



Southwest Ranches Town Council

REGULAR MEETING

Agenda of September 26, 2024

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u> Steve Breitreuz	<u>Town Council</u> Jim Allbritton Bob Hartmann Gary Jablonski	<u>Town Administrator</u> Russell C. Muniz, MBA, MPA	<u>Town Attorney</u> Keith M. Poliakoff, J.D.
<u>Vice Mayor</u> David S. Kuczenski, Esq.		<u>Town Financial Administrator</u> Emil C. Lopez, CPM	<u>Town Clerk</u> Debra M. Ruesga

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

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**

Quasi-Judicial Hearings

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

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

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

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

place.

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

3. Waiver of Plat Application No. WP-34-24

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-34-24 TO SUBDIVIDE 14.13 NET ACRES OF PROPERTY INTO TWO LOTS OF 3.21 AND 10.92 NET ACRES; GENERALLY LOCATED ON THE EAST SIDE OF HANCOCK ROAD APPROXIMATELY 1,200 FEET SOUTH OF EAST PALOMINO DRIVE; COMPRISING THE NORTH ONE-HALF OF TRACT 27 OF AND ALL OF TRACT 28 IN "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

4. Public Comment

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

5. Board Reports

6. Council Member Comments

7. Legal Comments

8. Administration Comments

Ordinance - 2nd Reading

- 9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 1.8-P AND THE PERFORMANCE STANDARDS FOR THE US HIGHWAY 27 BUSINESS CATEGORY IN PART TWO OF THE FUTURE LAND USE ELEMENT ENTITLED, "PERMITTED USES IN FUTURE LAND USE CATEGORIES;" PERTAINING TO POTABLE WATER AND SANITARY SEWER FACILITIES REQUIRED TO SERVE DEVELOPMENT DESIGNATED US HIGHWAY 27 BUSINESS CATEGORY ON THE FUTURE LAND USE PLAN MAP; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND OTHER REVIEW**

AGENCIES DEFINED IN F.S. 163.3184(1)(C); PROVIDING FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-24-2) {Approved on First Reading August 08, 2024}

Resolutions

- 10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A LEASE AGREEMENT WITH BRITISH IMPORTS OF BROWARD, LLC, DBA JAGUAR WEST BROWARD DBA LANDROVER WEST BROWARD; PROVIDING FOR THE TEMPORARY LEASE OF A PORTION OF THE UNRESTRICTED PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRIFFIN ROAD AND SW 163RD AVENUE FOR THE STORAGE OF NEW AUTOMOBILES; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**
- 11. A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ARCADIS US, INC. IN THE AMOUNT OF TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00) TO PREPARE A COMPREHENSIVE VULNERABILITY ASSESSMENT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**
- 12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A FUND BALANCE POLICY TO GOVERN NON-SPENDABLE, RESTRICTED, COMMITTED, ASSIGNED, UNASSIGNED FUND BALANCES, AND EMERGENCY FUNDING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 13. A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, SUPPORTING THE CREATION OF A TRIPARTY AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES, THE SCHOOL BOARD OF BROWARD COUNTY, AND THE SOUTH FLORIDA WILDLIFE CENTER RELATING TO THE FUTURE USE OF THE SCHOOL BOARD OF BROWARD COUNTY'S PROPERTY GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE CONTAINING THE PARCEL ID 513901010058; SUPPORTING THE SCHOOL BOARD OF BROWARD COUNTY ENTERING INTO A 99-YEAR LEASE AGREEMENT WITH THE SOUTH FLORIDA WILDLIFE CENTER TO USE THE SOUTHERN SEVEN ACRES OF THE PROPERTY IN CONSIDERATION OF THE TOWN'S REMOVAL OF THE DEED RESTRICTION FOR THE REMAINDER OF THE PROPERTY THAT LIMITS THE PROPERTY TO A PUBLIC SCHOOL/EDUCATIONAL FACILITY; SUPPORTING THE DEVELOPMENT OF THE REMAINDER OF THE PROPERTY FOR RESIDENTIAL USES IN CONFORMITY WITH THE TOWN'S RURAL RANCHES ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**
- 14. Approval of Minutes**

a. August 8, 2024 Regular Meeting Minutes

15. Adjournment

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



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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Jeff Katims
DATE: 9/26/2024
SUBJECT: Waiver of Plat Application No. WP-34-24

Recommendation

Approval with the conditions enumerated in the staff report.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

Background

The application requests Council approval to subdivide 14.13 net acre into two parcels of 3.21 net acres and 10.92 net acres via the Waiver of Plat process. The subdivision can be approved via a Waiver of Plat because the tract has a net area that is at least three times the minimum required net lot area and the property owner will deed restrict the tract to prohibit any further subdivision per ULDC Sec. 115-070(C)(3).

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/19/2024	Resolution
Staff Report	9/19/2024	Executive Summary
As-built surveys showing proposed lot split	9/19/2024	Exhibit
Mail Notice Radius Map	9/19/2024	Backup Material
Mail notification list	9/19/2024	Backup Material

RESOLUTION NO. 2024-____

A RESOLUTION AND FINAL ORDER OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-34-24 TO SUBDIVIDE 14.13 NET ACRES OF PROPERTY INTO TWO LOTS OF 3.21 AND 10.92 NET ACRES; GENERALLY LOCATED ON THE EAST SIDE OF HANCOCK ROAD APPROXIMATELY 1,200 FEET SOUTH OF EAST PALOMINO DRIVE; COMPRISING THE NORTH ONE-HALF OF TRACT 27 OF AND ALL OF TRACT 28 IN "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat Application prior to the subdivision of a parcel; and

WHEREAS, 5200 Hancock Road, LLC filed Application No. WP-34-24 ("Application") to subdivide the property described in the heading of this Ordinance ("Property"); and

WHEREAS, Section 115-070 requires Town Council approval of a Plat or Waiver of Plat Application; and

WHEREAS, the Application qualifies for the Waiver of Plat process under Sec. 115-070(C), paragraphs (1) and (3).

WHEREAS, at a duly noticed public hearing held on September 26, 2024, the Town Council reviewed the Application and determined that it complies with the Waiver of Plat eligibility criteria set forth in Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC"), complies with the minimum lot size and dimensional requirements of the land use plan and zoning designations, has legal and sufficient access, and will not create or exacerbate any nonconformities to the development standards of the ULDC, subject to the conditions of approval set forth herein.

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

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

Section 2. That, at a duly noticed public hearing held on September 26, 2024, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-34-24 to subdivide the Property into two parcels described and depicted in Exhibit "A" attached hereto and made a part hereof, subject to the following condition:

1. Recordation of a declaration of restrictive covenants, in a form approved by the Town Attorney, that prohibits any further subdivision of the Property that would create an additional lot.
2. Recordation of a Driveway Easement and Maintenance Agreement in a form approved by the Town Attorney.
3. Recordation of a quit-claim deed, in a form approved by the Town Attorney, dedicating 40 feet for Hancock Road right-of-way.
4. Recordation of a right-of-way encroachment agreement in a form approved by the Town Attorney, for structural wall/fence encroachment into the Hancock Road right-of-way. Aerial photos indicate that the encroachments have existed for at least 25 years.
5. Removal of the dumpster and enclosure on proposed Lot 1.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. This approval shall expire 180 days from the date of approval if this Resolution is not first recorded in the Public Records of Broward County, Florida.

Section 5. This Resolution shall become effective upon its recordation.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 26th day of September 2024, on a motion by _____ and seconded by _____.

[Signatures are on the following page]

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra Rusega, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
1001.063.2024

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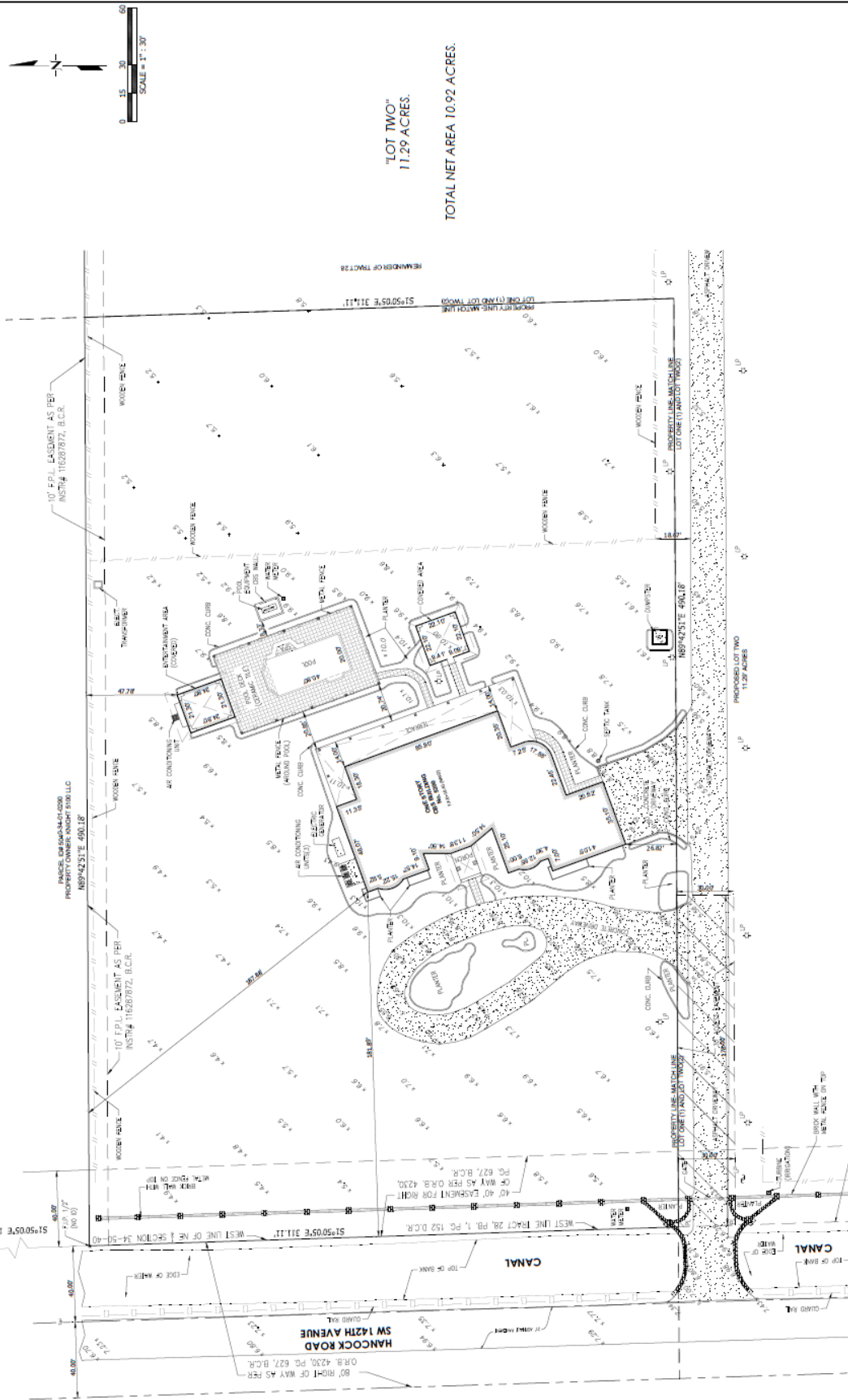
Exhibit "A"
Legal description of Subdivided Lots

PARCEL ONE (the west parcel)

THE NORTH 311.11 FEET OF THE WEST 490.18 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF THE EVERGLADES SUGAR AND LAND CO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330



PARCEL TWO (the east parcel)

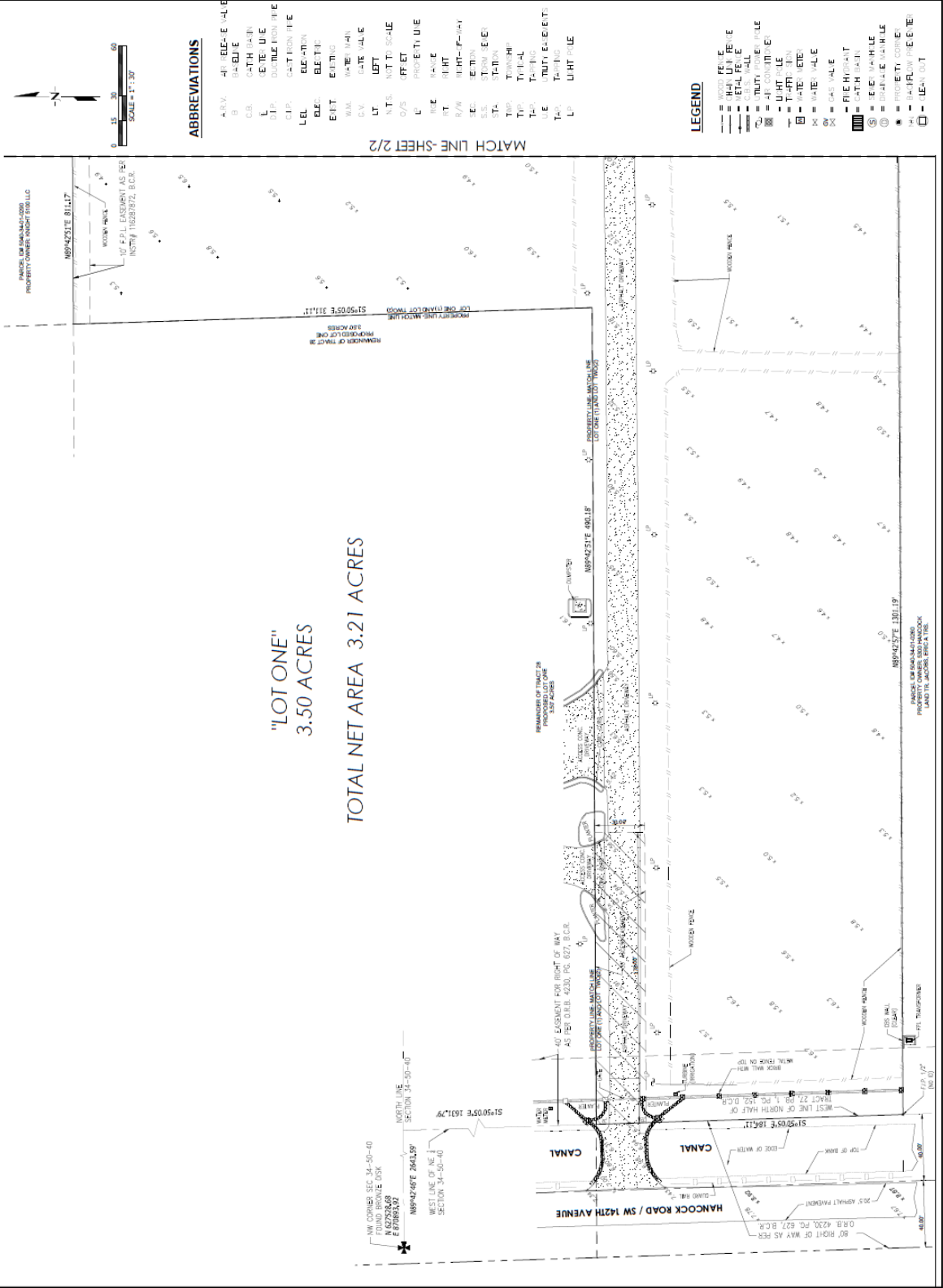
THE NORTH ONE-HALF OF TRACT 27 AND ALL OF TRACT 28, LESS THE NORTH 311.11 FEET OF THE WEST 490.18 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF THE EVERGLADES SUGAR AND LAND CO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 152 OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA; SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

"LOT ONE"
3.50 ACRES

TOTAL NET AREA 3.21 ACRES



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**TOWN OF SOUTHWEST RANCHES
TOWN COUNCIL AGENDA REPORT**

September 26, 2024

- SUBJECT:** Waiver of Plat Application WP-34-24
- LOCATION:** 5200 Hancock Road; located on the east side of Hancock Road approximately 1,200 feet south of East Palomino Drive.
- OWNER/
PETITIONER:** 5200 Hancock Road, LLC
- AGENT:** Courtney Crush, Esq.
- LAND USE PLAN
DESIGNATION:** Rural Ranches
- ZONING:** RR, Rural Ranches District
- PUBLIC NOTICE:** Legal notice in newspaper and mail notice within 1,500-foot radius
- EXHIBITS:** Staff Report, as-built surveys, notification map, and mailing list.

