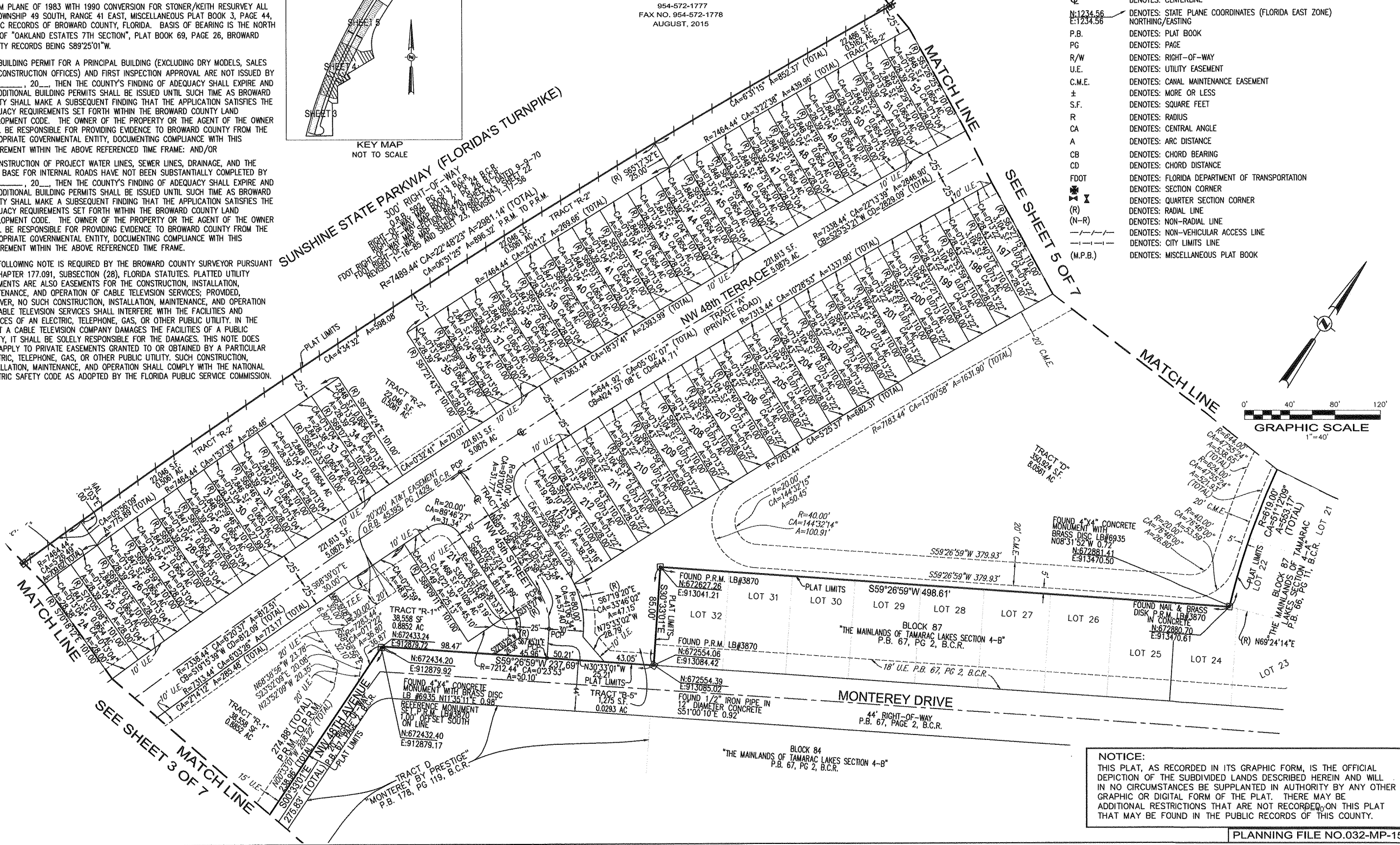
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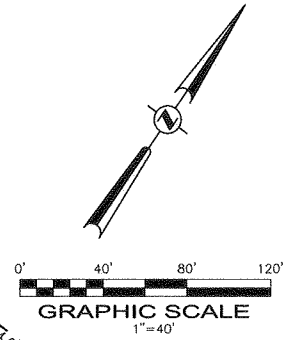


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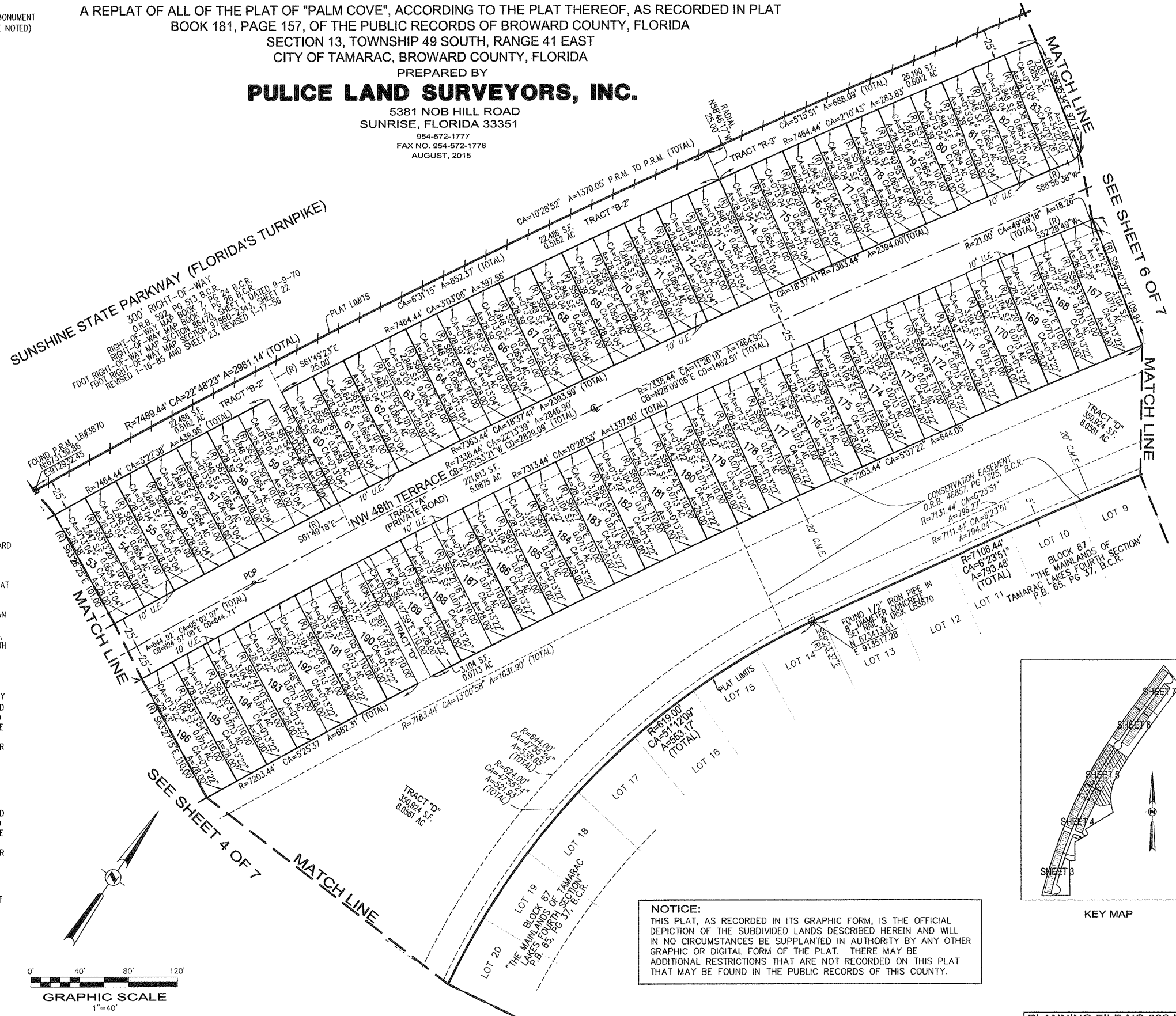
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PLANNING FILE NO.032-MP-15

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PREPARED BY

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FAX NO. 954-572-1778
AUGUST, 2015

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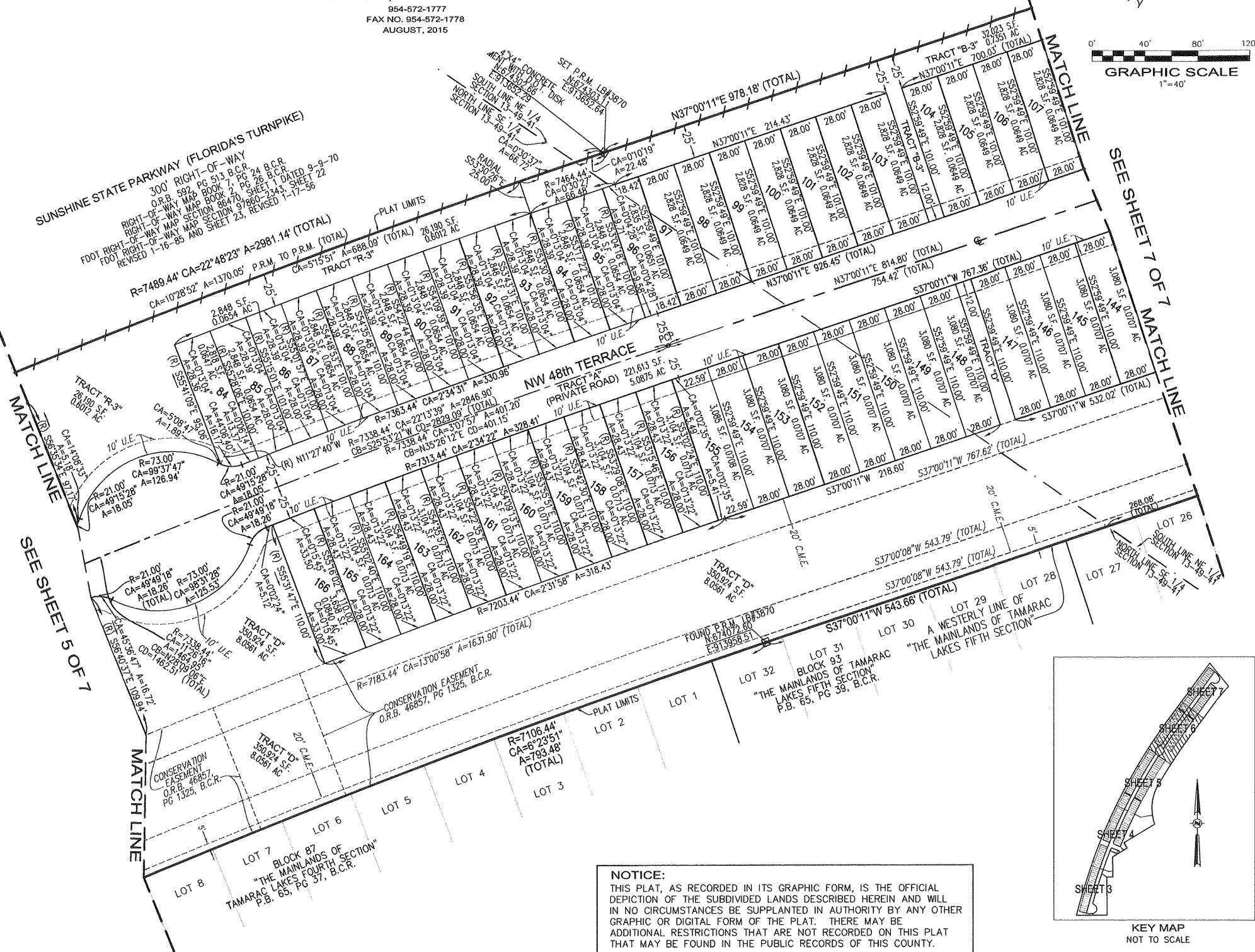
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ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- 2) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM PLANE OF 1983 WITH 1990 CONVERSION FOR STONER/KEITH RESURVEY ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BASIS OF BEARING IS THE NORTH LINE OF "OAKLAND ESTATES 7TH SECTION", PLAT BOOK 69, PAGE 26, BROWARD COUNTY RECORDS BEING S89°25'01"W.

- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

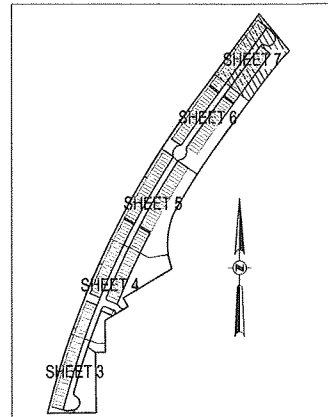
THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

P.R.M.	☐	DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
PCP	•	DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
LB		DENOTES: LICENSED BUSINESS
B.C.R.		DENOTES: BROWARD COUNTY RECORDS
D.B.		DENOTES: DEED BOOK
O.R.B.		DENOTES: OFFICIAL RECORD BOOK
CL		DENOTES: CENTERLINE
N-1234.56 E-1234.56		DENOTES: STATE PLANE COORDINATES (FLORIDA EAST ZONE) NORTHING/EASTING
P.B.		DENOTES: PLAT BOOK
PG		DENOTES: PAGE
R/W		DENOTES: RIGHT-OF-WAY
U.E.		DENOTES: UTILITY EASEMENT
C.M.E.		DENOTES: CANAL MAINTENANCE EASEMENT
±		DENOTES: MORE OR LESS
S.F.		DENOTES: SQUARE FEET
R		DENOTES: RADIUS
CA		DENOTES: CENTRAL ANGLE
A		DENOTES: ARC DISTANCE
CB		DENOTES: CHORD BEARING
CD		DENOTES: CHORD DISTANCE
FDOT		DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
SC		DENOTES: SECTION CORNER
QSC		DENOTES: QUARTER SECTION CORNER
(R)		DENOTES: RADIAL LINE
(N-R)		DENOTES: NON-RADIAL LINE
—/—/—/—		DENOTES: NON-VEHICULAR ACCESS LINE
— — — —		DENOTES: CITY LIMITS LINE
(M.P.B.)		DENOTES: MISCELLANEOUS PLAT BOOK

P.B. PAGE

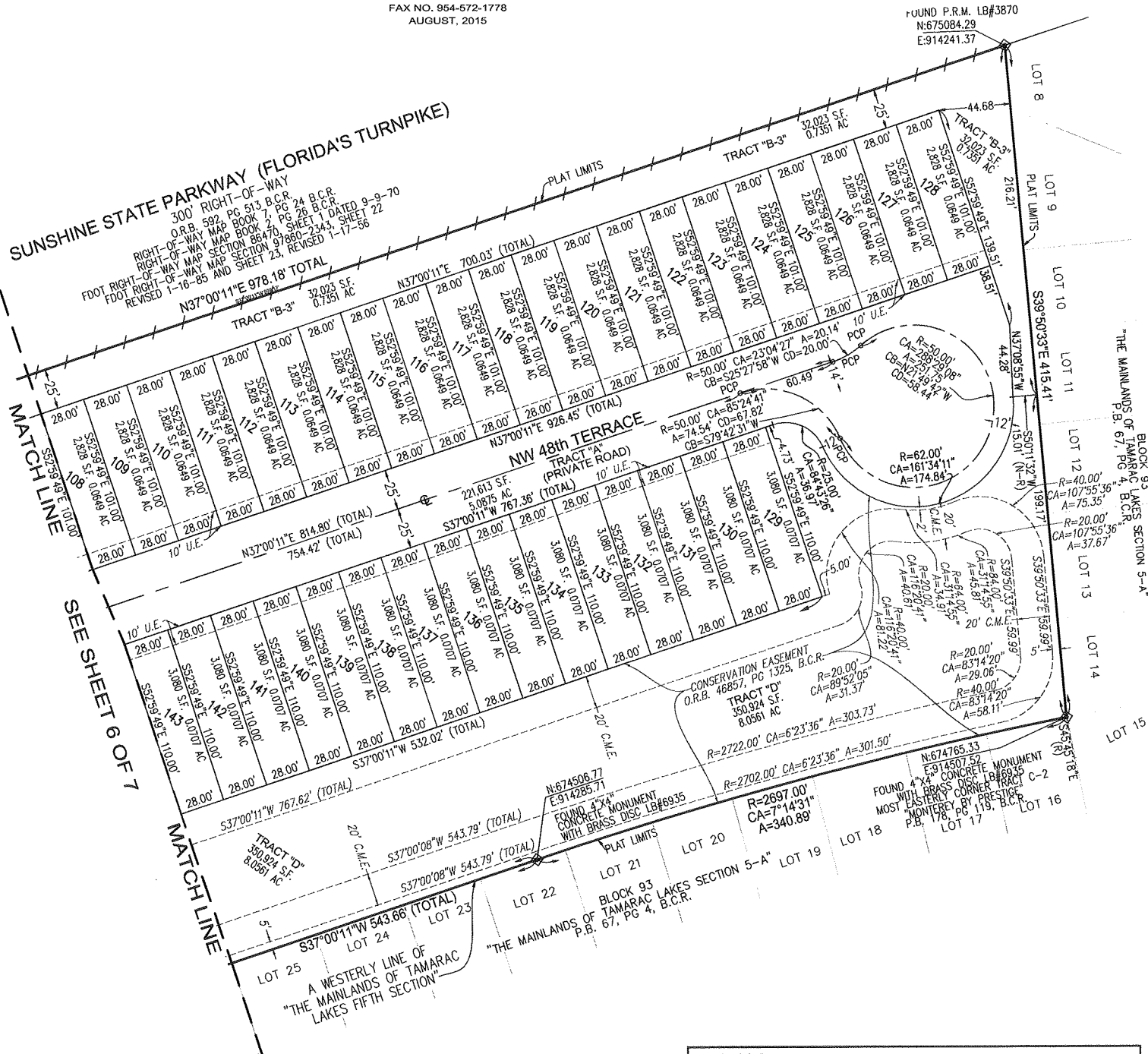
SHEET 7 OF 7 SHEETS



KEY MAP
NOT TO SCALE

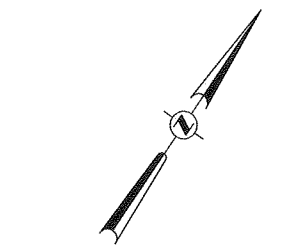
SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE)
300' RIGHT-OF-WAY
O.R.B. 592, PG 513, B.C.R.
RIGHT-OF-WAY MAP BOOK 7, PG 24, B.C.R.
RIGHT-OF-WAY MAP BOOK 86470, SHEET 1, DATED 9-9-70
FOOT RIGHT-OF-WAY MAP SECTION 97860-2343, SHEET 22
FOOT RIGHT-OF-WAY MAP SECTION 97860-2343, SHEET 22
REVISED 1-16-85 AND SHEET 23, REVISED 1-17-86

MATCHLINE
SEE SHEET 6 OF 7



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



GRAPHIC SCALE
1"=40'

PLANNING FILE NO.032-MP-15



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • TELEPHONE 954-357-6666 • FAX 954-357-6521

Jane Storms
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Trails at Central Parc

PLAT NO: 032-MP-15

TRANSMITTAL DATE: November 6, 2015

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: April 6, 2016

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: September 6, 2016

TRAFFICWAYS EXPIRATION: October 17, 2016

Dear Ms. Storms:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Peggy Knight, Development Review Coordinator, at 954-357-6629 or pknight@broward.org.

Sincerely,



Martin Berger, Planning Section Manager
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Tamarac

13th Floor Investments
848 Brickell Avenue, PH 1
Miami, FL 33131

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Agenda Number

Name:	TRAILS AT CENTRAL PARC	Number:	032-MP-15
Applicant:	Palm Cove Holdings, LP	Comm. Dist.:	9
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	13-49-41
Location:	East Side of Florida's Turnpike, South of Commercial Boulevard	Platted Area:	33.3817 Acres
City:	Tamarac	Gross Area:	NA
Replat:	This Plat is a Total Replat of PALM COVE (Plat Book 181, Pages 157 – 163)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Tamarac
Proposed Use:	214 Single Family Detached Units	Plan Designation:	Low-Medium (10) Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Low-Medium (10) Residential
South:	Single Family Residential	South:	Single Family (5 DU/Ac) (Lauderdale Lakes)
East:	Single Family Residential, Park	East:	Low –Medium (10) Res., Commercial Rec.
West:	Florida's Turnpike	West:	Major Transportation
Existing Zoning:	R-3	Proposed Zoning:	Same

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until a revised Opinion of Title is accepted by the Highway Construction and Engineering Division. See Staff Recommendation No. 5A).
DENIAL: This plat does not satisfy the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See Staff Comment No. 4 and Finding No. 2.
DENIAL: This plat is not in compliance with the effective Land Use Plan. See Staff Comment No. 19 and the attached comments from the Broward County Planning Council.

Meeting Date:
Action Deadline:
Deferral Dates:

Prepared: PK
Reviewed:
Approved:

SERVICES

Wastewater Plant: BCUD 4 (08/15)		Potable Water Plant: Tamarac (02/05)	
Design Capacity:	95.0000 MGD	Design Capacity:	20.0000 MGD
12-Mo. Avg. Flow:	66.8400 MGD	Peak Flow:	7.6000 MGD
Est. Project Flow:	0.0642 MGD	Est. Project Flow:	0.0749 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
214	*

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
1.605 Acres	*	*

* See Staff Comment No. 4

See Finding No. 2

* See Staff Recommendation No. 10

* See Staff Comment No. 5

See Finding No. 4

* See Staff Recommendation No. 9

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	216	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	216	*	N/A

* See Staff Comment No. 3

See Finding No. 1

* See Staff Recommendation No. 9

TRAILS AT CENTRAL PARC
032-MP-15

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 214 single family detached units. This plat is a total replat of PALM COVE (Plat Book 181, Pages 157-163, B.C.R.) which was approved for 61 single family detached units (43 3-bedroom and 18 4-bedroom) and 164 townhouse units. The property is being replatted to change the residential lot boundaries to accommodate all single family detached units.
- 2) Trafficways review is scheduled for December 17, 2015. This plat must be recommended for DEFERRAL until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.
- 4) This plat generates more than one student at one or more levels (i.e., elementary, middle, and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this plat application and determined that the proposed residential use is inconsistent with the development type approved in the Amended Declaration of Restrictive Covenants recorded at O.R. Book 51160, Pages 744-751, B.C.R. related to Broward County Land Use Plan Amendment PC 06-29 and the underlying PALM COVE Plat (Plat Book 181, Pages 157-163 B.C.R.). A public school concurrency determination cannot be made until the Declaration of Restrictive Covenants is amended to be consistent with the proposed use on this plat. This plat must be recommended for DENIAL until School Board staff finds that this application satisfies the public school concurrency requirements of the Land Development Code.
- 5) In accordance with Land Development Code amendments adopted September 22, 2009 and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. On February 27, 2009, park administrative fees were paid in the amount of **\$3,022.00** for this property on the plat then known as MONTEREY BY PRESTIGE (Plat Book 178, Pages 119-126, B.C.R.). This amount will be credited towards future park administrative fees assessed for this plat during the review of construction plans submitted for County environmental review approval.
- 6) This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

- 7) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 8) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat may be substantial and variable, which may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.
- 9) Review of available information by staff of the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are

managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at: <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

- 12) Any development within the plat limits is subject to Chapter 27, Article XIV, Sections 27-401 through 27-418 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Tree Removal License, No. TP13-1099, was issued to the previous property owner for this plat. **In accordance with Section 27-61 of the Broward County Code, the current owner is required to obtain a transfer of the Tree Removal License. If the project has changed substantially, the current owner will be required to obtain a new Tree Removal License for any proposed tree removal and/or relocation on the site.**
- 13) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention Division must approve any dewatering activities at this site.
- 14) The subject plat includes land currently or historically used as a golf course. Golf courses have a high potential for arsenic contamination. Under the authority of Section 27-66(h) of the Broward County Natural Resource Protection Code, the Pollution Prevention Division has the authority to withhold environmental review approval for any building permits or approvals to develop, construct, or alter any site that contains potential sources of pollution. Note that when any building or development plans are submitted to Broward County for environmental review, the environmental review approval will be withheld until the Pollution Prevention Division has reviewed the environmental assessment for the golf course and determined that the building or development will not interfere with cleanup of any potential contaminants at the site or exacerbate any potential on-site contamination.
- 15) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 16) This property is within 20,000 feet of Fort Lauderdale Executive Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning

Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA web page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-2291.

- 17) This plat is subject to a Declaration of Restrictive Covenants recorded in O.R. Book 44460, Pages 1757-1772, B.C.R. Section 5(b) of this Declaration requires the owner to conduct an archaeological survey of the property. This requirement was fulfilled by an archaeological survey conducted in May, 2015, and received by the Broward County Planning and Development Management Division in June 2015. The survey resulted in no archaeological discoveries. Therefore, the County's consulting archaeologist concluded that the proposed development would not likely impact any significant archaeological resources and he has no objections to this application. Furthermore, the Declaration of Restrictive Covenants recorded at O.R. Book 44460, Pages 1757-1772, B.C.R., may be revised to delete the Section 5(b) requirement to conduct an archaeological survey.