BACKGROUND AND ANALYSIS

The Petitioner requests approval of a Waiver of Plat to subdivide the 14.13-acre (net) subject property ("property") into two parcels of 3.21 net acres ("Lot 1") and 10.92 net acres ("Lot 2"). The property is zoned RR, which requires 2.5 gross or 2.0 net acres of lot area and 125 feet of lot width. Each proposed lot exceeds the minimum lot area and width requirements. The subdivision can be approved via a Waiver of Plat because the tract has a net area that is at least three times the minimum required net lot area and the property owner will deed restrict the tract to prohibit any further subdivision per ULDC Sec. 115-070(C)(3).

The property contains a 14,500 s.f. barn and a 768 s.f. storage building on what will be Lot 2, and a residence with gazebos totaling 15,195 s.f. under roof on what will be Lot 1. All structures on the Property will comply with setback, plot coverage and pervious area requirements once subdivided.

Lot 1 has 311.11 feet of frontage on Hancock Road and the Lot 2 has 184.11 feet of frontage on Hancock Road. The two parcels will share a single existing culvert crossing via a 30-foot ingress/egress easement. The easement stops short of the existing home's second driveway, which will be inactivated and removed. The petitioner has provided a Driveway Easement and Maintenance Agreement as part of the application. The petitioner is also required to dedicate the existing 40-foot roadway easement to the Town as fee simple right-of-way and provide an encroachment and indemnification agreement for the existing structural wall/fence combination

that has been located within the roadway easement for at least two decades based upon historical aerial imagery.

Letters of no objection are on file from all applicable utilities, including Central Broward Water Control District.

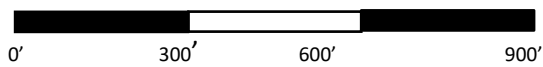
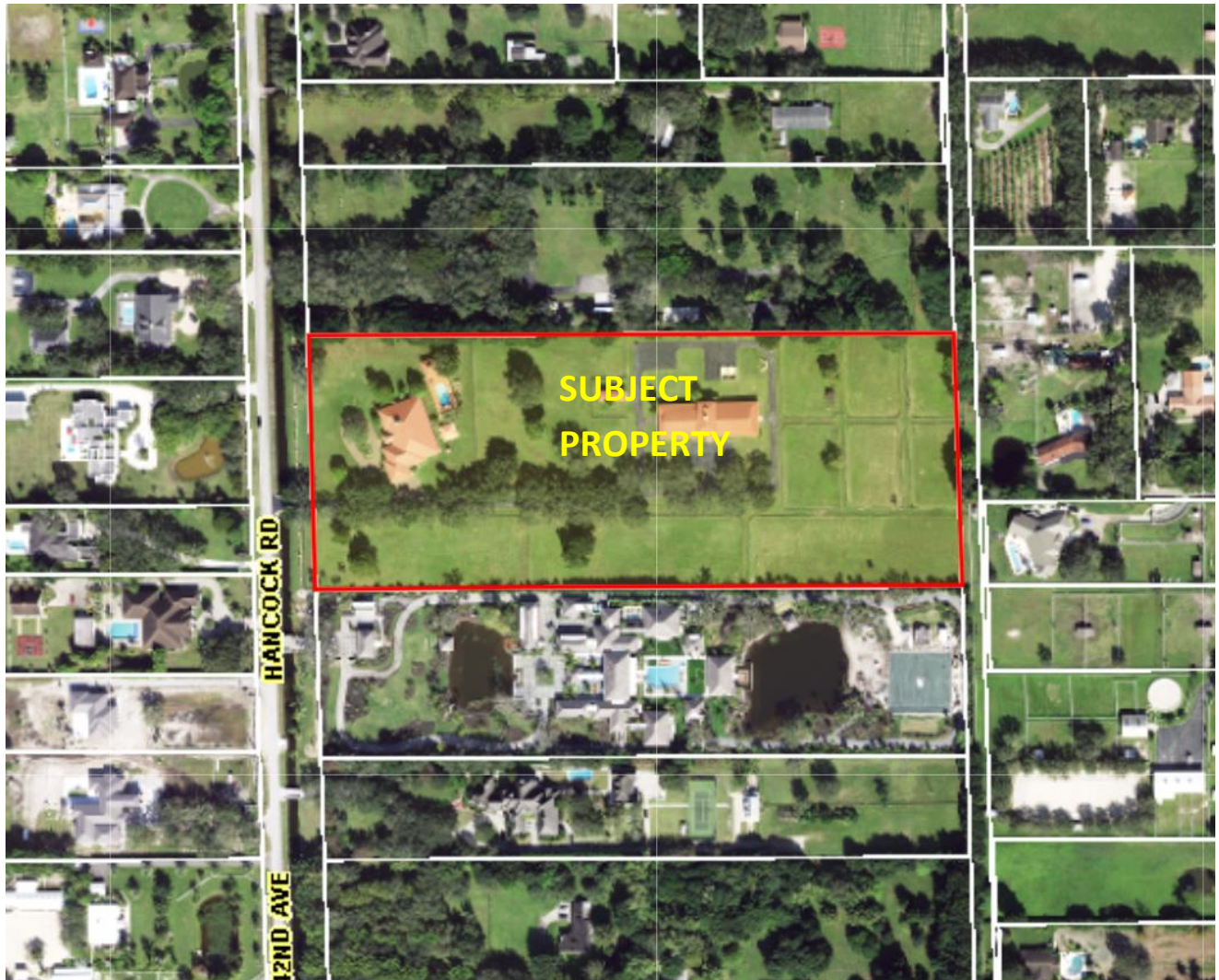
RECOMMENDATION

Staff recommends approval of Application No. WP-34-24, subject compliance with the following conditions prior to recordation of the resolution approving this application:

1. Recordation of a declaration of restrictive covenants, in a form approved by the town attorney, that prohibits any further subdivision of the Property that would create an additional lot.
2. Recordation of a Driveway Easement and Maintenance Agreement in a form approved by the town attorney.
3. Recordation of a quit-claim deed, in a form approved by the town attorney, dedicating 40 feet for Hancock Road right-of-way.
4. Recordation of a right-of-way encroachment agreement in a form approved by the town attorney, for structural wall/fence encroachment into the Hancock Road right-of-way. Aerial photos indicate that the encroachments have existed for at least 25 years.
5. Removal of the dumpster and enclosure on proposed Lot 1.

Pursuant to ULDC Sec. 115-090, the approval of Application No. WP-34-24 shall not become effective until the resolution approving the Application has been recorded in the Public Records of Broward County, Florida. Approval will expire within six (6) months from date of approval unless the resolution and required attachments have been recorded.

**WAIVER OF PLAT APPLICATION NO. WP-34-24
LOCATION MAP AND AERIAL**

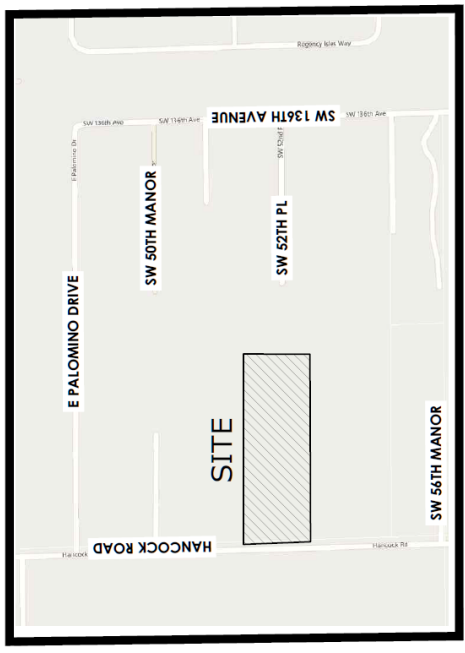
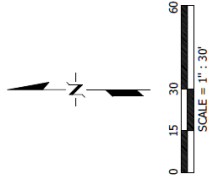
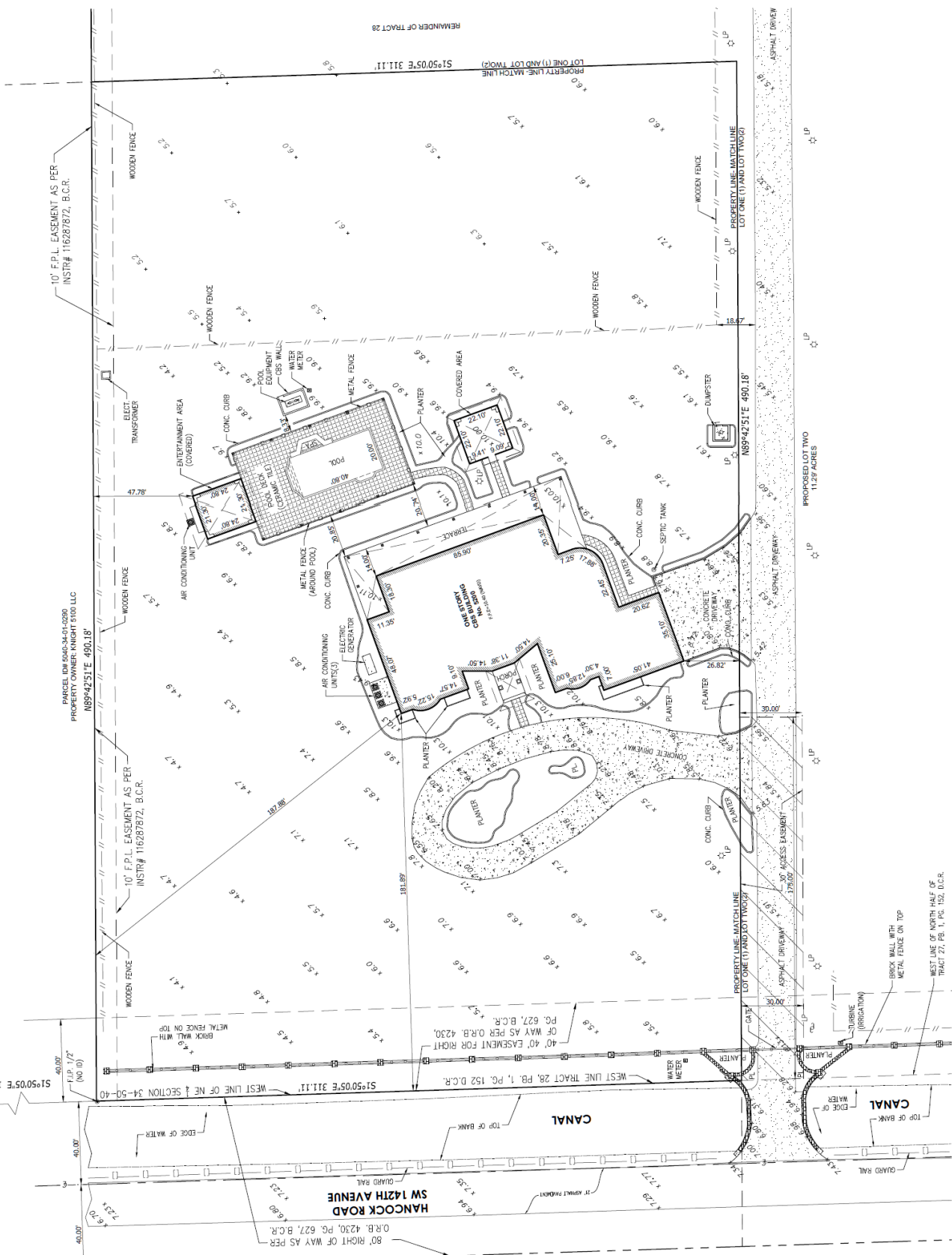


Graphic Scale

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TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330



PARCEL ID: PROPOSED LOT 1
 PROPERTY ADDRESSES: HANCOCK ROAD SOUTHWEST RANCHES, FL 33330 (PROPOSED LOT ONE)

SURVEYOR'S NOTES:

1. FIELD WORK COMPLETED ON: 27-09-2023
2. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
3. LEGAL DESCRIPTION OF THE WEST 400 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 60 SOUTH, RANGE 45 EAST OF THE EVERGLADES SURVEY & LAND CO. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 152, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; S/1/2 AND BEING IN BROWARD COUNTY, FLORIDA.
 CONTAINING: 152,445.70 SQUARE FEET, 3.50 ACRES, MORE OR LESS BY CALCULATIONS.
 LEAS:
 - THE AREA OF THE 45 FEET WIDE EASEMENT FOR RIGHT OF WAY LOCATED ON THE WEST SIDE OF THE PROPERTY:
 - 12,444.55 SQUARE FEET, 0.29 ACRES.
 TOTAL NET AREA FOR PROPOSED LOT 1: 140,001.15, 3.21 ACRES.
4. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
5. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED; IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES/ABSTRACT NOT REVIEWED.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
7. EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND WAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
11. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
12. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
13. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
14. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
15. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES AH (EL. 6) AH (EL. 5), (FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 12069), BROWARD COUNTY, FL MAP NO. 6546, SURVEY EFFECTIVE DATE AUGUST 16, 2014.
16. THE ELEVATIONS SHOWN HEREIN ARE REFERRED TO NAVD 1988 VERTICAL DATUM.
 USED BM: 5621 BM 3360 ELEV= 519 (WHD 1988)
17. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

"LOT TWO"
 11.29 ACRES.
 TOTAL NET AREA 10.92 ACRES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS REPRESENTED BY ME AND MY ASSISTANTS AND I DIRECT THE SURVEY COMPLETION WITH THE SIGNATURE AND SEAL OF THE SURVEYOR AND WAPPER. THIS CERTIFICATE IS VALID FOR THE PURPOSES OF THE FLORIDA STATUTES, CHAPTER 473, PARTS 1 AND 2, AND PARTS 1 AND 2 OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 473.027, FLORIDA STATUTES.