The archaeologist also notes that the subject property is located in the City of Tamarac, which is within the jurisdiction of Broward County's Historic Preservation Ordinance 2014-32. In the event that archaeological materials are uncovered during development activities, pursuant to Section 536.5(g) of Ordinance 2014-32, *such development activities in the immediate vicinity of the discovery shall be discontinued* and the property owner shall notify the County Historic Preservation Officer, Rick Ferrer at 954-357-9731 or rferrer@broward.org of the discovery. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, *all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist.* The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 18) This site is currently serviced on nearby Commercial Boulevard (SR 870) by BCT Route #55.
- 19) This plat was subject to Broward County Land Use Plan Amendment (LUPA) PC 06-29, which amended the future land use designation from *Commercial Recreation* to *Low-Medium (10) Residential*. The LUPA was approved by the Broward County Commission on December 12, 2006, subject to fulfillment of the following voluntary restrictions/commitments, as amended by the Broward County Commission on October 28, 2014:
- Development will be restricted to no more than 225 dwelling units, consisting of 61 single family homes (43 3-bedroom units and 18 4-bedroom units) and 164 townhomes.

- Payment of costs per student station fees to the School Board for the students generated, pursuant to the Amendment to Declaration of Restrictive Covenants recorded at O.R. Book 51150, Pages 744-751, B.C.R. The amount due shall be determined at the time of payment and shall not be less than \$1,243,624.00.
- Contribution of \$1,000.00 per dwelling unit for affordable housing.
- Dedication of a park to the City of Tamarac.
- Contribution of \$400,000.00 to the City of Tamarac for municipal purposes, including but not limited to, improvements to the park property and/or fire station property for LUPAs PC 06-29 and PC 06-30.
- Terms of agreements with Mainlands Sections 1-5 including, but not limited to, recreation leases and ingress/egress points.
- Contribution of \$300,000.00 to Broward County toward the purchase of a signal system software package necessary for the County's Advanced Transportation Management System for LUPAs PC 06-29 and PC 06-30.
- Contribution of \$250,000.00 to develop and implement a traffic calming program for LUPAs PC 06-29 and PC 06-30, wherever directed by the City of Tamarac.
- Contribution of \$125,000.00 to the City of Tamarac for water and sewer upgrades.
- If the Florida Department of Transportation/Turnpike Enterprise does not fund and construct soundwalls, they will be built at the same height as those constructed to the north and south of the developments, at the expense of the applicant or successors, and any other previous commitments regarding soundwalls.
- No *flexibility* provisions of the Broward County Land Use Plan will be sought to increase the density/intensity of the development approved per the LUPA.
- Repair of any damage caused to local roads during construction at the expense of the applicant or successors.
- Fulfillment of on the records commitments made to the City of Tamarac.

In addition, the applicant committed to:

- Pursue alternative construction and traffic ingress and egress, as well as restricting construction hours and traffic to Monday – Friday 8 AM to 6 PM, Saturday 8 AM to 1 PM, and no construction on Sunday.

- Complete an archaeological survey prior to development.
- Apply for a permit from the Florida Fish and Wildlife Conservation Commission for relocation of any burrowing owls, if present.
- Comply with the Broward County Tree Preservation Regulations.

The proposed 214 single family detached units are inconsistent and less restrictive than the subject voluntary restriction made by LUPA PC 06-29 regarding unit types and bedroom mixes; therefore, this application is not in compliance with the permitted uses of the effective Land Use Plan, and this plat must be recommended for DENIAL. See the attached comments received from the Broward County Planning Council.

- 20) The attached email has been received from the City of Tamarac.
- 21) In accordance with Section 125.022, Florida Statutes, the applicant is advised that the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FINDINGS

- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. The plat is inconsistent with the development permitted by the Amendment to Declaration of Restrictive Covenants recorded in O.R. Book 51160, Pages 744-751, B.C.R. related to Land Use Plan Amendment PC 06-29 and the underlying plat PALM COVE (Plat Book 181, Pages 157-163 B.C.R.). Therefore, this plat must be recommended for DENIAL until School Board staff finds that this application satisfies the public school concurrency requirements of the Land Development Code.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Florida's Turnpike.

LAND USE PLAN AMENDMENT VOLUNTARY REQUIREMENT

- 2) Pay \$150,000.00 to Broward County for the purchase of Advanced Transportation Management Systems software, prior to County environmental review approval of construction plans.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

3) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) The State Plane Coordinates shown on the plat corners and monuments depicted on Sheets 3 and 4 of this plat differ from the State Plane Coordinates for the corresponding points as shown on the underlying plat recorded in Plat Book 181, Page 157, B.C.R., yet the geometry on the plat boundary is the same. Explain the method used to determine the State Plane Coordinates shown on this plat.
- C) Provide a closure report, with the area, of the plat boundary to the Broward County Highway Construction and Engineering Division for review.
- D) Provide a closure report, with the area, of TRACT "A" to the Broward County Highway Construction and Engineering Division for review.
- E) On the Key Map, identify the Miscellaneous Plat Book which is the source of the southerly sets of State Plane Coordinates at the S. 1/4 corner of Section 13-49-41.
- F) Show geometry on parcel boundaries with (TOTAL) labels on lines that cross match lines on all sheets where those lines appear.

- G) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- H) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

4) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. **Indicate the purpose of Tract "R" in the Dedication.**
- B) Mortgagees must clearly join in the dedications on the plat.

5) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The Opinion of Title is incomplete with regard to the existing easements. A missing reference includes, but is not necessarily limited to, O.R.B. 46857, PG. 1325, B.C.R. **Review and revise the Opinion of Title prior to submitting the plat mylar to the Highway Construction and Engineering Division.**

The title must be updated for the review of any agreements and for the recordation process. Standard format for *Title Certificates*, *Opinions of Title*, the *Adjacent Right-of-Way Report*, and a *Guide to Search Limits of Easements and Right-of-Way* may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web page at:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
 - C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
 - D) Acknowledgments and seals are required for each signature.
- 6) DRAFTING AND MISCELLANEOUS DATA
- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
 - B) Simplify the Key Map on Sheet 2 for clarity.
 - C) No text on the plat drawing should be obstructed or overlapped by lines or other text.
 - D) Remove the duplicate "NOTICE: THIS PLAT,..." statement on Sheet 3.
 - E) On Sheet 3, verify the M.P.B. number shown as the source of the south line of the S.W. 1/4 of Section 13-49-41 and revise as necessary.
 - F) Identify or remove the circular symbols on the south and west plat boundaries on Sheet 3.

- G) On Sheet 4, move the GRAPHIC SCALE label to be adjacent to the scale bar.
- H) On Sheet 7, verify the identity of the corner of the underlying plat at the easterly north plat corner and revise as necessary.
- I) The Planning and Development Management Division's file number "**032-MP-15**" must be shown inside the border in the lower right hand corner on each page.
- J) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- K) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- L) The sheet size must be 24-inches by 36-inches.

7) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. **Move the lines for the day and month the P.R.M.s were set to the space provided for those dates.**
- B) The plat must include proper dates for signatures.
- C) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Tamarac's conditions of municipal plat approval as included in an agenda report or Resolution.

8) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Plat Job Data, Securities Job, and Reports Printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning and Development Management Director Signature.

F) Highway Construction and Engineering Director Signature.

G) City/District – Transmit scanned copy of mylar for review.

NOTE: The applicant may request a copy of the Florida Statute Chapter 177 check print by calling Luis Gaslonde at 954-577-4598. Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 9) Applicant must pay transportation concurrency fees and regional park impact and administrative fees during the review of construction plans submitted for county environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedules specified in the Land Development Code. Impact and administrative fee amounts are subject to adjustment each October 1.
- 10) This plat will be subject to either school impact fees or student station costs, pending the amendment to the Amended Declaration of Restrictive Covenants recorded in O.R. Book 51160, Pages 744-751, B.C.R. related to Land Use Plan Amendment PC 06-29 and the underlying plat PALM COVE (Plat Book 181, Pages 157-163 B.C.R.).
- 11) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 12) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.
- 13) Place a note on the face of the plat reading:
 - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, 20__, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the

appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, 20__, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

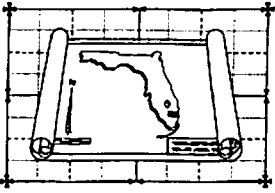
- 14) Place a note on the face of the plat reading:

This plat is restricted to 214 single family detached units.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

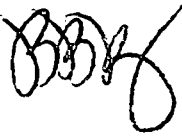
- 15) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Trails at Central Parc
(032-MP-15) City of Tamarac

DATE: October 21, 2015

The Future Land Use Element of the City of Tamarac Comprehensive Plan is the effective land use plan for the City of Tamarac. That plan designates the area covered by this plat for the uses permitted in the "Low-Medium (10) Residential" land use category. This plat is generally located on the south side of Northwest 49 Court, between Northwest 48 Avenue and Florida's Turnpike.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 06-29, which amended the future land use designation from "Commercial Recreation" to "Low-Medium (10) Residential." Said amendment was adopted by the Broward County Commission on December 12, 2006, subject to fulfillment of the following voluntary commitments/restrictions, as amended by the Broward County Commission on October 28, 2014:

- Development will be restricted to no more than 225 dwelling units, consisting of 61 single-family homes (43 three (3)-bedroom units and 18 four (4)-bedroom units) and 164 townhomes (all (3)-bedroom units);
- Payment of the costs per student station fees to the School Board for the additional elementary and middle school students generated by the proposed amendment; as amended by the School Board of Broward County and recorded in Official Record Book 51160, Pages 744-751;
- Contribution of \$1,000 per dwelling unit for affordable housing;
- Dedication of park land to the City of Tamarac;
- Contribution of \$400,000 to the City of Tamarac for municipal purposes, including but not limited to, improvements to the Park Property and/or Fire Station Property for PC 06-29 and PC 06-30;
- Terms of agreements with Mainlands Sections 1, 2, 3, 4, 5 including, but not limited to, recreation leases and ingress/egress points;
- Contribution of \$300,000 to Broward County toward the purchase of the signal system software package necessary for the County's Advanced Transportation Management System for PC 06-29 and PC 06-30;
- Contribution of \$250,000 to develop and implement a traffic calming program for PC 06-29 and PC 06-30, to include traffic calming and speed bumps wherever directed by the City;
- Contribution of \$125,000 to the City of Tamarac for water and sewer upgrades;

- If the Florida Department of Transportation/Turnpike Enterprise does not fund and construct soundwalls, they will be built at the same height as those constructed to the north and south of the developments, at the expense of the applicant or successors, and any other previous commitments regarding soundwalls;
- No "flexibility" provisions of the Broward County Land Use Plan will be sought to increase the density/intensity of the development approved per the land use plan amendment;
- Repair of any damage caused to local roads during construction at the expense of the applicant or successors; and
- Fulfillment of on the record commitments made to the City of Tamarac.

In addition, the applicant committed to 1) pursue alternative construction and traffic ingress and egress, as well as restricting construction hours and traffic (Monday through Friday 8 a.m. to 6 p.m., Saturday 8:00 a.m. to 1:00 p.m. and no construction on Sunday); 2) complete an archaeological survey prior to development; 3) apply for a permit from the Florida Fish and Wildlife Conservation Commission for the relocation of any burrowing owls, if present; and 4) comply with the Tree Preservation regulations of Broward County.

The proposed 214 single-family dwelling units are inconsistent and less restrictive than the subject voluntary restriction made via BCLUP amendment PC 06-29 regarding unit types and bedroom mixes; therefore this use is not in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff will update this memorandum as appropriate.

The effective land use plan shows the following land uses surrounding the plat:

North: Low-Medium (10) Residential
South: Single Family (5 d.u./acre) (City of Lauderdale Lakes)
East: Low-Medium (10) Residential and Commercial Recreation
West: Major Transportation

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:IJC

cc: Michael C. Cernech, City Manager
City of Tamarac

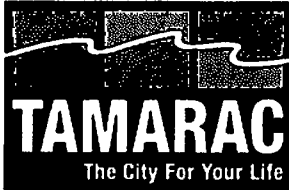
Maxine Calloway, Director, Community Development Department
City of Tamarac

Knight, Peggy

From: Robert Johnson III <Robert.Johnson@tamarac.org>
Sent: Tuesday, October 20, 2015 10:00 AM
To: Knight, Peggy
Subject: Trails at Central Parc- Plat No. 032-MP-15
Attachments: BC Plat Report Comments- Trails at Central Parc.docx

Dear Ms. Knight:

Pursuant to your request for comments for Plat Report for the referenced plat, please see attached. If you have any questions or need additional information, please let me know. Sincerely, Rob



Robert W. Johnson III
City Planner
Community Development Department
7525 NW 88th Ave, Tamarac, FL 33321
Tel: 954-597-3533 Fax: 954-597-3540
www.tamarac.org

The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

Trails at Central Parc

Plat No. 032-MP-15

Community Development

1. Provide plat report from Broward County prior to DRC approval.
2. Revise extent of existing Conservation Easement per survey.
3. Extent of existing Conservation Easement not consistent. Resolve this discrepancy.
4. Clarify and show extent of existing Conservation Easement per survey.
5. Recommended to increase width of Tract A at NW 45 Street or to provide perimeter buffer tracts adjacent to Lots 213 and 214 to allow for the proposed trellis features within common area property.

Public Services

1. Identify the ownership and the maintenance of the 2 feet between Tract A and the 10 foot utility easement.
2. Identify the ownership and maintenance of this 15'.
3. Clarify if this is Drainage Easement.
4. Identify if this is a 15 foot drainage easement.



Title - TR12745 - Trails at Central Parc: Major Revised Site Plan

A Resolution of the City Commission of the City of Tamarac, Florida, granting a Development Order for a Major Revised Site Plan to allow for the redevelopment of the Trails at Central Parc property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single family homes, replacing the previously approved sixty-one (61) single family homes and one hundred and sixty-four (164) townhomes, for the subject property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike (legally described as the plat of "Palm Cove" as recorded in Plat Book 181, Page 157 of the public records of Broward County, Florida) (Case No. 20-SP-15); providing for conflicts; providing for severability; and providing for an effective date.

Commission District(s):

District 1

ATTACHMENTS:

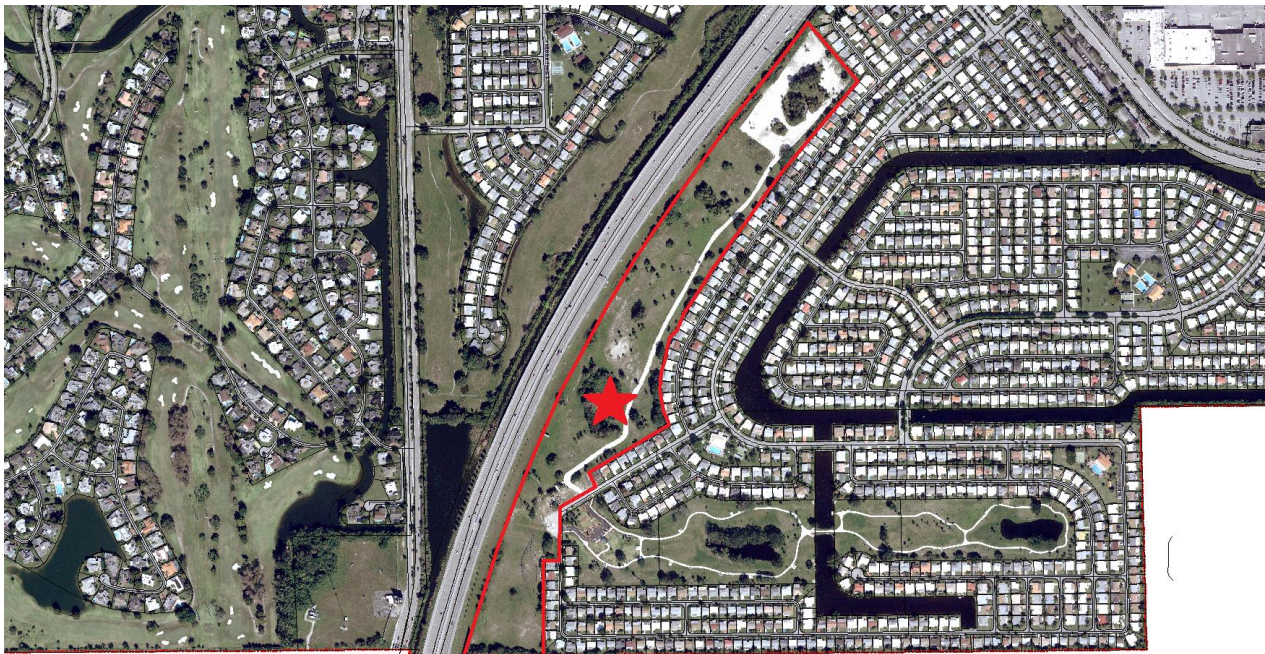
Description	Upload Date	Type
❑ Memo	1/20/2016	Cover Memo
❑ Resolution	1/20/2016	Resolution
❑ Justification Letter	1/13/2016	Backup Material
❑ Site Location Map	1/13/2016	Backup Material
❑ Site Plan Sheet	1/13/2016	Backup Material
❑ Traffic Statement	1/13/2016	Backup Material

CITY OF TAMARAC
INTEROFFICE MEMORANDUM 16-01-001M
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Michael C. Cernech, City Manager	DATE: January 13, 2016
FROM: Maxine A. Calloway, Director of Community Development	RE: Trails at Central Parc – Major Revised Site Plan
	CASE#: 20-SP-15 TEMP. RESO. NO. 12745
	MF#: 05-03

RECOMMENDATION: The Director of Community Development recommends that the Mayor and City Commission issue a Development Order for a Major Revised Site Plan for the Trails at Central Parc project at its January 27, 2016, meeting with conditions of approval as agreed to by the applicant.

ISSUE: Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, designated agent for the property owner, Palm Cove Holdings, LP, is requesting approval of a Major Revised Site Plan to allow for the redevelopment of the subject property, formerly known as Palm Cove, for the proposed use of two hundred and fourteen (214) single-family homes, replacing the previously approved sixty-one (61) single family homes and one hundred and sixty-four (164) townhomes (see attached Site Plan Modification).



Aerial Photograph

BACKGROUND: The subject property is located south of W Commercial Boulevard, adjacent to the east of Florida's Turnpike, at 4505 Monterey Drive (see Aerial Photograph above and attached Location Map). The property is 33.38 net acres (33.56 gross acres) in size, has a City of Tamarac Future Land Use designation of "Low-Medium Density Residential," and a zoning classification of R-3 (Low Density Multifamily Residential District).

City Manager

Trails at Central Parc – Major Revised Site Plan (20-SP-15)

Temp. Reso. No. 12745

January 13, 2016 - Page 2

Surrounding Land Use and Zoning:

- South: Oakland Estates, 7th Section, single-family subdivision within the City of Lauderdale Lakes zoned RS-4 (Single-Family Residential District).
- East: Mainlands of Tamarac Lakes single-family subdivision zoned R-1 (Single-Family Residential District) and Mainlands Park zoned S-1 (Recreational District).
- North: Mainlands of Tamarac Lakes single-family subdivision zoned R-1 (Single-Family Residential District).
- West: Florida's Turnpike (Road/No Zoning).

On April 25, 2007, the subject property originally received New Development Site Plan approval from the City Commission for a development known as Monterey. The previously approved development contained two hundred and thirty-two (232) dwelling units consisting of forty-eight (48) single-family homes and one hundred and eighty-four (184) townhomes. A change in ownership of the subject property then occurred between Prestige Homes to LDC Monterey Ventures, LLC.

The new property owner, LDC Monterey Ventures, LLC, proposed a major revision to the approved new development site plan for Monterey. The Major Revised Site Plan, renamed as Palm Cove, proposed a total of two hundred and twenty-five (225) dwelling units consisting of sixty-one (61) single-family homes and one hundred and sixty-four (164) townhomes. Palm Cove received Major Revised Site Plan approval from the City Commission on January 9, 2013, thereby reducing the total number of approved dwelling units.

On June 16, 2015, another change of ownership of the subject property occurred between LDC Monterey Ventures, LLC, and Palm Cove Holdings, LP. The current property owner, Palm Cove Holdings, LP, is now proposing a second major revision to the originally approved site plan. A Second Amendment to the Declaration of Restrictive Covenants to change the restriction on the number and types of dwelling units allowed to the current proposal of two hundred and fourteen (214) single-family homes is also offered at this time.

Accompanying this request is a plat application for the subject property to replat all of the recorded "Palm Cove" plat.

ANALYSIS: The Major Revised Site Plan proposes to replace the previously approved sixty-one (61) single-family homes and one hundred and sixty-four (164) townhomes with two hundred and fourteen (214) single-family zero lot line homes (see attached Sheet Number SP1, SP1-A, SP2, SP3, and SP4). Six (6) different models types are proposed with one (1) unit type offering five (5) bedrooms, two (2) unit types offering three (3) bedrooms, and the remaining three (3) unit types offering four (4) bedrooms. All homes are proposed at twenty-two (22) feet in height.

Architecture:

Two (2) different building elevations and six (6) different color schemes are offered for each unit type. The unit types and color schemes will be varied throughout the development to prevent similar looking

City Manager
Trails at Central Parc – Major Revised Site Plan (20-SP-15)
Temp. Reso. No. 12745
January 13, 2016 - Page 3

homes from abutting each other. The front elevations will be accented with various trims, moldings, shutters and decorative lighting, and all roofs will be overlaid with concrete roof tiles (see Elevations below).

The street yard setback of the single-family homes is proposed to be staggered between twenty (20) feet to twenty-two (22) feet. The staggered street yard setback is to prevent the streetscape from being overly uniform as the homes are constructed next to each other.

UNIT A



FRONT ELEVATION A

UNIT B



FRONT ELEVATION - ELEVATION A

UNIT C



FRONT ELEVATION - ELEVATION A



FRONT ELEVATION - ELEVATION B



FRONT ELEVATION - ELEVATION B



FRONT ELEVATION - ELEVATION B

UNIT D



FRONT ELEVATION - ELEVATION A

UNIT E



FRONT ELEVATION A

UNIT F



FRONT ELEVATION A



FRONT ELEVATION - ELEVATION B



FRONT ELEVATION A



FRONT ELEVATION B

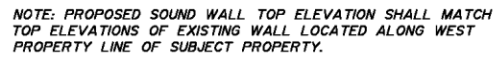
Elevations

Landscaping:

The development proposes a total of 2,318 trees and 5,896 shrubs where 1,760 trees and 1,818 shrubs are required. The proposed trees and shrubs includes the number of trees and shrubs provided on each single-family lot, street trees, perimeter trees, buffer trees, and pedestrian zone trees. As a condition of approval, the applicant will be required to plant all of the non-lot trees at a reduced size early on in the construction process to provide a consistent growth pattern. The trees will then grow to a size that meets minimum landscape requirements prior to the final certificate of occupancy for the last dwelling unit. The trees required for the individual lots will be planted at minimum required size at the time of each home construction.

The existing homes within the Mainlands of Tamarac Lakes located along NW 48 Avenue and Monterey Drive will be buffered from the proposed development by canals of varying width and a twenty (20) foot wide canal maintenance easement on both sides of the canals. Gumbo Limbo trees, Silver Buttonwood trees, and a continuous Red Tip Cocoplum hedge will be planted in between the existing single-family

A landscape buffer, twenty-five (25) feet in width, and a sound wall, sixteen (16) feet in height, will be located between the proposed zero lot line home lots located on the west side on the development and Florida's Turnpike. The proposed sound wall will be placed on top of a four (4) foot high berm bringing the berm and sound wall to total height of twenty (20) feet (see Sound Wall Section Details below). Silver Buttonwood trees, Seagrape trees, Royal Poinciana trees, Yellow Poinciana trees, Little Gem Magnolia trees, Single Montgomery Palms, and a continuous Red Tip Cocoplum hedge will be planted within the landscape buffer to screen the proposed homes from the sound wall.



NTS

The proposed private roadway layout will remain consistent with the previously approved new development site plan, and the recreational parcel containing a pool, volleyball court, tot lot, cabana building, and mail kiosk remains consistent with the previously approved major revised site plan (see Cabana Building Elevation below). However, the locations of the proposed private parks have been changed and the area has increased to 1.99 acres where 1.89 acres of private parks is required. Twenty-four (24) of the additional thirty-eight (38) parking spaces, which includes two (2) handicap spaces, are placed in front of the recreational parcel for the use of the pool, volleyball court, tot lot, cabana building, and mail kiosk.



Traffic Statement:

Access to the Trails of Central Parc development is provided from Monterey Drive and NW 48 Avenue within the Mainlands of Tamarac Lakes single-family development. The Mainlands of Tamarac Lakes single-family development can only be accessed by using NW 47 Terrace or Mainland Drive through W Commercial Boulevard. The City's traffic consultant, Traftech Engineering, provided a technical memorandum to document the trip generation characteristics of the currently proposed major revised site plan with those of the previously approved new development site plan and subsequent major revised site plan (see attached Traffic Statement).

The technical memorandum identifies that the currently proposed major revised site plan will generate an additional 31 AM peak hour vehicle trips and an additional 51 peak hour trips when compared with the previously approved major revised site plan for the subject property. During the AM peak hour, the increase represents, on average, one (1) additional vehicle every two (2) minutes, and similarly during the PM peak hour, the increase in trips represents, on average, one (1) additional vehicle per minute.