BY: Alfredo Diaz
 Registered PSM, LS 6903 State of Florida
 Florida Certificate of Authorization Number LB 8025

Digitally signed by
Alfredo Diaz
 Date: 2024.07.31
 12:54:49 -04'00'

- ### LEGEND
- WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE WALL
 - C.B.S. WALL
 - UTILITY POWER POLE
 - AIR CONDITIONER
 - LIGHT POLE
 - TRAFFIC SIGN
 - WATER METER
 - WATER VALVE
 - WOOD VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - PROPERTY CORNER
 - BACKFLOW PREVENTER
 - CLEAN OUT

- ### ABBREVIATIONS
- | | | | |
|----------|-------------------|------|---------------|
| A.R.V. | AIR RELEASE VALVE | O/S | OFFSET |
| B | BASELINE | IP | PROPERTY LINE |
| C.B. | CATCH BASIN | RCE. | RANGE |
| C | CENTER LINE | RT. | RIGHT |
| L.D.L.P. | DUCTILE IRON PIPE | R/W | RIGHT-OF-WAY |
| C.I.P. | CAST IRON PIPE | SEC. | SECTION |
| L.E.L. | ELECTRIC | S.S. | STORM SEWER |
| ELEC. | ELECTRIC | STA. | STATION |
| EXIST. | EXISTING | TWP. | TOWNSHIP |
| WM | WATER MAIN | TYP. | TYPICAL |
| G.V. | GATE VALVE | TAP. | TAPPING |
| U.E. | UTILITY EASEMENTS | TAP. | TAPPING |
| LT. | LEFT | LP | LIGHT POLE |
| N.T.S. | NOT TO SCALE | | |

TOPOGRAPHIC SURVEY
HANCOCK ROAD SOUTH WEST RANCHES, FL 33330
SESSA JUDITH K. JUDITH K SESSA REV TR

PEGASUS LAND SURVEYORS INC.
 9551 NW 26th Place
 Sunrise, Florida 33322
 Ph. 305-409-9291
 Certificate of Authorization LB# 8025

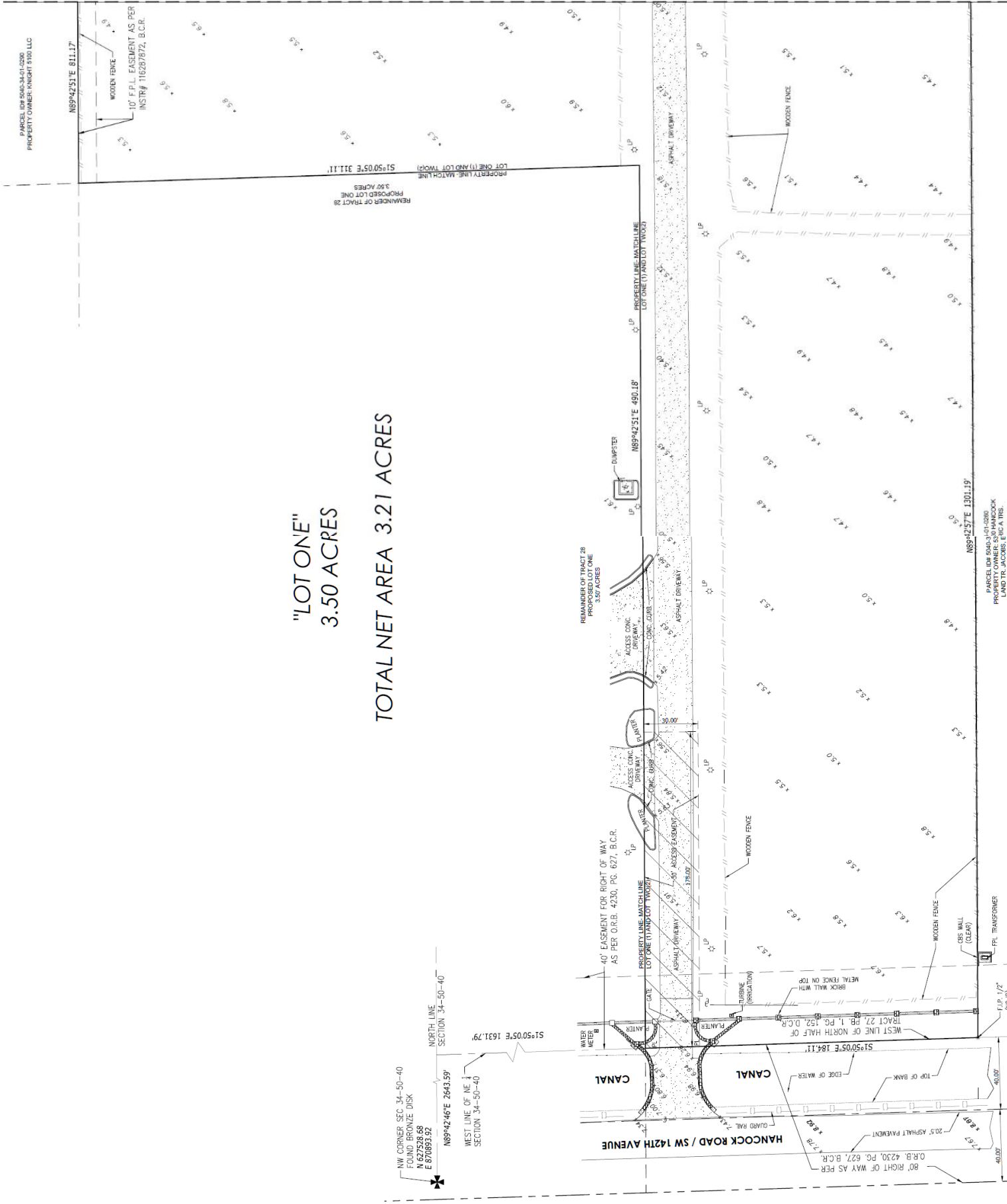
JOB NO.	231927
FIELD WORK:	J.C.A.
DRAWN BY:	L.P.
CHECKED BY:	A.D.
SHEET:	1/1

TOPOGRAPHIC SURVEY

HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

"LOT ONE"
3.50 ACRES

TOTAL NET AREA 3.21 ACRES



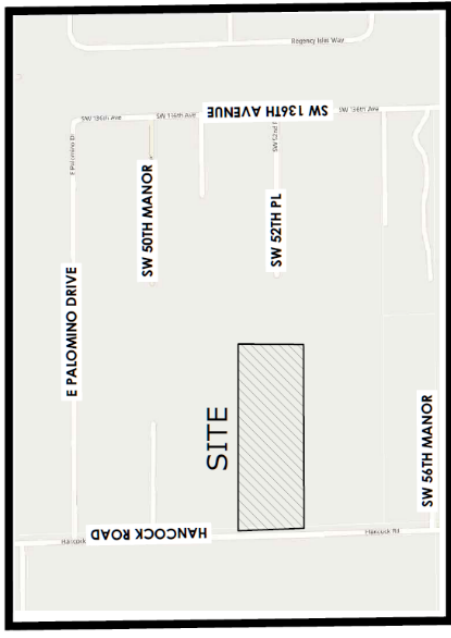
ABBREVIATIONS

- A.R.V. AIR RELEASE VALVE
- B. BASELINE
- C.B. CATCH BASIN
- CL. CENTER LINE
- D.I.P. DUCTILE IRON PIPE
- CL.P. CAST IRON PIPE
- L.E.L. ELEVATION
- ELEC. ELECTRIC
- EXIST. EXISTING
- W.M. WATER MAIN
- G.V. GATE VALVE
- LT. LEFT
- N.T.S. NOT TO SCALE
- O/S OFFSET
- IP. PROPERTY LINE
- R.E. RANGE
- R.T. RIGHT
- R/W. RIGHT-OF-WAY
- SEC. SECTION
- S.S. STORM SEWER
- STA. STATION
- T.M.P. TOWNSHIP
- TYP. TYPICAL
- TAP. TAPPING
- U.E. UTILITY EASEMENTS
- TAP. TAPPING
- LP. LIGHT POLE

LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- C.B.S. WALL
- UTILITY POWER POLE
- AIR CONDITIONER
- LIGHT POLE
- TRAFFIC SIGN
- WATER METER
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAINAGE MANHOLE
- PROPERTY CORNER
- BANKFLOW PREVENTER
- CLEAN OUT

LOCATION PLAN N.T.S.



PARCEL ID: PROPOSED LOT 2
 PROPERTY ADDRESS: HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

SURVEYOR'S NOTES:

1. FIELD WORK COMPLETED ON: 27-09-2023
2. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
3. LEGAL DESCRIPTION:
 THE NORTH ONE-HALF (1/2) OF TRACT 27 AND ALL OF TRACT 28, LESS THE NORTH 311.11 FEET OF THE NET 495.18 FEET OF TRACT 28 IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 40 EAST, OF THE EVERGLADES SUGAR & LAND CO. ACCORDING TO THE PLAN FILED FOR RECORD IN PLAT BOOK 1, PAGE 152, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SET-ASIDE AND SET-APART BY BISHOP COUNTY, FLORIDA.
 CONTAINING: 497,963.62 SQUARE FEET, 11.28 ACRES.
 LESS:
 -THE AREA OF THE 45 FEET WIDE EASEMENT FOR RIGHT OF WAY LOCATED ON THE WEST SIDE OF THE PROPERTY (TRACT 28 IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 40 EAST, OF THE EVERGLADES SUGAR & LAND CO. ACCORDING TO THE PLAN FILED FOR RECORD IN PLAT BOOK 1, PAGE 152, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SET-ASIDE AND SET-APART BY BISHOP COUNTY, FLORIDA).
 -THE AREA OF THE 50 FEET WIDE ACCESS EASEMENT 3,537.77 SQUARE FEET, 0.12 ACRES.
 -THE AREA OF THE 10 FEET WIDE EASEMENT FOR RIGHT OF WAY LOCATED ON THE EAST OF THE PROPERTY 4,952.60 SQUARE FEET, 0.11 ACRES.
 TOTAL NET AREA OF PROPOSED LOT 2, AFTER SUBTRACTING THE ABOVE LISTED AREAS: 475,416.11 SQUARE FEET, 10.92 ACRES.
4. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
5. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED; IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCE; ABSTRACT NOT REVIEWED.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY; EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
7. EASEMENTS AS SHOWN ARE FROM PLAT BOOKS, UNLESS OTHERWISE NOTED.
8. NOT VALID UNTIL THE ORIGINAL AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ACCORDING TO SELECTION TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PRODUCED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY FIELD WORK ON THE HEREIN-DEPICTED PARCEL FOR BUILDING AND ZONING INFORMATION.
10. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON; HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
11. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
12. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
13. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
14. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
15. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN; THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE; AH BELOW AND COUNTY FLOOD HAZARD MAPS (SOUTH FLORIDA) SHOULD BE CONSULTED FOR FURTHER INFORMATION; (DATE: AUGUST 16, 2024)
16. THE BOUNDARIES SHOWN HEREON ARE REFERRED TO MAG 1988 VERTICAL DATUM.
17. THE PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- JUDITH K. SESSA
- JUDITH K. SESSA REV TL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION; THIS SURVEY COMPLES WITH THE STANDARDS OF SURVEYING AND MAPPING AS SPECIFIED IN THE FLORIDA PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 554.17, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO 472.007, FLORIDA STATUTE.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION, D.B.A. PEGASUS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LBH 8025

By: **Alfredo Diaz**
 Registered P.S.M., L.S. 6903 State of Florida
 Date: 2024.07.31
 Digitally signed by **Alfredo Diaz**
 Date: 2024.07.31 13:01:32.0400 -04'

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

TOPOGRAPHIC SURVEY
 HANCOCK ROAD SOUTH WEST RANCHES, FL 33330
 SESSA JUDITH K, JUDITH K SESSA REV TR

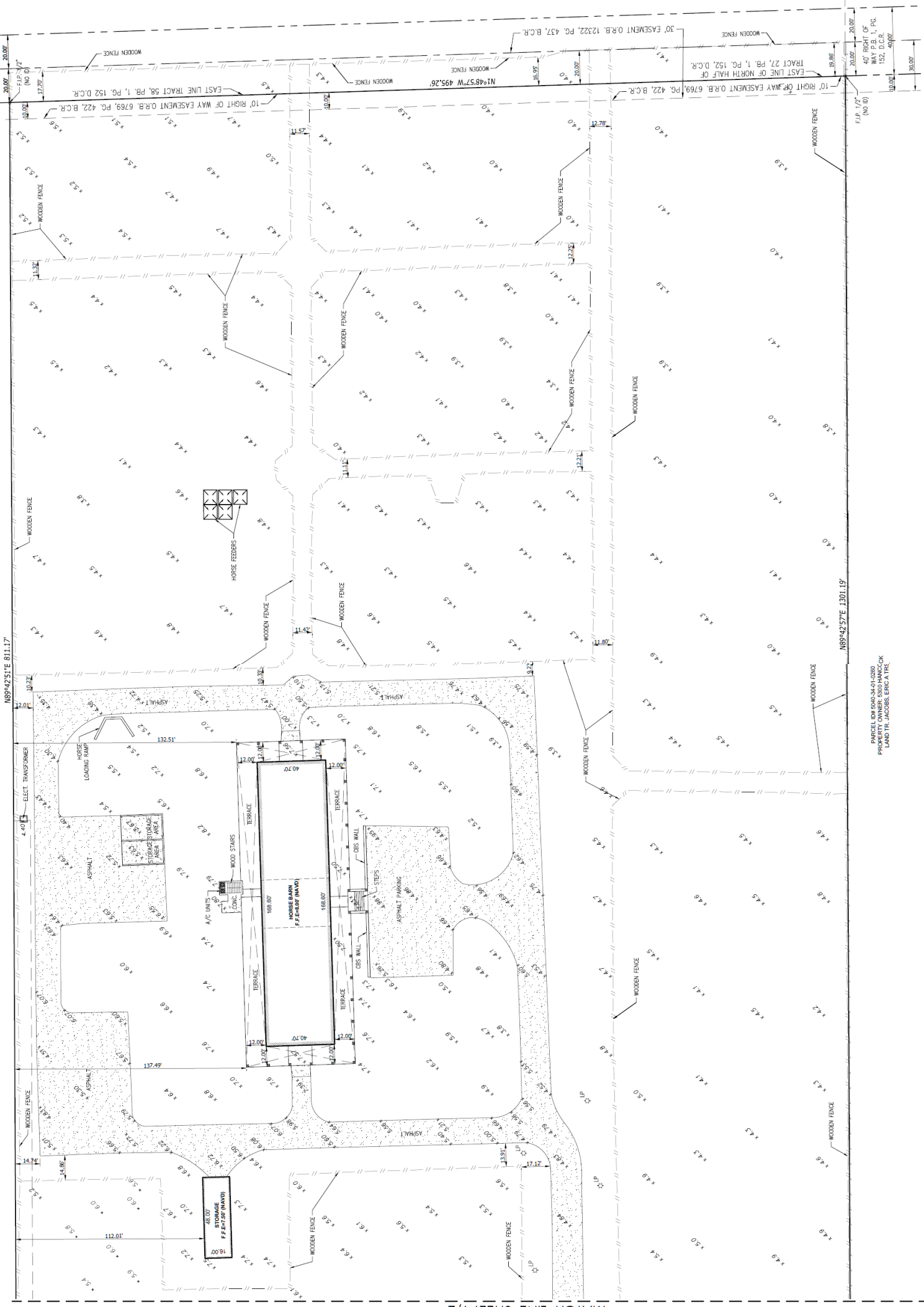
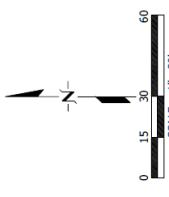
PEGASUS LAND SURVEYORS INC.
 9551 NW 26th Place
 Sunrise, Florida 33322
 Ph. 305-409-9291
 Certificate of Authorization LBH 8025