The memorandum concludes that the increased vehicle trips are considered to be minimal from a traffic engineering perspective and will likely have a minor impact on traffic operations in the immediate area. The originally recorded Declaration of Restrictive Covenants required the Declarant to provide Broward County with \$300,000 towards the purchase of Advanced Transportation Management Systems signal software to mitigate the net trips generated and to plan and install traffic calming devices within the neighborhood streets adjacent to the development at the Declarant's expense up to \$250,000. The traffic calming device plan was submitted to the City for the originally approved Monterey new development site plan and would remain applicable.

CONCLUSION: This request supports Policy 1.5 of the Future Land Use Element of the 2007 City of Tamarac Comprehensive Plan which states, "The City will continue to promote 'quality development' in all land use categories by the establishment and implementation of design criteria and development standards in the Land Development Code which promote the highest standards of urban development and community aesthetics. The development of this property will greatly enhance a large vacant area

City Manager

Trails at Central Parc – Major Revised Site Plan (20-SP-15)

Temp. Reso. No. 12745

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within the Mainlands of Tamarac Lakes single-family residential subdivision.

Additionally, the proposed development will provide an opportunity to revitalize a vacant property within the City thereby supporting Goal #5 of the City's Strategic Plan, "A Vibrant Community."

The Director of Community Development recommends that the Mayor and City Commission approve the Major Revised Site Plan to allow for the redevelopment of the subject property for the proposed use of two hundred and fourteen (214) single-family homes with the following conditions of approval as agreed to by the applicant:

1. Landscaping within the development, located on land maintained by the home owner's association, shall be planted within one (1) year of the major revised site plan approval for the Trails at Central Parc to ensure a consistent growth pattern. All trees shall meet the minimum size requirement prior to the issuance of the final certificate of occupancy for the single family homes within the Trails at Central Parc.
2. The buffer wall located along Florida's Turnpike shall be completed prior to the issuance of a certificate of occupancy for any single-family dwelling unit located along the western perimeter adjacent to the buffer wall.
3. That no identical building elevation shall be constructed next to each other throughout the development.
4. Home structures on lots shall provide differing street yard setbacks than the abutting home structure. No lots adjacent to each other will provide the same street yard setback.
5. Major Revised Site Plan approval is contingent upon approval of the proposed Trails at Central Parc plat, Case #3-P-15, by the City of Tamarac and Broward County, and recordation of the approved plat in the Public Records of Broward County at the applicant's expense.
6. Satisfaction of minor outstanding Development Review Committee comments from the review of the Site Plan for The Trails at Central Parc, Case #20-SP-15.

FISCAL IMPACT: This application is being funded by an application/processing fee. The development of this project will provide a net positive impact as building and engineering fees will be collected as the applicant moves forward with the development of this property.

INTERVENING ACTION: At its January 6, 2016, meeting, the Planning Board voted unanimously, 5-0, to forward a favorable recommendation for approval of the Major Revised Site Plan for the Trails at Central Parc, Case No. 20-SP-15, to the City Commission with the recommended conditions of approval as agreed to by the applicant.

Additionally, the Planning Board unanimously approved (5-0) the following variances associated with this project:

City Manager

Trails at Central Parc – Major Revised Site Plan (20-SP-15)

Temp. Reso. No. 12745

January 13, 2016 - Page 8

1. A variance from Section 24-101, Table 1, Codes of Ordinances, to allow a minimum lot size of 2,818 square feet in lieu of the required twenty-two thousand (22,000) square foot minimum lot size, a minimum lot width of twenty-eight (28) feet in lieu of the required two hundred (200) foot minimum lot width, a minimum lot depth equal to one hundred and one (101) feet in lieu of the required one hundred and ten (110) foot minimum lot depth and maximum plot coverage for two (2) floor buildings of 50.2 percent in lieu of the required thirty (30) percent maximum plot coverage.
2. A variance from Section 24-101, Table 2, Code of Ordinances, to allow minimum street yard setbacks of twenty (20) feet on Lots 1 – 212, 15.2 feet on Lot 213 and 17.1 feet on Lot 214 in lieu of the required twenty-five (25) foot street yard setback, minimum side yard setback of zero (0) feet on Lots 1-214 in lieu of the minimum ten (10) foot side yard setback required, minimum rear yard setback of 16.5 feet in lieu of the required twenty-five (25) foot rear yard setback, minimum distance of five (5) feet between buildings in lieu of the required twenty (20) feet between buildings for Lots 1-213, and a variance to allow roof overhangs to encroach over the side property line of Lots 1-213.
3. A variance from Section 24-250(8)b. and 24-250(10), Code of Ordinances, to allow a minimum of five (5) feet between structures in lieu of the required twenty (20) feet between structures and to allow a minimum setback of twenty (20) feet for the Cabana building on Tract “R-1” from the NW 48 Avenue right-of-way in lieu of the required twenty-five (25) foot setback from any public road, respectively.
4. A variance from Section 24-580(e)(4), Code of Ordinances, to allow a driveway setback of 1.4 feet for the Chelsea single-family residential model, Unit “C”, in lieu of the minimum three (3) foot side yard setback required for driveways.

Maxine A. Calloway,
Director of Community Development

Attachments: Temporary Resolution No. 12745
 Justification Letter
 Location Map
 Sheet Number SP1, SP1-A, SP2, SP3, and SP4
 Traffic Statement

MAC:RWJ

CITY OF TAMARAC, FLORIDA

RESOLUTION No. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, GRANTING A DEVELOPMENT ORDER FOR A MAJOR REVISED SITE PLAN TO ALLOW FOR THE REDEVELOPMENT OF THE TRAILS AT CENTRAL PARC PROPERTY, FORMERLY KNOWN AS PALM COVE, FOR THE PROPOSED USE OF TWO HUNDRED AND FOURTEEN (214) SINGLE FAMILY HOMES, REPLACING THE PREVIOUSLY APPROVED SIXTY-ONE (61) SINGLE FAMILY HOMES AND ONE HUNDRED AND SIXTY-FOUR (164) TOWNHOMES, FOR THE SUBJECT PROPERTY LOCATED SOUTH OF WEST COMMERCIAL BOULEVARD, ADJACENT TO THE EAST OF THE FLORIDA TURNPIKE (LEGALLY DESCRIBED AS THE "TRAILS AT CENTRAL PARC PLAT" (CASE NO. 20-SP-15); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Scott Backman, Esq., Dunay, Miskel, and Backman, LLP, Designated Agent for the property owner, Palm Cove Holdings, LP, is requesting approval of a Major Revised Site Plan to allow for the redevelopment of the Trails at Central Parc property through density reduction and unit type modification for the proposed use of two hundred and fourteen (214) single family homes, replacing the previously approved sixty-one (61) single family homes; and one hundred and sixty-four (164) townhomes and

WHEREAS, pursuant to Section 2-370 of the City of Tamarac Code of Ordinances, a public meeting has been advertised in accordance with applicable law of the date, time and place of the meeting regarding the review of the petition for Major Revised Site Plan; and

WHEREAS, Director of Community Development recommends approval (with conditions) as agreed to by the Applicant; and

WHEREAS, the Planning Board recommended approval with conditions as agreed to by the applicant, on January 6, 2016; and

WHEREAS, the City Commission has examined the application, the staff and Planning Board recommendations; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the Comprehensive Plan, or will be in compliance with all elements of the Comprehensive Plan prior to the issuance of a Certificate of Occupancy for the development; and

WHEREAS, the City Commission of the City of Tamarac, Florida deems it to be in the best interests of the citizens and residents of the City of Tamarac, Florida to grant a Development Order for a Major Revised Site Plan to allow for the redevelopment of the Trails at Central Parc property for the proposed use of two hundred and fourteen (214) single family homes, replacing the previously approved sixty-one (61) single family homes and one hundred and sixty-four (164) townhomes, for the property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike (legally described as "The Trails at Central Parc Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution; all exhibits attached hereto are incorporated herein and made a specific part of this resolution.

SECTION 2: That the application for Major Revised Site Plan approval to

allow for the redevelopment of the Trails at Central Parc property for the proposed use of two hundred and fourteen (214) single family homes, replacing the previously approved sixty-one (61) single family homes and one hundred and sixty-four (164) townhomes, for the property located south of West Commercial Boulevard, adjacent to the east of the Florida Turnpike is HEREBY APPROVED subject to the following conditions as agreed to by the Applicant:

1. Landscaping within the development, located on land maintained by the home owner's association, shall be planted within one (1) year of the major revised site plan approval for the Trails at Central Parc to ensure a consistent growth pattern. All trees shall meet the minimum size requirement prior to the issuance of the final certificate of occupancy for the single family homes within the Trails at Central Parc.
2. The buffer wall located along Florida's Turnpike shall be completed prior to the issuance of a certificate of occupancy for any single-family dwelling unit located along the western perimeter adjacent to the buffer wall.
3. That no identical building elevation shall be constructed next to each other throughout the development.
4. Home structures on lots shall provide differing street yard setbacks than the abutting home structure. No lots adjacent to each other will provide the same street yard setback.
5. Major Revised Site Plan approval is contingent upon approval of the proposed Trails at Central Parc plat, Case #3-P-15, by the City of Tamarac and Broward County, and recordation of the approved plat in the Public Records of Broward County at the applicant's expense.
6. Satisfaction of minor outstanding Development Review Committee comments from the review of the Site Plan for The Trails at Central Parc, Case #20-SP-15.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its adoption.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

PASSED, ADOPTED AND APPROVED this day of , 2016.

HARRY DRESSLER,
MAYOR

ATTEST:

PATRICIA TEUFEL, CMC
CITY CLERK

I HEREBY CERTIFY that I
have approved this
ORDINANCE as to form.

SAMUEL S. GOREN,
CITY ATTORNEY



Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Drew Melville
Christina Bilenki
Heather Jo Allen

The Trails at Central Parc
Site Plan Modification

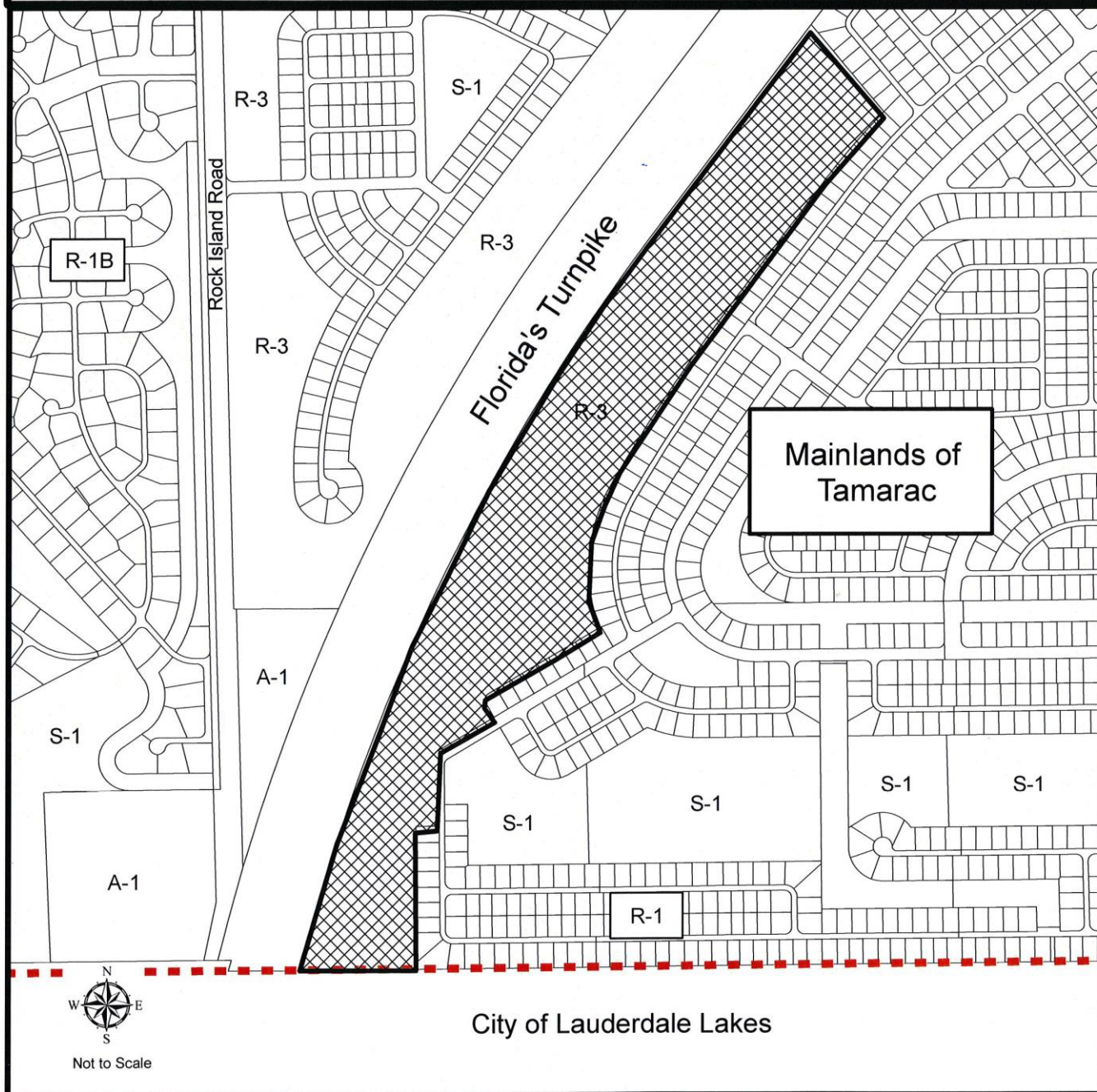
Palm Cove Holdings, LP (“Petitioner”) is the owner of The Trails at Central Parc property (formerly known as Palm Cove), which is generally located east of the Florida Turnpike south of West Commercial Boulevard between Northwest 44th Street to the south and Northwest 49th Court to the north (“Property”) within the City of Tamarac (“City”). The Property is designated Residential Low-Medium (10DU/AC) on the City’s Future Land Use Map and is located in the City’s R-3 (Low Density Multi-Family Residential) zoning district. The Property is currently vacant. Pursuant to Resolution No. R-2013-12, the Property is currently approved for development with sixty-one (61) single-family homes and one hundred and sixty-four (164) townhomes. The Property is also subject to that certain Declaration of Restrictive Covenants (“Declaration”) recorded in Official Records Book 44460, Page 1757 and the Amendment to the Declaration recorded in Official Records Book 51220, Page 1099, which also restrict development to the foregoing unit mix. As such, Petitioner is concurrently submitting a proposed Second Amendment to the Declaration, which will permit the proposed development of single-family homes explained in more detail below.

Petitioner is now submitting a SP-Case Development Application for a major revised site plan in order to reduce the density and modify the proposed unit mix to accommodate a total of two hundred fourteen (214) single-family zero lot line homes on the Property. The Trails at Central Parc will offer six (6) different product types ranging in size from 1,815 square foot three-bedroom homes to 2,453 square foot four-bedroom homes that are compatible with the existing single-family residential community to the north, south and east of the Property and are consistent with the Central Parc property currently being developed west of Florida’s Turnpike. Petitioner seeks to create a vibrant development for The Trails at Central Parc that adds interest to the area by providing a fresh take on coastal design that is integrated throughout the distinct single family product types, as well as the centrally located pool cabana and mailbox kiosk. The provision of private parks, a centrally located pool and volleyball court furnish a tremendous opportunity for recreation and enjoyment of open space within the community. It is evident that the City and surrounding community are pleased with the transformation of the Central Parc property just to the west of the Property, including the addition of an entrance feature, landscaping and compatibility with the existing community. Petitioner seeks to create an equally vibrant community within The Trails at Central Parc.

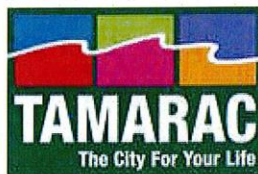
The Trails at Central Parc

Major Revised Site Plan

Case No. 20-SP-15



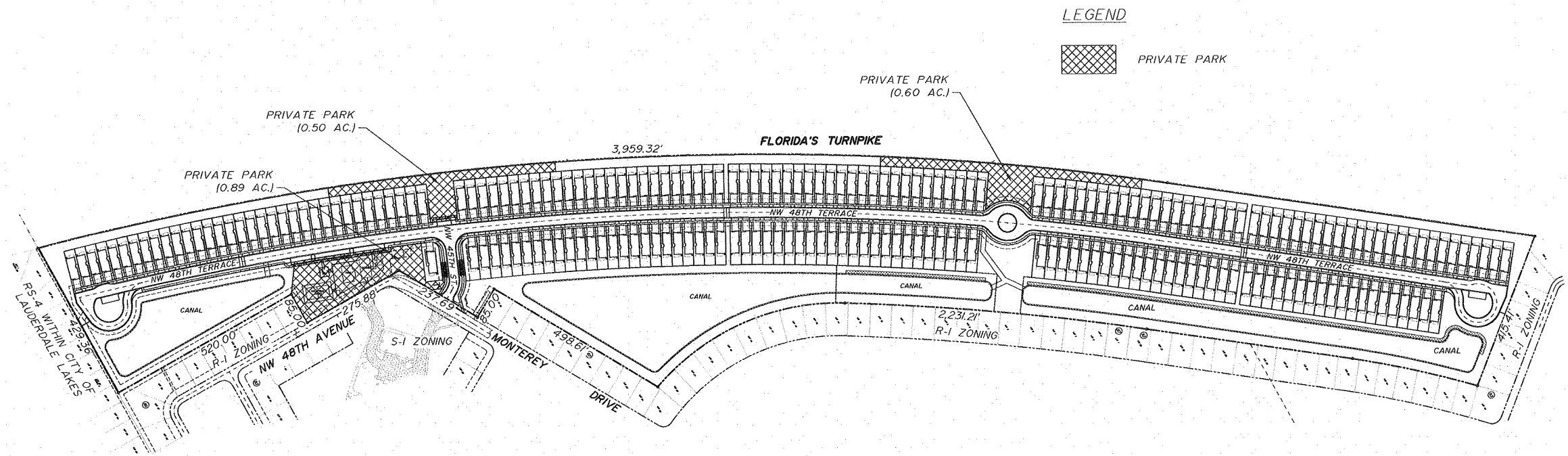
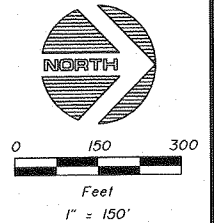
City Commission
Public Hearing
January 27, 2016
Commission Chambers
9:00 a.m.



Subject Property



Maxine Calloway, Director
Community Development
7525 NW 88 Avenue
Tamarac, FL 33321
Telephone (954) 597-3530



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NOTES:

- STANDARDS OF MATERIALS, INSTALLATION AND LETTERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FOR IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND HIGHWAYS CURRENT EDITION AND ITS ADDENDA.
- ALL PROPOSED UTILITY LINES (PPL, POWER LINES, TELEPHONE, CABLE TELEVISION, ETC), INCLUDING SERVICE LINES TO INDIVIDUAL PROPERTIES NECESSARY TO SERVE THE DEVELOPMENT UNDER CONSIDERATION, SHALL BE INSTALLED UNDERGROUND AT LEAST EIGHTEEN (18) INCHES BELOW THE FINISHED GROUND ELEVATION.
- PROPOSED LIGHT POLES SHALL OBSERVE A 2.5' CLEARANCE FROM ALL PAVED AREAS AND LIGHT POLES SHALL BE ABLE TO WITHSTAND SUSTAINED 140 M.P.H. WIND LOADS.
- THE PARCEL PROPOSED FOR LAND CLEARING OR DEVELOPMENT DOES NOT SERVE AS HABITAT FOR A RARE, THREATENED OR ENDANGERED SPECIES OR A SPECIES OF SPECIAL CONCERN; OR IS NOT AN ENVIRONMENTALLY SENSITIVE AREA.
- VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
- THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE.
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED PRIOR TO PAVING.
- GEOTEXTILE MATERIALS USED IN THE CONSTRUCTION OF EXFILTRATION TRENCHES SHALL BE IN ACCORDANCE WITH THE CRITERIA OF FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION, INDEX NO. 199.
- ALL STRUCTURES HAVING A LID OR GRATE LOCATED IN A GRASSY AREA SHALL HAVE A TWO FOOT CONCRETE APRON ALL AROUND TO PREVENT THE GRASS FROM COVERING THE TOP.
- ALL INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- LAKE/CANALS TO BE MAINTAINED BY PRIVATE HOME OWNERS ASSOCIATION (H.O.A.)
- ALL ROADWAY CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY ORDINANCES, CONSTRUCTION STANDARDS AND SPECIFICATIONS PUBLISHED BY THE OFFICE OF THE CITY ENGINEER.
- CROSS SLOPES IN PARKING LOT TO BE 1% MIN. TO 5% MAX.
- PROPOSED LIGHT POLES SHALL OBSERVE A 2.5' CLEARANCE FROM ALL PAVED AREAS AND LIGHT POLES SHALL BE ABLE TO WITHSTAND SUSTAINED 140 M.P.H. WIND LOADS.
- VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
- REFER TO SITE PLAN FOR SITE GEOMETRY INFORMATION
- NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN OR ADJACENT TO SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
- NO TREES SHALL BE ALLOWED IN AN UTILITY EASEMENT.
- OWNERSHIP AND MAINTENANCE OF THE SANITARY SEWER SYSTEM BY THE CITY OF TAMARAC IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES. THE SEWER LATERAL SERVICE FROM THE GRAVITY MAIN TO THE BUILDINGS ARE TO BE MAINTAINED BY THE HOMEOWNER PROPERTY ASSOCIATION.
- WATER SERVICE LINES SHALL BE OPERATIONAL DURING ALL PRESSURE TESTING.
- THE RECORDED PLAT FOR THIS PROPERTY SHALL BE AMENDED TO ACCURATELY DEPICT THE NUMBER/TYPE OF DWELLING UNITS TO BE PERMITTED. A BUILDING PERMIT CANNOT BE APPROVED PRIOR TO THE APPROVAL OF THIS REQUEST THROUGH BOTH THE CITY AND BROWARD COUNTY.
- AMENDMENTS TO THE DECLARATION OF RESTRICTIVE COVENANTS MUST BE APPROVED THROUGH BOTH THE CITY AND BROWARD COUNTY PRIOR TO ANY SITE PLAN APPROVAL.
- THE HOME OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA, RECREATIONAL FACILITIES, RIGHT(S)-OF-WAY AND STREETScape, AND OTHER FEATURES CONTAINED WITHIN THE DEVELOPMENT.
- A PERMANENT FIRE PROTECTION WATER SUPPLY SYSTEM SHALL BE FUNCTIONAL PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY.
- ANY EXISTING IRRIGATION CONTROL VALVE FOR THE MAINLAND 4 RESIDENTIAL DEVELOPMENT LOCATED WITHIN THE PALM COVE SUBDIVISION SHALL BE RELOCATED OR AND EASEMENT IN FAVOR OF THE HOMEOWNER'S ASSOCIATION MUST BE PROVIDED TO PROTECTED THESE STRUCTURES.
- HOMES ON LOTS ARE SHOWN FOR GRAPHICAL PURPOSE ONLY.
- LOT B3 AND LOT B4 ARE RESTRICTED TO HAVE UNIT "A" MODELS ONLY.

OWNER / DEVELOPER:
13TH FLOOR PALM COVE DEVELOPERS, LLC
848 BRICKELL AVENUE PH-1
MIAMI, FLORIDA 33131
(786) 220-0464 PHONE
(352) 682-8303 FAX

SITE CIVIL ENGINEER:
BALLBE & ASSOCIATES, INC.
2737 N.E. 30th PLACE
FORT LAUDERDALE, FLORIDA 33306
(954) 491-7811 PHONE

ARCHITECT:
PASCUAL, PEREZ, KILIDJIAN & ASSOCIATES, INC.
1300 N.W. 84th AVENUE
DORAL, FL. 33126
(305) 592-1363 PHONE
(305) 592-6865 FAX

LANDSCAPE ARCHITECT:
WITKIN HULTS DESIGN GROUP
307 SOUTH 21st AVENUE
HOLLYWOOD, FL. 33020
(954) 923-9681 PHONE
(954) 923-9689 FAX

SURVEYOR:
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777 PHONE
(954) 572-1778 FAX

LEGAL DESCRIPTION:
ALL OF THE PLAT OF "MONTEREY BY PRESTIGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT TRACT "D" AND "E" THEREOF, SUBJECT TO DEDICATIONS AS CONTAINED ON SAID PLAT AND OTHER MATTERS OF RECORD. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA AND CONTAIN APPROXIMATELY 33.38 ACRES.