JOB No.	231027
FIELD WORK:	J.C.J.
DRAWN BY:	L.P.
CHECKED BY:	A.G.
SHEET:	1/2

TOPOGRAPHIC SURVEY

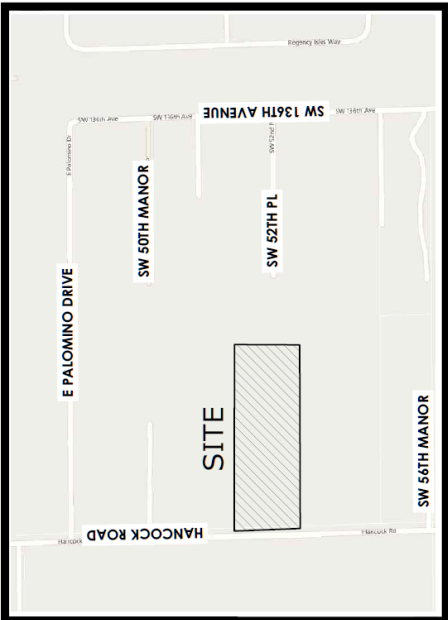
HANCOCK ROAD SOUTHWEST RANCHES, FL 33330

PARCEL ID# 504034710290
PROPERTY OWNER: KNIGHT'S 100 LLC



PARCEL ID# 504034710290
PROPERTY OWNER: 500 HANCOCK
LAND TR. JACOBS, ERIC A THE

MATCH LINE SHEET 1/2



LOCATION PLAN
N.T.S.

ABBREVIATIONS

- A.R.V. = AIR RELEASE VALVE
- B = BASELINE
- C.B. = CATCH BASIN
- D.I.P. = DUCTILE IRON PIPE
- C.L.P. = CAST IRON PIPE
- E.L. = ELEVATION
- ELEC. = ELECTRIC
- EXIST. = EXISTING
- W.M. = WATER MAIN
- G.V. = GATE VALVE
- L.T. = LEFT
- N.T.S. = NOT TO SCALE
- O/S = OFF-SET
- P = PROPERTY LINE
- R.O.E. = RANGE
- R.T. = RIGHT
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.S. = STORM SEWER
- STA. = STATION
- T.W.P. = TOWNSHIP
- TYP. = TYPICAL
- TAP. = TAPPING
- U.E. = UTILITY EASEMENTS
- TAP. = TAPPING

LEGEND

- = WOOD FENCE
- = METAL FENCE
- = C.B.S. WALL
- = UTILITY POWER POLE
- = AIR CONDITIONER
- = LIGHT POLE
- = TRAFFIC SIGN
- = WATER METER
- = WATER VALVE
- = GAS VALVE
- = FIRE HYDRANT
- = CATCH BASIN
- = SEWER MANHOLE
- = DRAINAGE MANHOLE
- = PROPERTY CORNER
- = BACKFLOW PREVENTER
- = CLEAN OUT

SURVEYOR'S CERTIFICATE:

I, THE SURVEYOR, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE FIELD AND COMPARED THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SET FORTH IN THESE PLANS AND DRAWINGS AND I AM SURE THAT THE SAME COMPLY WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS CONTAINED IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 762627, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LS 8025



BY: *[Signature]*
Eric A. Jacobs
Registered P.S.M. LS 8903 State of Florida

WORKS NOT MADE WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR. SIGNATURE AND SEAL MUST BE MADE IN THE PRESENCE OF OTHER THAN THE SIGNING PARTY. ARE PROHIBITED, WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

JOB NO:	231027
FIELD WORK:	J.C.L.
DRAWN BY:	L.P.
CHECKED BY:	A.D.
SHEET:	2/2

PEGASUS LAND SURVEYORS INC.
9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-408-9281
Certificate of Authorization LB# 8025

TOPOGRAPHIC SURVEY
HANCOCK ROAD SOUTH WEST RANCHES, FL 33330
SESSA JUDITH K, JUDITH K SESSA REV TR

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0 187.5 375 750 1,125 1,500 Feet
 MARTY KIAR
 BROWARD COUNTY PROPERTY APPRAISER
 MARTY KIAR
 BROWARD COUNTY PROPERTY APPRAISER
 5200 HANCOCK ROAD
 DATE OF PRINT: 05/01/2024

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NAME_LINE_
ANGELINI,SIMON & OLGA
LEEDER FAM TR
NEW TESTAMENT BAPTIST CHURCH INC
HANCOCK 40AC LLC
HANCOCK 40AC LLC
SAYRE,LILY A
NORTH,CINDY
HERRERIA,ELDITA
FINK,HOWARD H
MACKINTOSH,ROGER W II & NADINE
PEREZ,CARLOS & CINDY
KELSEY,ANGELA M
RODRIGUEZ,DENNIS
MCBRIDE,BRAD A
WARREN,GREGORY W & LAURA
DEHOWITT,DEBORA K
CALABRESE,GERARD H/E
HOLT,M & MARIE J
MBM FARM LLC
MILLER,JERILYN
HOLT,M D & MARIE J
KUTCHER,JOYCE LENORE
KNIGHT 5100 LLC
STEVENS,LUCY
COHN,MICHAEL & BETH
BROKKEN,T D & SALLY
MIDTOWN WEST PROPERTIES INC
CARR,ANTHONY R
THOMAS,JANET E & ROBERT L
VILLA VICTORIA LAND TR
RIVAS,JOAQUIN & MAGALY
BAEZ,MANUEL & REBECCA
MPC FAMILY HOLDINGS LLLP
BENJAMIN,DWIGHT & JACQUELINE
HOFFMAN,LANCE J & LINDA
CAPARROS,KRISTIAN MICHAEL
MPC FAMILY HOLDINGS LLLP
TOWN OF SOUTHWEST RANCHES
DITZIAN,CAROLYN
SPRANKLIN,DAVID & KRISTEN KLINE
DUANE,MICHAEL
JH INVESTMENT TR
FINKEL,NATHAN
AMBER FINKEL TR
L & M PROPERTY FL LLC
ENGSTROM,KIRK E H/E
FIOCCO,DONNA LYNNE
EICHEL,JEFFREY S & LANA D

5300 HANCOCK LAND TR
5200 HANCOCK LLC
KNIGHT 5100 LLC
KNIGHT 5100 LLC
CAPARROS,MARTIN H & PATRICIA M
INTER MACHINERY INC
TOWN OF SOUTHWEST RANCHES
KAELBER,JOHN H
REYNOLDS,BRIAN L & CHERE S
ZACCO,MARIO & KARON
ZAMPIERI,ALEJANDRO
ZACCO,KARON
MARRERO,YERISELL & OSVALDO
CHATKEVICIUS,L & AUDREY NICOLE
ALTMAN,SCOTT B
AZMOUZ,DANIELA
REFLECTIONS FARM LLC
TOMASULO,SCOTT D
WILSON,QUINCE & ELAINE
LEVINE,GLEN
VEZINA,LEO R & YVETTE L
COX,FRED D & KATHRYN
KAPIT,JASON A & MINDY L
MIRANDA,VICKY L & ERIC I
SW RANCHES HOLDINGS LLC
GERBER,CANDIDE & FARRELL I
COSTA,CORNELIO F H/E
BELL,RICHARD A
JIMENEZ,RANDALL G
ATLANTIC FLORIDA USA INC
PAGE,STEPHEN MITCHELL
BOY,ALINDA A
GONZALEZ,ALBERT OSCAR
BELELI,BARAK
CLARK,JONAS & RHONDA
5353 HANCOCK ROAD LLC
EVERHART,RICHARD E & DONNA L
5353 HANCOCK ROAD LLC
STEVENS,MARK A
ESPINOSA,RODNEY
ROYAL REAL ESTATE SERVICES LLC
EVAN,JARED
EDWARDS,TAWANNA
VARGAS,ALFONSO
NGUYEN,CHI B H/E
BROWNLOW,GIA
KORI,JOHN B III & CARYN S
BETANCOURT,ANA & FIDEL
PUBLIC LAND

TOWN OF SOUTHWEST RANCHES
TOWN OF SOUTHWEST RANCHES
IRIBAR,MANUEL R & IDANIA
5601 HANCOCK LAND TR
GONZALEZ,JUAN & MAYLIN
MCGUIRE,SEAN-DAMIEN
LUJO,RUBEN & DENISE
HASSAN,SHAHIN
HASSAN,SHAHIN
CAILIS,EMANUEL G
AMBER FINKEL TR
CASE,RYAN
R & R'S ZEN RANCH LLC
GROVER,STEVEN F
YEEDARA,SRIRAGHURAMA R H/E
FONT,JOSE F & ATHINA
CLAVERO,ARMANDO & MELANIE
BROWN,WARREN & LISA JILL
ARGUELLES,BENNY M JR
CENTRAL BROWARD WATER CONTROL
COUNTRY GLEN ASSN INC
COUNTRY GLEN ASSN INC
CL

NAME_LINE1

LEEDER,THOMAS H TSTEE
OF MIAMI ATT: GERALD PIRRI

LILY A SAYRE REV TR
CINDY NORTH REV LIV TR
ELDITA HERRERIA REV LIV TR
UNGER-FINK,NANCY ANN

RODRIGUEZ,CASEY LEIGH JOLLEY
MCBRIDE,MICHELE A

DEBORA K DEHOWITT REV TR
LEVITT,ILIANA

STEVENS FAM REV TR

TEJEDA,ROXANA TRSTEE

ACHARANDIO,SHAYNA

DUANE-DRAY,VALERIE
HERRERA,JOSE TRSTEE

FINKEL,AMBER TRS

ENGSTROM,MARY JO

% ALAN J MARCUS PA
% ALAN J MARCUS PA

REYNOLDS FAM REV LIV TR

KIANG, OI LIN

CHATKEVICIUS, LAIMONAS TRSTEE ETL

AZMOUZ, LUIS
%LAURA MATEO
SCOTT TOMASULO REV LIV TR
ANDERSON, F & CHUNG, NICOLA

MARCHELLI, ROSANNA
BELLAUDREY
MILARDO, DANIELLE M

GONZALEZ, JODI BUATTI
ZAFRIR, TAL-OR

EDWARDS, T ETAL

NGUYEN, NGOC THAO T
JOSEPH BROWNLOW JR REV TR

% TOWN OF SOUTHWEST RANCHES

MODEST,TEECOLA CHINESSA TRS

EMANUEL G CAILIS REV LIV TR
FINKEL,AMBER TRS
RYAN CASE TR

YEEDARA,MATATHI

ARGUELLES,SANDRA M
DISTRICT
%ATLANTIS MANAGEMENT SERVICES
%ATLANTIS MANAGEMENT SERVICES

ADDRESS_LI	CITY	ST.ZIP
4891 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
14301 W PALOMINO DR	SOUTHWEST RANCHES	FL 33330
6601 NW 167 ST	HIALEAH	FL 33015
8095 NW 64 ST	MIAMI	FL 33166
8095 NW 64 ST	MIAMI	FL 33166
5101 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5121 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5161 THOROUGHbred LANE	SOUTHWEST RANCHES	FL 33330
5200 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5151 THOROUGHbred LANE	SOUTHWEST RANCHES	FL 33330
13750 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13601 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
5101 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
PO BOX 55145	FORT LAUDERDALE	FL 33355
13701 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13600 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13810 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13760 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
49 NURMI DR	FORT LAUDERDALE	FL 33301
13800 SW 50 MNR	SOUTHWEST RANCHES	FL 33330
13760 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
5151 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
20803 BISCAYNE BLVD STE 301	AVENTURA	FL 33180
5171 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
13911 SW 52ND PL	SOUTHWEST RANCHES	FL 33330
5200 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
3128 CORAL WAY	CORAL GABLES	FL 33145
13811 SW 52 PL	SOUTHWEST RANCHES	FL 33330
5261 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
5271 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
5291 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
5335 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
16400 NW 59 AVE#FL2	HIALEAH	FL 33014
5421 HOLATEE TRL	SOUTHWEST RANCHES	FL 33330
5431 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
5401 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
16400 NW 59 AVE # FL 2	HIALEAH	FL 33014
13400 GRIFFIN RD	SOUTHWEST RANCHES	FL 33330
5501 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
13902 CASA MOORREYE DR	SOUTHWEST RANCHES	FL 33330
17321 SW 58 ST	SOUTHWEST RANCHES	FL 33331
5550 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5556 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
3021 SW 116 AVE	DAVIE	FL 33330
10400 W STATE ROAD 84 #112	DAVIE	FL 33324
5450 HANCOCK ROAD	SOUTHWEST RANCHES	FL 33330
3160 HUNTER RD	WESTON	FL 33331
5330 HANCOCK RD	SOUTHWEST RANCHES	FL 33330

5300 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
301 W 41 ST STE 300	MIAMI BEACH	FL 33140
20803 BISCAYNE BLVD STE 301	AVENTURA	FL 33180
20803 BISCAYNE BLVD #301	AVENTURA	FL 33180
13950 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
8527 PINES BLVD #202	PEMBROKE PINES	FL 33024
13400 GRIFFIN RD	SOUTHWEST RANCHES	FL 33330
14130 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
14000 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13100 SW 49 ST	SOUTHWEST RANCHES	FL 33330
14100 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13100 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
13975 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
14001 E PALOMINO DR	SOUTHWEST RANCHES	FL 33330
801 NW 49 WAY	COCONUT CREEK	FL 33063
14300 W PALOMINO DRIVE	SOUTHWEST RANCHES	FL 33330
PO BOX 6046	SHERIDAN	WI 82801
14400 W PALOMINO DR	SOUTHWEST RANCHES	FL 33330
5000 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5051 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5011 SW 142 AVE	SOUTHWEST RANCHES	FL 33330
4940 THOROUGHbred LANE	SOUTHWEST RANCHES	FL 33330
5060 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5081 HANCOCK ROAD	FORT LAUDERDALE	FL 33330
1500 CONCORD TER # 101	SUNRISE	FL 33323
5176 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5131 HANCOCK ROAD	SOUTHWEST RANCHES	FL 33330
5110 THOROUGHbred LN	FORT LAUDERDALE	FL 33330
5151 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
7700 N KENDALL DR STE 405	MIAMI	FL 33156
5300 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5280 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5271 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5281 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5360 THOROUGHbred LANE	SOUTHWEST RANCHES	FL 33330
9700 NW 17 ST	DORAL	FL 33172
5320 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
9700 NW 17 ST	DORAL	FL 33172
5401 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5380 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
10800 NW SOUTH RIVER DR	MEDLEY	FL 33178
5501 HANCOCK ROAD	SOUTHWEST RANCHES	FL 33330
5401 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5351 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5281 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
5301 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5221 SW 145 AVE	SOUTHWEST RANCHES	FL 33330
5201 THOROUGHbred LN	SOUTHWEST RANCHES	FL 33330
13400 GRIFFIN RD	SOUTHWEST RANCHES	FL 33330