BASE FLOOD ELEVATION:
ZONE AH ELEVATION 7.00 FT (NAVD)
COMMUNITY NUMBER 120058, PANEL 0362-H

TRAILS AT CENTRAL PARK SITE DATA			
ZONING		R-3 LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT	
LAND USE		RESIDENTIAL LOW-MEDIUM (10 DU/AC)	
		AC.	S.F.
GROSS AREA =		33.56	1,461,634
NET AREA =		33.38	1,454,106
TOTAL NUMBER SINGLE FAMILY UNITS =		214	
PROPOSED DENSITY =		6.38	Units per Gross Acre
MAXIMUM DENSITY PERMITTED =		10	Units per Gross Acre

CALCULATIONS:	S.F.	AC.	%
NET AREA =	1,454,106	33.38	100.00%
BUILDING FOOTPRINT AREA SINGLE FAMILY =	270,068	6.20	18.57%
USABLE OPEN SPACE/PARK AREA =	86,784	1.89	5.97%
LAKES AREA =	187,480	3.85	11.52%
CANAL AREA =	87,630	2.24	6.71%
ROADWAYS =	127,254	2.92	8.75%
PRIVATE DRIVEWAYS =	112,350	2.58	7.73%
OFF-STREET PARKING =	6,748	0.15	0.46%
PEDESTRIAN WALKS =	41,200	0.95	2.83%
GREEN AREA =	544,572	12.50	37.45%
TOTAL =	1,454,106	33.38	100.00%

UNIT/LOT TYPE	PLOT COVERAGE	IMPERVIOUS COVERAGE
Maximum Allowed Plot Coverage (Two and Three fl.)	30.0%	N/A
110 FEET LOT COVERAGE:		
UNIT A	34.0%	47.4%
UNIT B	39.4%	53.3%
UNIT C	41.3%	60.6%
UNIT D	41.8%	54.8%
UNIT E	46.1%	62.1%
UNIT F	43.1%	62.0%
101 FEET LOT COVERAGE:		
UNIT A	37.1%	51.6%
UNIT B	42.8%	58.1%
UNIT C	45.0%	65.9%
UNIT D	45.5%	59.7%
UNIT E	50.2%	67.8%
UNIT F	47.0%	67.5%
LOT 83:		
UNIT A	37.1%	53.2%
LOT 84:		
UNIT A	37.2%	54.8%
LOT 166 (33' FT WIDE AND 110 FT DEEP):		
UNIT A	28.8%	40.1%
UNIT B	33.4%	45.2%
UNIT C	35.0%	51.3%
UNIT D	35.4%	46.4%
UNIT E	39.1%	52.6%
UNIT F	38.5%	52.6%
LOT 213 (37'-6" FT WIDE AND 110 FT DEEP):		
UNIT A	25.1%	34.9%
UNIT B	29.0%	39.3%
UNIT C	30.4%	44.8%
UNIT D	30.8%	40.4%
UNIT E	34.0%	45.7%
UNIT F	31.8%	45.7%
LOT 214 (45' FT WIDE AND 110 FT DEEP):		
UNIT A	23.5%	32.7%
UNIT B	27.1%	36.7%
UNIT C	28.5%	41.7%
UNIT D	28.8%	37.7%
UNIT E	31.8%	42.8%
UNIT F	29.7%	42.7%

SETBACK REQUIREMENTS:	REQUIRED (FT.)	PROVIDED (FT.)
SINGLE FAMILY		
STREET YARD TWO STORY	25 FT.	15.2 FT
SIDE YARD TWO STORY	10 FT.	5 FT. and 0 FT. *
BETWEEN BUILDINGS TWO STORY	20 FT	5 FT. **
REAR TWO STORY	25 FT.	16.5 FT.
BUILDING SITE AREA	22,000 S.F.	2,818 S.F. TO 4,468.9 S.F.
NET FLOOR AREA (3 BEDROOMS AND MORE)	950 S.F.	1,882 S.F. TO 2453 S.F.
LOT WIDTH	200 FT	28 FT
LOT 186 WIDTH	200 FT	33 FT
LOT 213 WIDTH	200 FT	37.8 FT
LOT 214 WIDTH	200 FT	45.1 FT
LOT LENGTH	110 FT.	101 FT. AND 110 FT.
MAX. HEIGHT OF STRUCTURE	30 FT.	22 FT.

* ROOF OVERHANG ENCLOSES 1 FT. ON ADJACENT PROPERTY
** MAINTENANCE EASEMENT OF ROOF OVERHANG ON ZERO LOT SIDE OF HOME IS ADDRESSED IN SECTION 2.09 ON HOA DOCUMENTS.

PARKING DATA	REQUIRED/UNIT	REQUIRED TOTAL	PROVIDED
PARKING REQUIRED			
SINGLE FAMILY (3 or MORE BEDROOMS)	2	214 X 2 = 428	428
SINGLE FAMILY GUEST PARKING	0	0	38
TOTAL PARKING SPACES REQUIRED =		428	466
PARKING PROVIDED			
SINGLE FAMILY DRIVEWAY			428
GUEST PARKING			38
TOTAL PARKING SPACES PROVIDED =			466
(INCLUDES 2 HANDICAP PARKING SPACES)			

PARK REQUIREMENTS	REQUIREMENT	REQUIRED (AC.)	PROVIDED (AC.)
PUBLIC PARK			
	#UNITS X 2.5 PERSONS/1000 X 1.50	0.70	MANLAND PARK
PRIVATE PARK			
	#UNITS X 2.5 PERSONS/1000 X 3.5	1.87	1.89

OPEN SPACE AND RECREATIONAL OPPORTUNITIES	AC.	% Required	Area Required (AC.)	Area Provided (AC.)
TOTAL AREA	33.38	45%	15.02	19.20
AREA PROVIDED BREAKDOWN:				
USABLE OPEN SPACE/PARK AREA =	1.89			
PEDESTRIAN WAYS	0.95			
LAKES/CANAL AREA =	3.76	MAX. 26% OF AREA ALLOWED		
GREEN SPACE	12.50			
TOTAL AREA PROVIDED =	19.20			

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION		

Designed by: C.J.B. Date: 9/2015
Drawn by: R.A.S. Date: 9/2015
Checked by: C.J.B. Date: 9/2015

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

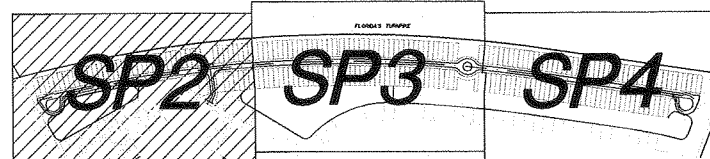
Engineer of Record: CARLOS J. BALLBE
S/N: 95 80 DO 32 E4 4C 14 A6 37 98
Carlos J. Ballbe
Ballbe
Registered Engineer Number: 41811
State of Florida

Date: 12/23/2015

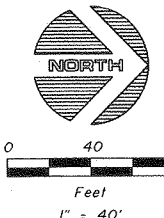
SITE PLAN DATA AND NOTES

THE TRAILS AT CENTRAL PARC
13TH FLOOR AT PALM COVE DEVELOPERS, LLC

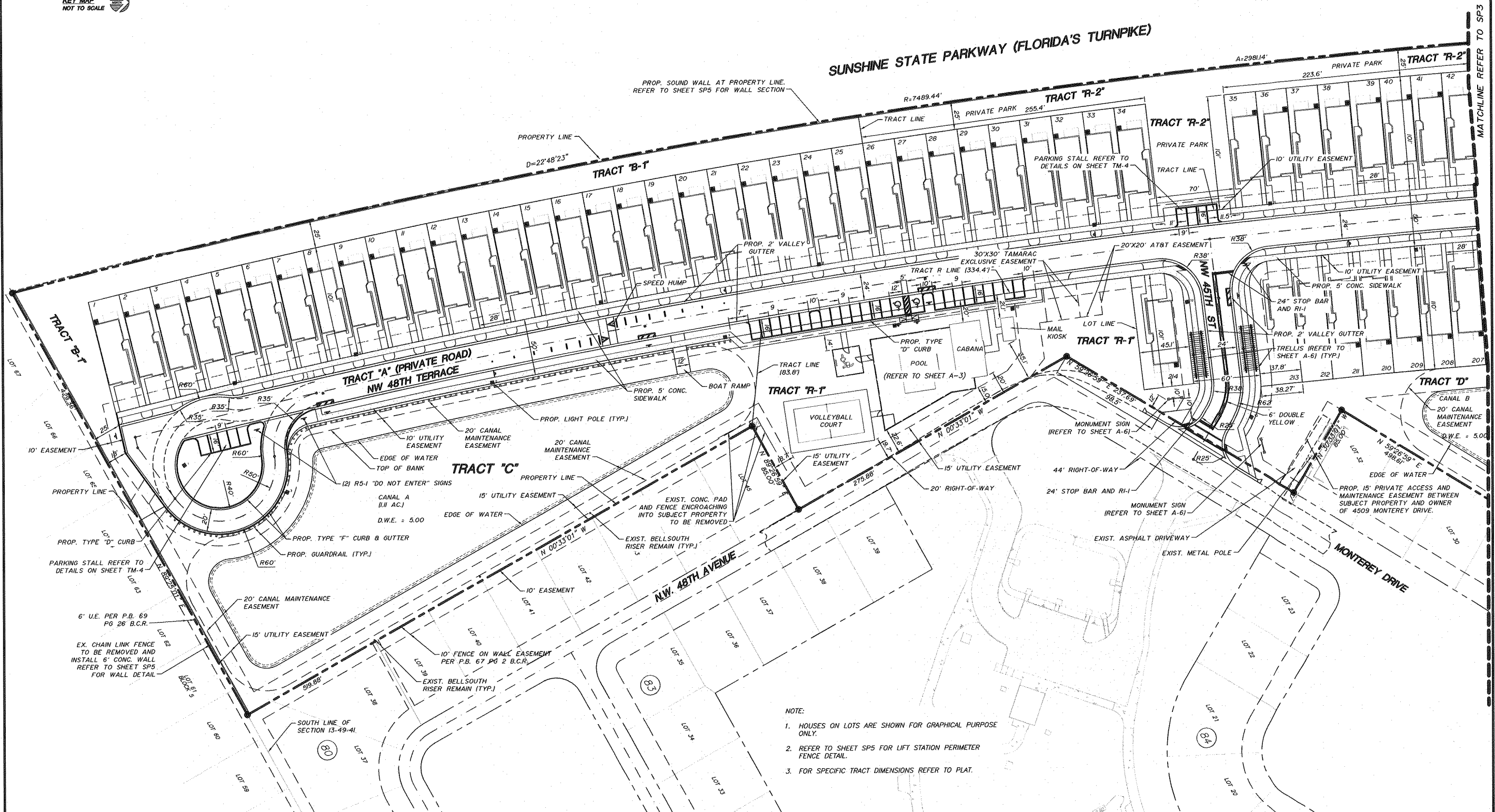
Project Number:
201515
Sheet Number:
SPI-A



KEY MAP
NOT TO SCALE



SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE)



- NOTE:
1. HOUSES ON LOTS ARE SHOWN FOR GRAPHICAL PURPOSE ONLY.
 2. REFER TO SHEET SP5 FOR LIFT STATION PERIMETER FENCE DETAIL.
 3. FOR SPECIFIC TRACT DIMENSIONS REFER TO PLAT.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: C.J.B. Date: 9/2015
Drawn by: R.A.S. Date: 9/2015
Checked by: C.J.B. Date: 9/2015

BALLBÉ & ASSOCIATES
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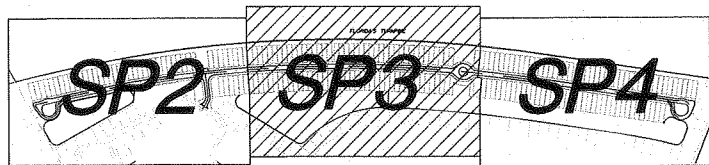
Engineer of Record: CARLOS J. BALLBÉ
S/N: 95 80 DO 32 E4 4C 14 A6 37 98
Carlos J. Ballbé
Registered Engineer Number: 4181
State of Florida