13400 GRIFFIN ROAD	SOUTHWEST RANCHES	FL 33330
13400 GRIFFIN ROAD	SOUTHWEST RANCHES	FL 33330
5551 HANCOCK ROAD	SOUTHWEST RANCHES	FL 33330
5601 HANCOCK RD	SOUTHWEST RANCHES	FL 33330
5600 THOROUGHBRED LN	SOUTHWEST RANCHES	FL 33330
5530 THOROUGHBRED LN	SOUTHWEST RANCHES	FL 33330
5500 THOROUGHBRED LANE	SOUTHWEST RANCHES	FL 33330
5533 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
2465 NW 7 ST	MIAMI	FL 33125
5470 HANOCK RD	SOUTHWEST RANCHES	FL 33330
3021 SW 116 AVE	DAVIE	FL 33330
5321 THOROUGHBRED LN	SOUTHWEST RANCHES	FL 33330
5261 SW 136 AVE	SOUTHWEST RANCHES	FL 33330
5075 REGENCY ISLES WAY	COOPER CITY	FL 33330
5095 REGENCY ISLES WAY	COOPER CITY	FL 33330
5105 REGENCY ISLES WAY	COOPER CITY	FL 33330
5135 REGENCY ISLES WAY	COOPER CITY	FL 33330
5165 REGENCY ISLES WAY	COOPER CITY	FL 33330
5185 REGENCY ISLES WAY	COOPER CITY	FL 33330
8020 STIRLING ROAD	HOLLYWOOD	FL 33024
11011 SHERIDAN ST STE 208	COOPER CITY	FL 33026
11011 SHERIDAN ST STE 208	COOPER CITY	FL 33026

ADDRESS__1		LEGAL_LINE
SOUTHWEST RANCHES	FL33330	FLA FRUIT LANDS CO SUB NO 1
SOUTHWEST RANCHES	FL33330	FLA FRUIT LANDS CO SUB NO 1
HIALEAH	FL33015	NEW TESTAMENT BAPTIST CHURCH
MIAMI	FL33166	NEW TESTAMENT BAPTIST CHURCH
MIAMI	FL33166	NEW TESTAMENT BAPTIST CHURCH
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	34-50-40
SOUTHWEST RANCHES	FL33330	34-50-40
SOUTHWEST RANCHES	FL33330	34-50-40
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
FORT LAUDERDALE	FL33355	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
FORT LAUDERDALE	FL33301	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
AVENTURA	FL33180	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
CORAL GABLES	FL33145	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
HIALEAH	FL33014	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
HIALEAH	FL33014	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33331	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
DAVIE	FL33330	EVERGLADE SUGAR & LAND CO SUB
DAVIE	FL33324	EVERGLADE SUGAR & LAND CO
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
WESTON	FL33331	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB

SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
MIAMI BEACH	FL33140	EVERGLADE SUGAR & LAND CO SUB
AVENTURA	FL33180	EVERGLADE SUGAR & LAND CO SUB
AVENTURA	FL33180	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
PEMBROKE PINES	FL33024	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
COCONUT CREEK	FL33063	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SHERIDAN	WY82801	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
FORT LAUDERDALE	FL33330	EVERGLADE SUGAR & LAND CO SUB
SUNRISE	FL33323	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
FORT LAUDERDALE	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
MIAMI	FL33156	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
DORAL	FL33172	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
DORAL	FL33172	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
MEDLEY	FL33178	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADE SUGAR & LAND CO SUB
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU

SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	EVERGLADES SUGAR & LAND CO SU
SOUTHWEST RANCHES	FL33330	MEADOWVIEW ESTATES 152-17 B
SOUTHWEST RANCHES	FL33330	MEADOWVIEW ESTATES 152-17 B
SOUTHWEST RANCHES	FL33330	MEADOWVIEW ESTATES 152-17 B
SOUTHWEST RANCHES	FL33330	MEADOWVIEW ESTATES 152-17 B
SOUTHWEST RANCHES	FL33330	THE LUJO PLAT
SOUTHWEST RANCHES	FL33330	SHAHIN ESTATES 168-50 B
MIAMI	FL33125	SHAHIN ESTATES 168-50 B
SOUTHWEST RANCHES	FL33330	ODONNELL FARMS PLAT SOUTHWES
DAVIE	FL33330	ODONNELL FARMS PLAT SOUTHWES
SOUTHWEST RANCHES	FL33330	DANAL AT THOROUGH 176-9 B
SOUTHWEST RANCHES	FL33330	PLATA ESTATE 177-28 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
COOPER CITY	FL33330	COUNTRY GLEN 154-49 B
HOLLYWOOD	FL33024	COUNTRY GLEN 154-49 B
COOPER CITY	FL33026	COUNTRY GLEN 154-49 B
COOPER CITY	FL33026	COUNTRY GLEN 154-49 B

1-152 D 34-50-40	N1/2 OF TR 26 & S1/2 OF TR 27,
1-152 D 34-50-40	TRACT 27 N1/2 LESS RD,28
1-152 D 34-50-40	TR 29 LESS RD
1-152 D 34-50-40	TRACT 30 S1/2,LESS RD
1-152 D 34-50-40	TR 30 N1/2 OF E3/4 OF E1/2 TR 31
1-152 D 34-50-40	TRACT 30 W1/2 OF N1/2 LESS RD
1-152 D 34-50-40	E 10 FT OF S1/2 OF TR 30
1-152 D 34-50-40	TR 31 LESS E 660 & LESS RDS
1-152 D 34-50-40	TR 30 W1/2 OF W1/2 OF E1/2 OF
1-152 D 34-50-40	TRACT 32 E1/2 OF E1/2 LESS RD
1-152 D 34-50-40	TR 32 W1/2 OF W1/2 LESS RDS
1-152 D 34-50-40	TRACT 32 W1/2 OF E1/2 LESS RD
1-152 D 34-50-40	TR 32 E1/2 OF E1/2 OF W1/2 LESS
1-152 D 34-50-40	TRACT 32 W1/2 OF E1/2 OF W1/2
1-152 D 34-50-40	E 330 OF TR 33, LESS RD R/W AS
1-152 D 34-50-40	TRACT 33 E1/2 OF W1/2 LESS
1-152 D 34-50-40	TR 33 W1/2 OF W1/2 LESS RDS
1-152 D 35-50-40	TRACT 33 W 197.85 OF E1/2
1-152 D 34-50-40	TRACT 34 S1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	TRACT 34 S1/2 OF E1/2 LESS RD
1-152 D 34-50-40	TR 34 N1/2 OF E1/2
1-152 D 34-50-40	TR 34 N1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	TRACT 35 N1/2 LESS E1/2 & LESS
1-152 D 35-50-40	TRACT 35 E1/2 LESS RD
1-152 D 34-50-40	TR 35 S1/2 LESS E1/2 & LESS
1-152 D 34-50-40	TR 36 LESS E1/2 & LESS W 10 &
1-152 D 34-50-40	TR 36 E1/2 OF N1/2 LESS RD
1-152 D 34-50-40	TR 36 N 206 OF E 630 OF W 640
1-152 D 34-50-40	E1/2 OF S1/2 OF TRACT 36 & N1/2
1-152 D 34-50-40	S1/2 OF N1/2 OF E1/2 OF TRACT 37
1-152 D 34-50-40	TRACT 38 S1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	TRACT 38 N1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	TRACT 38 N 132 OF E1/2 LESS RD
1-152 D 34-50-40	TRACT 38 E1/2 LESS N 132 &
1-152 D 34-50-40	TRACT 39 S1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	N 150.33 OF E1/2 TR 39 DESC AS:
1-152 D 34-50-40	TRACT 39 N1/2 OF W1/2 LESS W 10
1-152 D 34-50-40	A POR OF E 1/2 TR 39, TOG WITH A
1-152 D 34-50-40	TR 40 E1/2 LESS RD AND LESS N
1-152 D 34-50-40	TR 40 E1/2 OF W1/2 & N 15 OF
1-152 D 34-50-40	TR 40 W1/2 OF W1/2 LESS N 15 &
1-152 D 34-50-40	TR 41 E1/2 LESS RD & LESS
1-152 D 34-50-40	TRACT 57 E1/2 LESS RDS
1-152 D 34-50-40	TRACT 58 E1/2, LESS N 165 & LESS
1-152 D 34-50-40	TRACT 59 N1/2 OF E1/2 LESS E 10
1-152 D 34-50-40	TRACT 59 S1/2 OF E1/2,LESS E 10
1-152 D 34-50-40	TRACT 60 S1/2 OF E1/2,LESS E 10
1-152 D 34-50-40	TRACT 60 N1/2 OF E1/2,LESS E 10
1-152 D 34-50-40	POR OF R/W DEDICATED PER SAID

1-152 D 34-50-40	W 10 FT OF TRS 33 THRU 40 & E 10
1-152 D 34-50-40	W 40 FT OF TRS 49 THRU 64, E 80
LOT 1	
LOT 2	
LOT 10	
LOT 11	
161-42 B	PARCEL A
LOT 1	
LOT 2	
171-96 B & EVERGLADE SUGAR &	LAND CO SUB 1-152 D
171-96 B	PARCEL B
PARCEL A	
PARCEL A	
LOT 37 LESS N 15.00 TOGETHER	WITH LOT 38 N 15.00 BLK 5
LOT 38 LESS N 15.00 TOGETHER	WITH LOT 39 N 7.50 BLK 5
LOT 39 LESS N 7.50 FT BLK 5	N K A
LOT 40 BLK 5	
LOT 41 BLK 5	
LOT 42 BLK 5	
CANAL #2	
PARCEL A-1	
PARCEL B	

LEGAL_LI_3

LEGAL_LI_4

COR TR A, N 1446.06, NELY 42.52,
COR TR A, N 1446.06, NELY 42.52,
TR A, E 1265.93 TO POB, N
SEC 34, LESS E 10

ELY 20, S 525.20, ELY 596.43,NLY
ELY 20, S 525.20, ELY 596.43,NLY
417.42, E 417.42, S 417.42, W

EVERGLADES SUGAR & LAND CO SU 1-152 D
W 10 EVERGLADES SUGAR & LAND C SUB PB 1 PG 152 DCR
SUGAR & LAND CO SUB 1-152 D
TR 1 W 198.32 OF E 1/2

N1/2 OF TR 4 LYING WITHIN

304 FT OF E/L OF SEC,LESS

E1/2 EXCEPT THE E 12 OF SAID

W1/2 OF E1/2,LESS RDS TOG/W TR 3

THEREOF TOGETHER WITH TR 3 W1/
MEAS FROM E/L OF SEC &

OF E1/2 OF N1/2 LESS E 12
TR 4 N1/2,W 251 OF E 1070 AS

TR 4 LYING WITHIN 568 OF E/L
TR 4 N1/2 LESS E 1070 AS MEAS
W 530

OFSEC,TOGET WITH TR 3 S1/2,W 251
FROM E/L OF SEC

E 200 OF W 530 OF S1/2 OF TR 4
LYING WITHIN 30 FT OF E1/2 OF
RD

E1/2 OF SEC,AS DESC

INT E/L SEC 34 & ELY EXT OF N/L

OF S1/2 OF TR 6,W 383.34 TO POB

COMM AT E1/4 COR OF SAID SEC 34, W ALG S/L OF NE1/4 40.01, N
THEREOF & LESS RDS

15 OF E1/2 OF S1/2 OF TR 8,ALL

LESS R/W

COMM AT E1/4 COR OF SAID SEC 34, W ALG S/L OF NE1/4 40.01, N
LOTS 1&2, AS MORE PARTICULARLY DESC IN INSTR #S 117100213 &
OR 5239/613 LESS PT INCL'D IN OR 4230/627
TR 9,LESS W 20 FOR RD LESS E 40 FOR RD

COR OF SAID TR 11, W 752.73 TO
DESC'D AS:BEG NE COR TR 22,S
TR 23 DESC'D AS: COMM NE COR TR
W1/2 OF S1/2 LESS RD & LESS POR
24 E1/2 OF S1/2 LESS RD

POB, S 330.23 TO A PI ON S/L OF
130.77,W 690.75,NW 158.96,W
22,S 130.77 TO POB,S 34.33,W
DESC AS COMM AT NW COR TR 24,S

RD & LESS E 20 FOR RD R/W
RD & LESS E 20 FOR RD &

TRACT 26 S1/2 LESS W 40 FOR

LESS W 40 FT & LESS E 20 FT FOR RD
LESS RD

E1/2 OF W1/2 OF E1/2 & TR 31 E1/2 OF E1/2 LESS RD

N1/2 & TR 31 W1/2 OF W1/2 OF E1/2 LESS RD

RDS
LESS RDS
PER OR 4127/455 & OR 4230/627 S 70.00,W 40.00 TO POB,S 172.12,
W 197.85 & LESS RD,TR 33 W1/2 OF E1/2,LESS RD

OF W1/2 LESS RD

W 10

W 10
LESS N 206 TOGEHTER WITH THAT P OF NW1/4 F/P/A TR 37 N1/2 OF

OF N1/2 OF E1/2 OF TRACT 37,LESS E 80 THEREOF FOR RD
& S1/2 OF E1/2 OF TRACT 37,LESS E 80 THEREOF FOR RD

LESS RD

N 150.33 OF E1/2 OF N1/2 OF S1/2 OF SE1/4 OF NW1/4 SEC 34,LESS RD

POR OF E1/2 TR 40 DESC AS: E 1/2 OF N1/2 OF S1/2 OF SE 1/4 OF
41.50 EXCEPT E 432.72 & LESS N 31.14 OF E 432.72 THEREOF
W1/2 OF W1/2 LESS W 30 THEREOF

LESS RD
W 68 THEREOF

E 30 ACCORDING TO OR 24842/255 & OR 36031/1475

PLAT

FT OF TRS 57 THRU 64,LESS POR LYING WITHIN PARCEL DESCRIBED
FT OF TRS 33 THRU 48, W 40 FT OF TRS 17 THRU 32 LESS POR DESC'D

PARCEL A OF PLAT 171-96 B TOG W/ N 30 OF S1/2 OF W1/2 TR 24,LESS

NKA:
N K A
LOT 39R BLK 5

LOT 37R BLK 5
LOT 38R BLK 5

LEGAL_LI_5

LEGAL_LI_6

525.25, ELY 72.21,SELY 100.72,
525.25, ELY 72.21,SELY 100.72,
417.42 TO POB

ELY 315, N 12, ELY 136.28, S
ELY 315, N 12, ELY 136.28, S

THEREFROM R/W

N1/2 OF E1/2,LESS W1/2 OF E1/2

OF N1/2 EXCEPT E 12 OF SAID W1/2

THEREOF,LESS RDS
MEAS FROM E/L OF SEC

OF E 819 AS MEAS FROM E/L OF SEC & TR 4 N1/2,W251 OF E 819 AS

IN OR 6769/422

CONT W 938.35,S 165.39,E 604.37

N 149.92,E 333.15,N 15.32 TO POB

305.17 TO POB, W 620.30, S

140.03 TO A PI ON S/L OF N1/2 OF

165.09 TO POB, W ALG S/L OF N1/2
117296580

OF SAID TR 8, 624.01, N 140.03,

TR 11, W 568, N 330.59, E 568 TO
88.30,NW 123.78,NW 103.52,NW
1300.65,N 265.34,NE 40,SE 68.32,
165.15 TO POB, E 492,S 140,SW

POB, TOG WITH N 30 OF E 752.73
57.05,NW 60.36,NW 68.32,W 40,N
SE 60.36,SE 57.05,SE 103.52,SE
94,SW 122,SW 74.32,S 177.81,W

RD & LESS E 20 FOR RD R/W

E 250.44,N 169.12,E 250.35 TO POB

N1/2 OF W1/2,LESS W 10 ES & LC SUB 1-152 D

AKA: NORTH PARCEL

NW1/4 SEC 34,LESS N 150.33; TOG WITH N 31.14 FT OF E1/2 OF S1/2
DESC AS:POR OF E1/2 TR 40 DESC AS N 41.50 FT OF E1/2 OF S1/2 OF

WITHIN OR 4230/627
IN OR 29448/657,E 40 FT OF TRS 1 THRU 16,S 40 FT OF TRS 16,17,

W 492 OF SEC 34-50-40 OF PLAT 1-152 D

LEGAL_LI_7

LEGAL_LI_8

1503.57, W 1265.93 TO POB & LESS PAR NO 107 TO DOT PER
1503.56, W 1265.93 TO POB

OF E1/2 OF N1/2,LESS RDS

MEAS FROM E/L OF SEC

& LESS W 20 FOR RD

SAID TR 8, W 631.96 TO A PI ON A LN LYING 5' E OF & PARA TO W/L

E ALG A LN 25 S OF & PARA TO N/L OF SAID TR 8, 620.30, S 140.08

LESS E 60, & LESS W 30 OF SAID
64.78,E 1300.78,S 165.08 TO POB
123.78,E 88.30,SE 158.96,E
40,N 245.06 TO POB & LESS N 30

TR 11
AKA:(NORTH PARCEL)
690.75 TO POB
OF S1/2 OF W1/2 TR 24,LESS W 492

OF S1/2 OF SE1/4 OF NW1/4 OF
S1/2 OF SE14 OF NW1/4,LESS N

SEC 34, LESS RD
N 31.14 FT,LESS S 10.36 FT OF E

48 & 49,N 40 FT OF TRS 33 & 64, S 30 FT OF TRS 1 & 32,N 30 FT OF

LEGAL_LI_9

LEGAL_L_10

CA 05-04773CA-04 IN OR 39676/227 LESS, A POR OF SAID TR A DESC

OF SAID TR 8, N 165.08, E

1256.02, S 25.01 TO POB

TO POB

AKA: LOT 1

AKA: SOUTH PARCEL
E 432.7 LESS RD

TRS 2 & 31

LEGAL_L_11

LEGAL_L_12

AS: COMM SW COR TR A, E 1265.93 TO POB, N 417.42, E 417.42,

AKA: LOT 2

LEGAL_L_13

S 417.42, W 417.42 TO POB

ZIP4	MILL	US	US	MAC	JUST_LANI	JUST_BUIL	JUST_OTH
2219	3413	01	01	6	278780	698360	0
	3413	01	01	6	289240	2285760	0
4299	3413	63		6	4551640	1148490	4000770
	3413	99		6	7840700	0	0
	3413	00		6	783850	0	0
2404	3413	63	07	6	125810	542630	194710
	3413	01	01	6	416430	787730	0
2404	3413	01	01	6	416430	1008710	0
	3413	63	07	6	82340	792480	403800
2404	3413	01	01	6	416430	1006470	0
2233	3413	01	01	6	592420	1432580	0
2232	3413	01	01	6	302930	1544910	0
	3413	01	01	6	322050	544650	0
	3413	01	01	6	347740	739130	0
2231	3413	01	01	6	147870	365570	0
	3413	01	01	6	524760	1454020	0
	3413	01	01	6	395520	929030	0
2216	3413	63	02	6	69790	556920	232610
	3413	63	10	6	27520	31430	436470
	3413	01	01	6	331320	458240	0
2216	3413	63	01	6	6080	980	317550
2520	3413	01	01	6	679540	568850	0
	3413	69		6	99430	696340	209090
	3413	63	07	6	110370	540280	262670
2500	3413	63	07	6	280910	845200	343250
2513	3413	01	01	6	589490	759820	0
	3413	01	01	6	320600	544610	0
	3413	01	01	6	453020	1237820	0
	3413	63	07	6	230820	1377580	191660
	3413	01	02	6	395520	3459750	0
2530	3413	69		6	187140	478330	125450
	3413	63	07	6	602490	4475590	653400
	3413	00	01	6	1380310	0	0
	3413	01	01	6	364030	1206780	0
2517	3413	01	01	6	452500	695580	0
	3413	01	01	6	348310	1298400	0
	3413	00		6	420	0	0
2628	3413	94		6	2110	0	0
3034	3413	63	07	6	315250	1343000	876860
	3413	01	01	6	844720	1857680	0
	3413	00		6	2279280	0	0
	3413	01	01	6	1164880	4549630	0
3002	3413	01	03	6	554180	369100	0
	3413	01	01	6	432910	1729170	0
	3413	67	25	6	97960	136980	810870
	3413	63	07	6	274150	498980	365900
3032	3413	01	01	6	1496720	1049290	0
2506	3413	01	01	6	998400	3321340	0

	3413 01 02 6	1664920	6182780	0
	3413 01 01 6	2496860	3224670	0
	3413 63 6	291620	589190	998400
	3413 63 6	160010	588230	479600
	3413 01 02 6	885140	3164430	0
	3413 01 01 6	409460	1619300	0
2628	3413 94 6	840	0	0
2212	3413 63 07 6	160160	1017140	602870
	3413 01 01 6	308480	511670	0
	3413 00 6	996870	0	0
	3413 01 01 6	326780	1126370	0
	3413 01 01 6	369390	848000	0
2229	3413 01 01 6	184830	369310	0
2228	3413 01 02 6	184830	1269250	0
	3413 01 02 6	270510	1592440	0
	3413 01 02 6	509400	4484680	0
	3413 01 01 6	330520	781400	0
2111	3413 01 01 6	217670	536810	0
2403	3413 01 01 6	416360	804480	0
2529	3413 01 02 6	383350	1765740	0
2529	3413 01 01 6	383370	743170	0
2401	3413 63 07 6	148340	889430	171190
	3413 01 01 6	416340	932760	0
	3413 01 02 6	766660	1854380	0
2815	3413 01 01 6	416320	708360	0
2405	3413 01 01 6	520450	1587290	0
2501	3413 01 01 6	383300	812130	0
	3413 01 01 6	519780	1223550	0
	3413 01 01 6	574990	2031910	0
	3413 01 01 6	574990	3106540	0
	3413 01 01 6	416430	632750	0
2407	3413 01 02 6	415330	829340	0
	3413 01 01 6	312050	1687170	0
	3413 01 02 6	454770	4152050	0
2409	3413 01 01 6	416180	833790	0
	3413 00 6	1003440	0	0
2409	3413 69 02 6	131020	574330	185570
	3413 00 6	1407650	0	0
2507	3413 63 07 6	69460	618660	470450
	3413 63 07 6	58110	447280	294030
1129	3413 01 01 6	378620	1201790	0
3001	3413 63 07 6	88880	686630	435160
2410	3413 01 01 6	832220	1254030	0
	3413 01 01 6	416160	3080720	0
2406	3413 01 01 6	416200	793790	0
	3413 01 01 6	416180	502560	0
	3413 67 07 6	221320	490950	92780
	3413 01 01 6	416240	1129180	0
2628	3413 94 6	59800	0	0

2628	3413	94	6	26520	0	0	
2628	3413	94	6	761840	0	0	
	3413	01	01	6	742260	3874540	0
3003	3413	01	02	6	531430	2672190	0
	3413	01	01	6	402490	2748270	0
	3413	01	01	6	402490	1509900	0
	3413	01	01	6	920500	2484770	0
3034	3413	01	01	6	507290	1496770	0
3150	3413	00	6	1249770	0	0	
	3413	01	02	6	379080	2047480	0
	3413	00	6	920	0	0	
	3413	01	01	6	416140	2727940	0
	3413	63	07	6	12600	14630	448890
	1013	01	01	6	186880	1090230	0
	1013	01	01	6	188770	1225920	0
	1013	01	01	6	188770	1187670	0
	1013	01	01	6	186880	1362240	0
	1013	01	01	6	186880	1231000	0
	1013	01	01	6	186880	942040	0
	1013	95	6	29070	0	0	
	1013	09	6	10	0	0	
	1013	09	6	10	0	0	

LY_JUSTV/LY_SOHL	LY_SOHB	PREV_SOH	NEW_SOH	NEW_SB	SHE1_AMOL	HE2_AMOL	
977140	0	0	536960	553060	553060	25000	25000
2575000	0	0	1739060	1791230	1791230	25000	25000
5700130	0	0	4619920	5081910	5700130	0	0
7056630	0	0	7056630	7762290	7840700	0	0
783850	0	0	783850	783850	783850	0	0
668440	0	0	156580	161270	161270	25000	25000
1204160	0	0	423510	436210	436210	25000	25000
1425140	0	0	452870	466450	466450	25000	25000
874820	0	0	347650	358070	358070	25000	25000
1422900	0	0	360240	371040	371040	25000	25000
2025000	0	0	1185480	1221040	1221040	25000	25000
1847840	0	0	1330730	1370650	1370650	25000	25000
866700	0	0	636550	655640	655640	25000	25000
1086870	0	0	920870	1012950	1086870	0	0
513440	0	0	286650	295240	295240	25000	25000
1978780	0	0	1380930	1422350	1422350	25000	25000
1324550	0	0	831870	856820	856820	25000	25000
626710	0	0	172550	177720	177720	25000	25000
58950	0	0	58950	58950	58950	0	0
789560	0	0	599410	617390	617390	25000	25000
7060	0	0	7060	7060	7060	0	0
1248390	0	0	636960	656060	656060	25000	25000
795770	0	0	693470	762810	795770	0	0
650650	0	0	251760	259310	259310	25000	25000
1117610	0	0	684330	713830	713830	25000	25000
1349310	0	0	456400	470090	470090	25000	25000
865210	0	0	865210	865210	865210	0	0
1652310	0	0	1427450	1503040	1503040	25000	25000
1608400	0	0	1221510	1258150	1258150	25000	25000
3855270	0	0	2037220	3855270	3855270	0	0
665470	0	0	400540	412550	412550	25000	25000
5078080	0	0	2950980	3039500	3039500	25000	25000
1200270	0	0	508290	559110	1380310	0	0
1570810	0	0	1181890	1217340	1217340	25000	25000
1148080	0	0	411700	424050	424050	25000	25000
1646710	0	0	1445950	1489320	1489320	25000	25000
420	0	0	420	420	420	0	0
2110	0	0	2110	2110	2110	0	0
1658250	0	0	631760	650710	650710	25000	25000
2702400	0	0	2538720	2614880	2614880	25000	25000
792790	0	0	792790	872060	2279280	0	0
5714510	0	0	5351140	5714510	5714510	0	0
923280	0	0	880610	923280	923280	0	0
2162080	0	0	1972450	2162080	2162080	0	0
192460	0	0	192460	234940	234940	0	0
773130	0	0	491200	505930	505930	25000	25000
2546010	0	0	2416050	2546010	2546010	0	0
4319740	0	0	3283150	3381640	3381640	25000	25000

3121720	0	0	2179180	7847700	7847700	0	0
5721530	0	0	3429090	3531960	3531960	25000	25000
880810	0	0	740970	815060	880810	0	0
748240	0	0	702430	748240	748240	0	0
3774810	0	0	2515530	2865750	2865750	25000	25000
2028760	0	0	1853770	2028760	2028760	0	0
840	0	0	840	840	840	0	0
1177300	0	0	1171440	1177300	1177300	25000	25000
820150	0	0	279390	287770	287770	25000	25000
650130	0	0	650130	715140	996870	0	0
1453150	0	0	1055860	1087530	1087530	25000	25000
1217390	0	0	645860	665230	665230	25000	25000
554140	0	0	416770	429270	429270	25000	25000
1454080	0	0	1454080	1401950	1401950	25000	25000
1862950	0	0	1764370	1862950	1862950	0	0
4994080	0	0	4114380	4237810	4237810	25000	25000
1111920	0	0	870430	896540	896540	25000	25000
754480	0	0	514160	529580	529580	25000	25000
1220840	0	0	931830	959780	959780	25000	25000
2149090	0	0	1581790	1629240	1629240	25000	25000
1126540	0	0	517360	532880	532880	25000	25000
1037770	0	0	456960	470660	470660	25000	25000
1349100	0	0	652270	671830	671830	25000	25000
2621040	0	0	2047380	2108800	2108800	25000	25000
1124680	0	0	977570	1075320	1124680	0	0
2107740	0	0	1605690	1653860	1653860	25000	25000
1195430	0	0	821520	846160	846160	25000	25000
1743330	0	0	1181340	1216780	1216780	25000	25000
2606900	0	0	1910980	1968300	1968300	25000	25000
3681530	0	0	3410550	3681530	3681530	0	0
1049180	0	0	760150	782950	782950	25000	25000
1244670	0	0	553000	569590	569590	25000	25000
1999220	0	0	1403820	1445930	1445930	25000	25000
4606820	0	0	3474020	3578240	3578240	25000	25000
1249970	0	0	587930	605560	605560	25000	25000
872560	0	0	335480	369020	1003440	0	0
705350	0	0	289920	298610	298610	25000	25000
1224040	0	0	759670	835630	1407650	0	0
688120	0	0	272570	280740	280740	25000	25000
505390	0	0	261370	269210	269210	25000	25000
1580410	0	0	1491340	1580410	1580410	0	0
775510	0	0	257520	265240	265240	25000	25000
2086250	0	0	2086250	2086250	2086250	0	0
3496880	0	0	3400090	3496880	3496880	25000	25000
1209990	0	0	817050	841560	841560	25000	25000
918740	0	0	918740	918740	918740	25000	25000
712270	0	0	369980	381070	381070	25000	25000
1545420	0	0	1545420	1293450	1293450	25000	25000
59800	0	0	59800	59800	59800	0	0