SITE PLAN

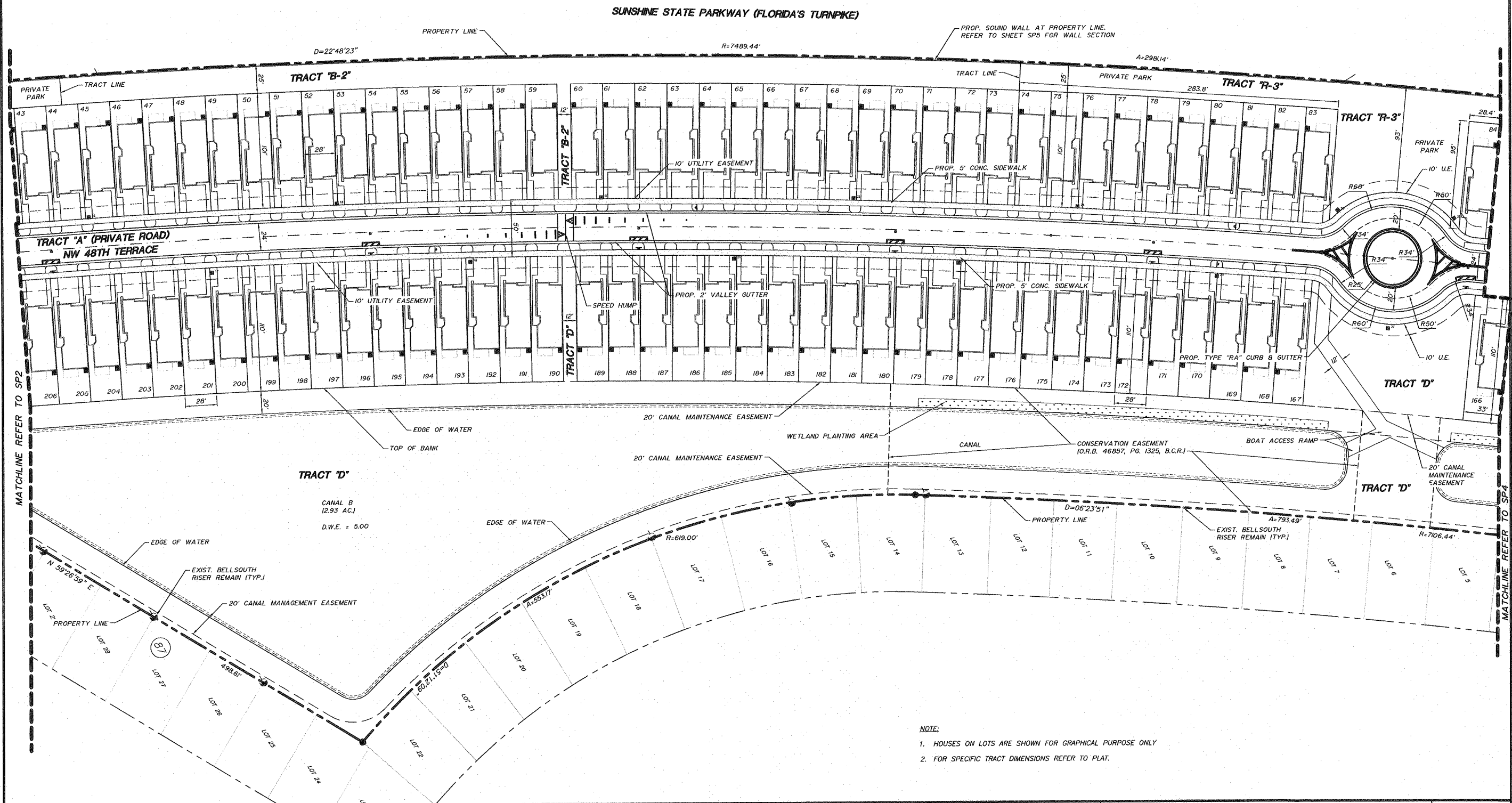
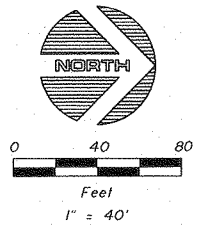
THE TRAILS AT CENTRAL PARC
13TH FLOOR AT PALM COVE DEVELOPERS, LLC

Project Number:
201515

Sheet Number:
SP2



KEY MAP
NOT TO SCALE



- NOTE:
1. HOUSES ON LOTS ARE SHOWN FOR GRAPHICAL PURPOSE ONLY
 2. FOR SPECIFIC TRACT DIMENSIONS REFER TO PLAT.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

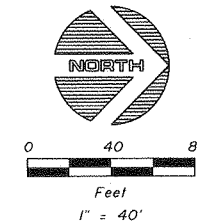
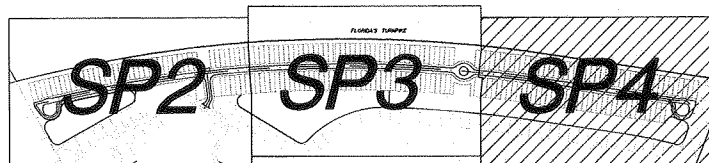
Designed by: C.J.B. Date: 9/2015
Drawn by: R.A.S. Date: 9/2015
Checked by: C.J.B. Date: 9/2015

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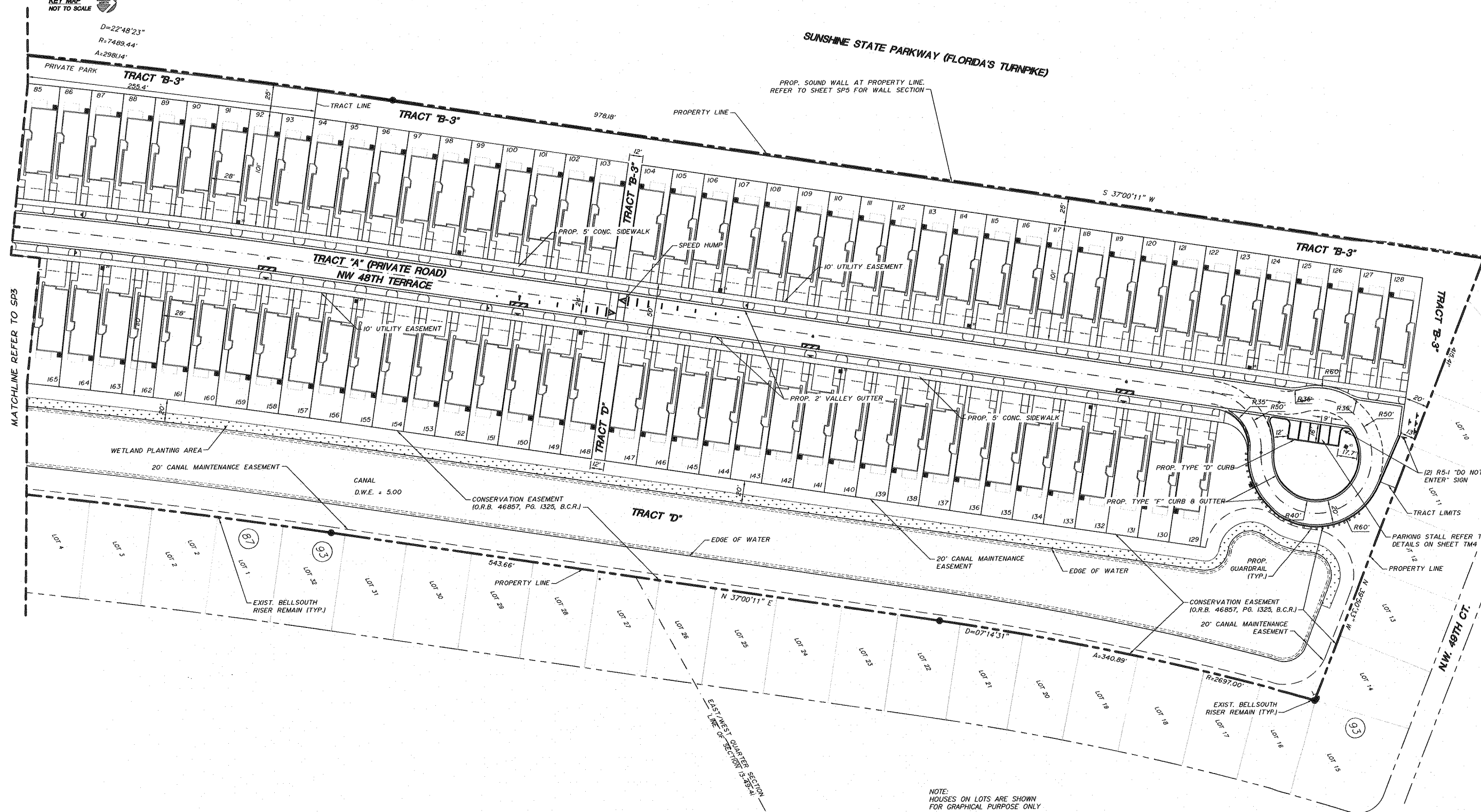
Engineer of Record: CARLOS J. BALLBÉ
S/N: 95 80 DO 32 E4 4C 14 A6 37 98
Carlos J. Ballbé
Registered Engineer Number: 41811
State of Florida

SITE PLAN		Project Number: 201515
THE TRAILS AT CENTRAL PARC 13TH FLOOR AT PALM COVE DEVELOPERS, LLC		Sheet Number: SP3



KEY MAP
NOT TO SCALE

$D=22'48''23''$
 $R=7489.44'$
 $A=2981.14'$



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: C.J.B. Date: 9/2015
Drawn by: R.A.S. Date: 9/2015
Checked by: C.J.B. Date: 9/2015

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Engineer of Record: CARLOS J. BALLBÉ
S/N: 95 80 DO 32 E4 4C 14 A6 37 98
Carlos J. Ballbé
Registered Engineer Number: 4181
State of Florida

SITE PLAN
THE TRAILS AT CENTRAL PARC
13TH FLOOR AT PALM COVE DEVELOPERS, LLC

Project Number:
201515
Sheet Number:
SP4

January 4, 2016

Mr. Robert W. Johnson III
City Planner
City of Tamarac
7525 NW 88th Avenue
Tamarac, Florida 33321

**Re: Trails at Central Parc – Tamarac, Florida
Major Revised Site Plan
Traffic Statement**

Dear Mr. Johnson:

The Trails at Central Parc is a proposed residential community to be located on the east side of the Florida's Turnpike (State Road 91) and south of Commercial Boulevard (State Road 870) in Tamarac, Broward County, Florida. The land area of the subject site is 33.33 acres and is vacant at the present time. This proposed development will consist of 214 single family dwelling units.

The subject site has previously been approved for residential development on two separate occasions. In 2006/2007, the proposed development was known as "Monterey" and it consisted of 184 townhomes and 48 single family dwelling units. In 2012, the proposed development was known as "Palm Cove" and the development scenario consisted of 164 townhomes and 61 single family dwelling units.

The purpose of this technical memorandum is to document the trip generation characteristics of the currently proposed plan (i.e. Trails at Central Parc) with those of the previously approved development scenarios (i.e. Monterey and Palm Cove).

Trip Generation Analysis

The trip generation for this analysis was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). According to the subject ITE manual, the most appropriate land use categories for the previously and currently proposed development scenarios are Land Use #210 – Single-Family Detached Housing and Land Use #230 – Residential Condominium / Townhouse. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

ITE Land Use #210 – Single-Family Detached Housing

- ❑ Weekday: $\ln(T) = 0.92 \ln(X) + 2.72$
where T = number of trips and X = number of dwelling units
- ❑ AM Peak: $T = 0.70 (X) + 9.74$ (25% in / 75% out)
- ❑ PM Peak: $\ln(T) = 0.90 \ln(X) + 0.51$ (63% in / 37% out)

ITE Land Use #230 – Residential Condominium / Townhomes

- ❑ Weekday: $\ln(T) = 0.87 \ln(X) + 2.46$
where T = number of trips and X = number of dwelling units
- ❑ AM Peak: $\ln(T) = 0.80 \ln(X) + 0.26$ (17% in / 83% out)
- ❑ PM Peak: $\ln(T) = 0.82 \ln(X) + 0.32$ (67% in / 33% out)

Table 1 below summarizes the trip generation characteristics associated with the previously approved development scenarios and with those of the currently proposed development scenario.

Table 1 Trip Generation Comparison Trails at Central Parc - Tamarac, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Previously Proposed - Monterey</i>								
Townhomes	184 DU	1,093	14	70	84	66	33	99
Single Family Homes	48 DU	535	11	32	43	34	20	54
SubTotal	232 DU	1,628	25	102	127	100	53	153
<i>Previously Proposed - Palm Cove</i>								
Townhomes	164 DU	989	13	64	77	60	30	90
Single Family Homes	61 DU	666	13	39	52	42	25	67
SubTotal	225 DU	1,655	26	103	129	102	55	157
<i>Currently Proposed - Trails at Central Parc</i>								
Single Family Homes	214 DU	2,115	40	120	160	131	77	208
SubTotal	214 DU	2,115	40	120	160	131	77	208
Difference (Palm Cove - Monterey)	-7 DU	27	1	1	2	2	2	4
Difference (Trails at Central Parc - Palm Cove)	-11 DU	460	14	17	31	29	22	51

Compiled by: Traf Tech Engineering, Inc. (January 2016).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated above, when compared with the most recently approved development scenario, the currently proposed plan for the Trails at Central Parc results in 460 additional daily vehicle trips, 31 additional AM peak hour vehicle trips (14 inbound and 17 outbound), and 51 additional PM peak hour trips (29 inbound and 22 outbound).

Conclusions

In summary, the foregoing trip generation comparison analysis indicates that the currently proposed development scenario will generate an additional 31 AM peak hour vehicle trips and an additional 51 PM peak hour vehicle trips when compared with the most recently approved development plan for this site. During the AM peak hour, the increase in trips represents, on average, one (1) additional vehicle every two (2) minutes. Similarly, during the PM peak hour the increase in trips represents, on average, one (1) additional vehicle per minute. From a traffic engineering perspective, these increases are considered to be minimal and will likely have a minor impact on traffic operations in the immediate area.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989