26520	0	0	26520	26520	26520	0	0
761840	0	0	761840	761840	761840	0	0
4616800	0	0	2082350	2144820	2144820	25000	25000
3203620	0	0	2819640	3101600	3203620	0	0
3150760	0	0	1675050	1725300	1725300	25000	25000
1912390	0	0	1407010	1449220	1449220	25000	25000
3405270	0	0	2049430	2110910	2110910	25000	25000
2004060	0	0	712700	734080	734080	25000	25000
1086760	0	0	576410	634050	1249770	0	0
2426560	0	0	1870660	1926770	1926770	25000	25000
920	0	0	920	920	920	0	0
3144080	0	0	1701120	1752150	1752150	25000	25000
27230	0	0	27230	27230	27230	0	0
1290460	0	0	804200	1277110	1277110	0	0
1427760	0	0	727190	749000	749000	25000	25000
1389550	0	0	753260	775850	775850	25000	25000
1564290	0	0	809280	833550	833550	25000	25000
1433060	0	0	722550	744220	744220	25000	25000
1138660	0	0	487780	502410	502410	25000	25000
29070	0	0	29070	29070	29070	0	0
10	0	0	10	10	10	0	0
10	0	0	10	10	10	0	0

WVD_AMO	EXEMPTIO	COUNTY_M	SCHOOL_M	CITY_MEX	INDEP_ME	COUNTY_T	SCHOOL_T
0	0	0	0	0	0	503060	528060
0	0	0	0	0	0	1741230	1766230
0	4557895	4557900	4557900	4557900	4557900	524010	1142230
0	0	0	0	0	0	7762290	7840700
0	0	0	0	0	0	783850	783850
5000	0	0	0	0	0	106270	131270
0	0	0	0	0	0	386210	411210
5000	0	0	0	0	0	411450	436450
0	0	0	0	0	0	308070	333070
5000	0	189630	204630	189630	189630	126410	136410
0	0	0	0	0	0	1171040	1196040
0	0	0	0	0	0	1320650	1345650
0	0	0	0	0	0	605640	630640
0	0	0	0	0	0	1012950	1086870
0	0	0	0	0	0	245240	270240
5000	0	0	0	0	0	1367350	1392350
0	0	0	0	0	0	806820	831820
0	0	0	0	0	0	127720	152720
0	0	0	0	0	0	58950	58950
0	0	0	0	0	0	567390	592390
0	0	0	0	0	0	7060	7060
0	0	0	0	0	0	606060	631060
0	0	0	0	0	0	762810	795770
5000	0	0	0	0	0	204310	229310
0	0	0	0	0	0	663830	688830
0	0	0	0	0	0	420090	445090
0	0	0	0	0	0	865210	865210
0	0	0	0	0	0	1453040	1478040
5000	0	0	0	0	0	1203150	1228150
0	0	0	0	0	0	3855270	3855270
0	0	0	0	0	0	362550	387550
0	0	0	0	0	0	2989500	3014500
0	0	0	0	0	0	559110	1380310
0	0	0	0	0	0	1167340	1192340
0	0	0	0	0	0	374050	399050
0	0	0	0	0	0	1439320	1464320
0	0	0	0	0	0	420	420
0	0	2110	2110	2110	2110	0	0
5000	0	0	0	0	0	595710	620710
0	0	0	0	0	0	2564880	2589880
0	0	0	0	0	0	872060	2279280
0	0	0	0	0	0	5714510	5714510
0	0	0	0	0	0	923280	923280
0	0	0	0	0	0	2162080	2162080
0	0	0	0	0	0	234940	234940
0	0	0	0	0	0	455930	480930
0	0	0	0	0	0	2546010	2546010
0	0	0	0	0	0	3331640	3356640

0	0	0	0	0	0	7847700	7847700
5000	0	0	0	0	0	3476960	3501960
0	0	0	0	0	0	815060	880810
0	0	0	0	0	0	748240	748240
0	0	0	0	0	0	2815750	2840750
0	0	0	0	0	0	2028760	2028760
0	0	840	840	840	840	0	0
0	0	0	0	0	0	1127300	1152300
0	0	0	0	0	0	237770	262770
0	0	0	0	0	0	715140	996870
0	0	0	0	0	0	1037530	1062530
0	0	0	0	0	0	615230	640230
0	0	0	0	0	0	379270	404270
0	0	0	0	0	0	1351950	1376950
0	0	0	0	0	0	1862950	1862950
0	0	0	0	0	0	4187810	4212810
0	0	0	0	0	0	846540	871540
0	0	0	0	0	0	479580	504580
0	0	0	0	0	0	909780	934780
0	0	0	0	0	0	1579240	1604240
0	0	0	0	0	0	482880	507880
0	0	0	0	0	0	420660	445660
0	0	0	0	0	0	621830	646830
0	0	0	0	0	0	2058800	2083800
0	0	0	0	0	0	1075320	1124680
0	0	0	0	0	0	1603860	1628860
0	0	0	0	0	0	796160	821160
0	0	0	0	0	0	1166780	1191780
0	0	0	0	0	0	1918300	1943300
0	0	0	0	0	0	3681530	3681530
0	0	0	0	0	0	732950	757950
5000	0	0	0	0	0	514590	539590
0	0	0	0	0	0	1395930	1420930
0	0	0	0	0	0	3528240	3553240
0	0	0	0	0	0	555560	580560
0	0	0	0	0	0	369020	1003440
0	0	0	0	0	0	248610	273610
0	0	0	0	0	0	835630	1407650
0	0	0	0	0	0	230740	255740
0	0	0	0	0	0	219210	244210
0	0	0	0	0	0	1580410	1580410
0	0	0	0	0	0	215240	240240
0	0	0	0	0	0	2086250	2086250
0	0	0	0	0	0	3446880	3471880
0	0	0	0	0	0	791560	816560
0	0	0	0	0	0	868740	893740
0	0	0	0	0	0	331070	356070
0	0	0	0	0	0	1243450	1268450
0	0	59800	59800	59800	59800	0	0

0	0	26520	26520	26520	26520	0	0
0	0	761840	761840	761840	761840	0	0
0	0	0	0	0	0	2094820	2119820
0	0	0	0	0	0	3101600	3203620
0	0	0	0	0	0	1675300	1700300
0	0	0	0	0	0	1399220	1424220
0	0	0	0	0	0	2060910	2085910
0	0	0	0	0	0	684080	709080
0	0	0	0	0	0	634050	1249770
0	0	0	0	0	0	1876770	1901770
0	0	0	0	0	0	920	920
0	0	0	0	0	0	1702150	1727150
0	0	0	0	0	0	27230	27230
0	0	0	0	0	0	1277110	1277110
0	0	0	0	0	0	699000	724000
0	0	0	0	0	0	725850	750850
0	0	0	0	0	0	783550	808550
0	0	0	0	0	0	694220	719220
0	0	0	0	0	0	452410	477410
0	29070	29070	29070	29070	29070	0	0
0	10	10	10	10	10	0	0
0	10	10	10	10	10	0	0

CITY_TAXA	INDEP_TA	HE_LY	ME_WEX	SC	CC	FID	DEL_VALU	ADD_VALU	LIG	GARBAGE_AS	FIF	
503060	503060	100	100				13 13	Y	0	0	9	1.00 34
1741230	1741230	100	100				20 20	Y	0	0	9	1.00 34
524010	524010					91	09	Y	0	0		0.00 34
7762290	7762290						23	Y	0	0		0.00 34
783850	783850						23	Y	0	0		0.00 34
106270	106270	1/1	1/1		1		94 08	Y	0	0	9	1.00 34
386210	386210	100	100				14 14	Y	0	0	9	1.00 34
411450	411450	1/1	1/1		1		01 08	Y	0	0	9	1.00 34
308070	308070	1/1	1/1				02 08	Y	0	0	9	1.00 34
126410	126410	1/1	1/1	60	8	85	94 08	Y	0	0	9	1.00 34
1171040	1171040	100	100				07 08	Y	0	0	9	1.00 34
1320650	1320650	100	100				22 22	Y	0	0	9	1.00 34
605640	605640	100	100				19 19	Y	0	0	9	1.00 34
1012950	1012950						18	Y	0	0	9	1.00 34
245240	245240	1/1	1/1				97 08	Y	0	0	9	1.00 34
1367350	1367350	100	100		1		19 19	Y	0	0	9	1.00 34
806820	806820	100	100				05 08	Y	0	0	9	1.00 34
127720	127720	1/1	1/1				94 08	Y	0	0	9	1.00 34
58950	58950						15	Y	0	0		0.00 34
567390	567390	100	100				19 19	Y	0	0	9	1.00 34
7060	7060						08	Y	0	0		0.00 34
606060	606060	1/1	1/1				94 08	Y	0	0	9	1.00 34
762810	762810						22	Y	0	0	9	1.00 34
204310	204310	1/1	1/1		1		94 08	Y	0	0	9	1.00 34
663830	663830	100	100				21 21	Y	0	8980	9	2.00 34
420090	420090	1/1	1/1				94 08	Y	0	0	9	1.00 34
865210	865210						23	Y	0	0	9	1.00 34
1453040	1453040	100	100				22 22	Y	0	32770	9	1.00 34
1203150	1203150	100	100		8		21 21	Y	0	0	9	1.00 34
3855270	3855270		100				24	Y	0	0	9	2.00 34
362550	362550	1/1	1/1				94 08	Y	0	0	9	1.00 34
2989500	2989500	100	100				12 12	Y	0	0	9	1.00 34
559110	559110						21	Y	0	0	9	0.00 34
1167340	1167340	100	100				17 17	Y	0	0	9	1.00 34
374050	374050	1/1	1/1				94 08	Y	0	0	9	1.00 34
1439320	1439320	100	100				22 22	Y	0	0	9	1.00 34
420	420						21	Y	0	0		0.00 34
0	0			100	14		22	Y	0	0		0.00 34
595710	595710	1/1	1/1		1		94 08	Y	0	0	9	1.00 34
2564880	2564880	100	100				23 23	Y	0	0	9	1.00 34
872060	872060						17	Y	0	0		0.00 34
5714510	5714510						22	Y	0	0	9	1.00 34
923280	923280						22	Y	0	0	9	1.00 34
2162080	2162080						17	Y	0	0	9	1.00 34
234940	234940						17	Y	0	42190		0.00 34
455930	455930	1/1	1/1				03 08	Y	0	0	9	1.00 34
2546010	2546010						08	Y	0	0	9	1.00 34
3331640	3331640	100	100				17 17	Y	0	0	9	1.00 34

7847700	7847700				20	N	Y	0	6182780	9	2.00	34
3476960	3476960	1/1	1/1	1	94	08	Y	0	0	9	1.00	34
815060	815060				12		Y	0	0	9	1.00	34
748240	748240				12		Y	0	0	9	1.00	34
2815750	2815750	100	100		19	19	Y	0	274760	9	2.00	34
2028760	2028760				14		Y	0	0	9	2.00	34
0	0			100	14	18	Y	0	0		0.00	34
1127300	1127300	100	100		22	22	Y	0	0	9	1.00	34
237770	237770	1/1	1/1		94	08	Y	0	0	9	1.00	34
715140	715140				23		Y	0	0		0.00	34
1037530	1037530	100	100		12	12	Y	0	0	9	1.00	34
615230	615230	1/1	1/1		94	08	Y	0	0	9	1.00	34
379270	379270	100	100		16	16	Y	0	0	9	1.00	34
1351950	1351950	100			24	24	Y	0	0	9	2.00	34
1862950	1862950				22		Y	0	0	9	2.00	34
4187810	4187810	100	100		22	22	Y	0	0	9	2.00	34
846540	846540	100	100		19	19	Y	0	0	9	1.00	34
479580	479580	1/1	1/1		02	08	Y	0	0	9	1.00	34
909780	909780	100	100		18	18	Y	0	0	9	1.00	34
1579240	1579240	100	100		18	18	Y	0	0	9	2.00	34
482880	482880	1/1	1/1		94	08	Y	0	0	9	1.00	34
420660	420660	1/1	1/1		01	08	Y	0	0	9	1.00	34
621830	621830	100	100		10	10	Y	0	0	9	1.00	34
2058800	2058800	100	100		19	19	Y	0	0	9	2.00	34
1075320	1075320				16		Y	0	0	9	1.00	34
1603860	1603860	100	100		21	21	Y	0	0	9	1.00	34
796160	796160	100	100		09	09	Y	0	0	9	1.00	34
1166780	1166780	1/1	1/1		03	08	Y	0	0	9	1.00	34
1918300	1918300	100	100		21	21	Y	0	0	9	1.00	34
3681530	3681530				22		Y	0	0	9	1.00	34
732950	732950	100	100		20	20	Y	0	0	9	1.00	34
514590	514590	1/1	1/1	1	94	08	Y	0	0	9	2.00	34
1395930	1395930	100	100		21	21	Y	0	0	9	1.00	34
3528240	3528240	100	100		21	21	Y	0	0	9	2.00	34
555560	555560	1/1	1/1		94	08	Y	0	0	9	1.00	34
369020	369020				11		Y	0	0	9	0.00	34
248610	248610	1/1	1/1		02	08	Y	0	0	9	1.00	34
835630	835630				11		Y	0	0	9	0.00	34
230740	230740	1/1	1/1		04	08	Y	0	0	9	1.00	34
219210	219210	100	100		11	11	Y	0	0	9	1.00	34
1580410	1580410				22		Y	0	0	9	1.00	34
215240	215240	1/1	1/1		94	08	Y	0	0	9	2.00	34
2086250	2086250		1/1		24		Y	0	0	9	1.00	34
3446880	3446880	100	100		23	23	Y	0	0	9	1.00	34
791560	791560	100	100		21	21	Y	0	0	9	1.00	34
868740	868740	100	100		23	23	Y	0	0	9	1.00	34
331070	331070	100	100		11	11	Y	0	0	9	1.00	34
1243450	1243450	100			24	24	Y	0	0	9	1.00	34
0	0			100	14	18	Y	0	0		0.00	34

0	0	100	14	18	Y	0	0	0.00	34		
0	0	100	14	18	Y	0	0	0.00	34		
2094820	2094820	1/1	1/1	02	08	Y	0	0	9	1.00	34
3101600	3101600			16	Y	0	0	9	2.00	34	
1675300	1675300	100	100	11	11	Y	0	0	9	1.00	34
1399220	1399220	100	100	17	17	Y	0	0	9	1.00	34
2060910	2060910	100	100	01	08	Y	0	0	9	1.00	34
684080	684080	100	100	05	08	Y	0	0	9	1.00	34
634050	634050			08	Y	0	0	0.00	34		
1876770	1876770	100	100	19	19	Y	0	0	9	2.00	34
920	920			17	Y	0	0	0.00	34		
1702150	1702150	100	100	19	19	Y	0	0	9	1.00	34
27230	27230			21	Y	0	0	0.00	34		
1277110	1277110		100	24	Y	0	0	0.00	10		
699000	699000	100	100	17	17	Y	0	0	0.00	10	
725850	725850	1/1	1/1	03	08	Y	0	0	0.00	10	
783550	783550	100	100	10	10	Y	0	0	0.00	10	
694220	694220	1/1	1/1	03	08	Y	0	0	0.00	10	
452410	452410	1/1	1/1	02	08	Y	0	0	0.00	10	
0	0	100	15	08	Y	0	0	0.00	10		
0	0	100	20	08	L Y	0	0	0.00	10		
0	0	100	20	08	L Y	0	0	0.00	10		

F	FIRE_ASSE	SA	SAFE_NEI_DR	DRAINAGE_	IMI	IMPROVEM_	SALE_DA	DEE	STAMP_AMC
R	1		0	B	0.00	0.00	11/4/2023	DRF	0.70
R	1		0	B	0.00	0.00	2/22/2024	WD	35175.00
I	42553		0	B	0.00	0.00			0.00
A	3600		0	B	0.00	0.00	3/15/2022	DR*	0.70
A	400		0	B	0.00	0.00	3/15/2022	DR*	0.70
R	1		0	B	0.00	0.00	6/1/2001	PRC	245.00
R	1		0	B	0.00	0.00	3/1/2024	QCI	0.70
R	1		0	B	0.00	0.00	#####	QCI	0.70
R	1		0	B	0.00	0.00	#####	WD	0.70
R	1		0	B	0.00	0.00	9/1/1987	WD	1127.50
R	1		0	B	0.00	0.00	3/26/2007	CO\	0.00
R	1		0	B	0.00	0.00	#####	DRF	0.70
R	1		0	B	0.00	0.00	8/22/2017	WD	0.70
R	1		0	B	0.00	0.00	5/30/2017	WD	5272.40
R	1		0	B	0.00	0.00	2/29/1996	WD	1575.00
R	1		0	B	0.00	0.00	2/25/2020	WD	0.70
V	7483		0	B	0.00	0.00	7/16/2021	QCI	0.70
R	2		0	B	0.00	0.00	1/1/1969	WD	30.00
R	1		0	B	0.00	0.00	9/23/2014	DRF	0.70
R	1		0	B	0.00	0.00	2/24/2016	WD	4795.00
A	243		0	B	0.00	0.00			0.00
R	1		0	B	0.00	0.00	11/2/1982	WD	407.66
R	1		0	B	0.00	0.00	2/25/2021	WD	6020.00
R	1		0	B	0.00	0.00	9/14/2009	WD	0.70
R	2		0	B	0.00	0.00	9/30/2015	CET	4954.60
R	1		0	B	0.00	0.00	1/1/1975	WD	191.40
R	1		0	B	0.00	0.00	2/24/2022	WD	7548.00
R	1		0	B	0.00	0.00	#####	WD	10990.00
R	1		0	B	0.00	0.00	9/17/2020	WD	10850.00
R	2		0	B	0.00	0.00	9/29/2023	WD	39200.00
R	1		0	B	0.00	0.00	9/1/1984	WD	1170.00
R	1		0	B	0.00	0.00	4/22/2019	WD	0.70
A	276		0	B	0.00	0.00	3/26/2020	WD'	7700.00
R	1		0	B	0.00	0.00	#####	WD	3724.00
R	1		0	B	0.00	0.00	7/26/2005	QCI	0.70
R	1		0	B	0.00	0.00	#####	WD	7000.00
A	2		0	B	0.00	0.00	3/26/2020	WD'	7700.00
X	1		0	B	0.00	0.00	4/5/1973	QCI	0.55
R	1		0	B	0.00	0.00	5/16/2023	DRF	0.70
R	1		0	B	0.00	0.00	4/16/2021	WD	15575.00
A	432		0	B	0.00	0.00	#####	WD	3850.00
R	1		0	B	0.00	0.00	4/23/2021	QCI	0.70
R	1		0	B	0.00	0.00	7/18/2023	QCI	0.70
R	1		0	B	0.00	0.00	8/2/2018	WD'	0.00
A	485		0	B	0.00	0.00	9/27/2016	WD	5250.00
R	1		0	B	0.00	0.00	3/7/2003	QCI	0.70
R	1		0	B	0.00	0.00	5/31/2000	WD	6160.00
R	1		0	B	0.00	0.00	#####	QCI	0.70

R	2	0 B	0.00	0.00	7/10/2019 DR*	0.70
R	1	0 B	0.00	0.00	1/25/2024 WD	102025.00
R	1	0 B	0.00	0.00	2/3/2011 WD	13300.00
R	1	0 B	0.00	0.00	2/3/2011 WD	6300.00
R	2	0 B	0.00	0.00	3/30/2018 WD	23800.00
R	2	0 B	0.00	0.00	8/29/2013 WD	7959.00
X	1	0 B	0.00	0.00	11/6/1973 WD	0.30
R	1	0 B	0.00	0.00	3/2/2021 WD	11963.00
R	1	0 B	0.00	0.00	3/21/2007 WD	0.70
A	199	0 B	0.00	0.00	11/1/1989 QCI	0.55
R	1	0 B	0.00	0.00	##### WD	6475.00
R	1	0 B	0.00	0.00	4/1/1965 WD	15.00
R	1	0 B	0.00	0.00	4/2/2015 WD	3080.00
R	2	0 B	0.00	0.00	5/9/2023 WD	7175.00
R	2	0 B	0.00	0.00	5/25/2021 WD	11725.00
R	2	0 B	0.00	0.00	5/17/2021 WD	0.70
R	1	0 B	0.00	0.00	4/11/2024 WD	17150.00
R	1	0 B	0.00	0.00	2/15/2023 QCI	0.70
R	1	0 B	0.00	0.00	2/1/2017 WD	6790.00
R	2	0 B	0.00	0.00	2/21/2020 QCI	0.70
R	1	0 B	0.00	0.00	6/1/1985 WD	334.35
R	1	0 B	0.00	0.00	9/11/2000 WD	3395.00
R	1	0 B	0.00	0.00	3/31/2009 WD	5390.00
R	2	0 B	0.00	0.00	8/14/2018 WD	14000.00
R	1	0 B	0.00	0.00	7/30/2015 QCI	0.70
R	1	0 B	0.00	0.00	2/6/2018 WD	5337.50
R	1	0 B	0.00	0.00	1/30/2003 WD	4585.00
R	1	0 B	0.00	0.00	6/20/2018 DRF	0.00
R	1	0 B	0.00	0.00	4/28/2020 WD	14234.50
R	1	0 B	0.00	0.00	5/19/2021 WD	24115.00
R	1	0 B	0.00	0.00	2/26/2016 WD	6034.00
R	2	0 B	0.00	0.00	3/7/1991 WD	1958.00
R	1	0 B	0.00	0.00	##### WD	0.70
R	2	0 B	0.00	0.00	##### WD	26075.00
R	1	0 B	0.00	0.00	6/1/1985 WD	850.00
A	200	0 B	0.00	0.00	12/8/2010 SWI	6020.00
R	1	0 B	0.00	0.00	11/9/2001 WD	2765.00
A	281	0 B	0.00	0.00	9/13/2021 RSC	0.00
R	1	0 B	0.00	0.00	2/10/2023 WD	1008.00
R	1	0 B	0.00	0.00	6/25/2010 WD	3150.00
R	1	0 B	0.00	0.00	##### WD	10500.00
R	2	0 B	0.00	0.00	11/1/1986 WD	1300.00
R	1	0 B	0.00	0.00	5/31/2016 WD	0.70
R	1	0 B	0.00	0.00	##### WD	5285.00
R	1	0 B	0.00	0.00	8/13/2020 SWI	5850.60
R	1	0 B	0.00	0.00	##### WD	0.70
R	1	0 B	0.00	0.00	9/17/2009 WD	3843.00
R	1	0 B	0.00	0.00	9/7/2023 WD	14420.00
X	1	0 B	0.00	0.00		0.00

X	1	0 B	0.00	0.00	7/15/1970	QCI	0.30
X	1	0 B	0.00	0.00	6/4/1970	QCI	0.30
R	1	0 B	0.00	0.00	2/10/1998	QCI	0.70
R	2	0 B	0.00	0.00	3/31/2016	QCI	0.70
R	1	0 B	0.00	0.00	10/6/2010	WD	10675.00
R	1	0 B	0.00	0.00	3/22/2016	WD	10290.00
R	1	0 B	5.29	0.00	5/1/1995	WD	1470.00
R	1	0 B	2.90	0.00	6/15/2001	QCI	0.00
A	249	0 B	2.49	0.00	6/16/1995	WD'	1575.00
R	2	0 B	2.06	0.00	#####	DRF	0.70
A	4	0 B	0.04	0.00	8/2/2018	WD'	0.00
R	1	0 B	2.39	0.00	4/12/2018	WD	14000.00
A	229	0 B	2.29	0.00	9/17/2020	WD	4200.00
R	1	0 B	0.00	0.00	9/29/2023	WD	10587.50
R	1	0 B	0.00	0.00	3/18/2016	QCI	3885.00
R	1	0 B	0.00	0.00	9/5/2002	WD	4438.00
R	1	0 B	0.00	0.00	#####	WD	5145.00
R	1	0 B	0.00	0.00	11/6/2002	SWI	4136.30
R	1	0 B	0.00	0.00	7/23/2001	SWI	2891.70
L	1	0 B	0.00	0.00			0.00
V	1	0 B	0.00	0.00	9/27/2004	QC*	0.70
V	1	0 B	0.00	0.00	9/27/2004	QC*	0.70

BOOK_1	PAGE_1	SALE_DATE	DEE	STAMP_AM	BOOK_2
0.0000000000	0.0000000000	5/8/2023	QC	0.70	0.0000000000
0.0000000000	0.0000000000	4/11/2018	WD	4777.50	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	2/24/2022	SW*	63000.00	0.0000000000
0.0000000000	0.0000000000	2/24/2022	WD'	63000.00	0.0000000000
31700.0000000000	906.0000000000	2/9/1995	QC	0.00	23123.0000000000
0.0000000000	0.0000000000	5/1/2013	WD	3042.20	49789.0000000000
43476.0000000000	250.0000000000	3/15/2000	WD	2485.00	30356.0000000000
34543.0000000000	1067.0000000000	1/3/2001	QC	0.70	31744.0000000000
14780.0000000000	862.0000000000	10/1/1979	WD	656.00	0.0000000000
43800.0000000000	847.0000000000	1/30/2007	QC*	0.70	43800.0000000000
0.0000000000	0.0000000000	10/5/2021	WD	12425.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	4431.00	0.0000000000
0.0000000000	0.0000000000	#####	QC	0.70	48274.0000000000
24622.0000000000	12.0000000000	6/1/1986	WD	510.00	13489.0000000000
0.0000000000	0.0000000000	10/1/2017	DRF	0.70	0.0000000000
0.0000000000	0.0000000000	3/5/2008	DRF	0.70	45184.0000000000
0.0000000000	0.0000000000	3/1/1965	WD	17.10	0.0000000000
51123.0000000000	1968.0000000000	7/23/2014	QC	0.70	0.0000000000
0.0000000000	0.0000000000	#####	WD	3325.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
10507.0000000000	224.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	1/29/2021	WD	5040.00	0.0000000000
46623.0000000000	638.0000000000	5/16/2003	DRF	0.70	35293.0000000000
0.0000000000	0.0000000000	4/13/2007	QC	0.70	43908.0000000000
6081.0000000000	580.0000000000	8/1/1967	WD	54.00	0.0000000000
0.0000000000	0.0000000000	3/24/2005	QC	0.70	39750.0000000000
0.0000000000	0.0000000000	3/15/2017	SWI	0.70	0.0000000000
0.0000000000	0.0000000000	2/18/2014	WD	0.70	50578.0000000000
0.0000000000	0.0000000000	2/20/2020	SWI	14140.00	0.0000000000
12016.0000000000	261.0000000000	4/1/1968	WD	130.50	0.0000000000
0.0000000000	0.0000000000	#####	WD	31500.00	48249.0000000000
0.0000000000	0.0000000000	9/17/2015	WD	6300.00	0.0000000000
0.0000000000	0.0000000000	7/26/2005	WD	5705.00	40185.0000000000
40401.0000000000	1124.0000000000	#####	WD	173.25	10535.0000000000
0.0000000000	0.0000000000	11/1/2021	WD	0.70	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
5239.0000000000	613.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	5/25/2021	QC	0.70	0.0000000000
0.0000000000	0.0000000000	12/7/2010	QC	0.70	47590.0000000000
0.0000000000	0.0000000000	#####	SWI	0.70	47592.0000000000
0.0000000000	0.0000000000	4/22/2021	WD	30800.00	0.0000000000
0.0000000000	0.0000000000	3/17/2021	QC	0.70	0.0000000000
0.0000000000	0.0000000000	7/12/2016	DR*	0.00	0.0000000000
0.0000000000	0.0000000000	3/18/2005	WD	9660.00	39426.0000000000
34730.0000000000	1838.0000000000	11/6/1999	WD	3395.00	30059.0000000000
10340.0000000000	1025.0000000000	8/1/1994	WD	3325.00	22530.0000000000
47562.0000000000	665.0000000000	#####	WD	6475.00	47562.0000000000

0.000000000	0.000000000	1/30/2019 WD'	20125.00	0.000000000
0.000000000	0.000000000	9/14/2017 QCI	0.70	0.000000000
47726.000000000	743.000000000	##### WD'	22750.00	47616.000000000
47726.000000000	745.000000000	##### WD'	22750.00	47616.000000000
0.000000000	0.000000000	9/26/2016 WD	0.70	0.000000000
50125.000000000	1127.000000000	2/19/2010 WD	3675.00	46906.000000000
5541.000000000	747.000000000		0.00	0.000000000
0.000000000	0.000000000	12/1/1989 WD	1732.50	16990.000000000
44014.000000000	722.000000000	4/1/1993 WD	1505.00	20749.000000000
16913.000000000	898.000000000	5/1/1965 WD	15.00	0.000000000
48469.000000000	1546.000000000	3/21/2008 DRF	0.70	45204.000000000
0.000000000	0.000000000		0.00	0.000000000
0.000000000	0.000000000	6/1/1992 WD	1110.00	19637.000000000
0.000000000	0.000000000	3/23/2021 WD	8365.00	0.000000000
0.000000000	0.000000000	6/19/2020 DRF	0.70	0.000000000
0.000000000	0.000000000	5/20/2015 WD	4623.50	0.000000000
0.000000000	0.000000000	4/10/2018 WD	6825.00	0.000000000
0.000000000	0.000000000	##### QCI	0.70	44979.000000000
0.000000000	0.000000000	9/10/1996 WD	5355.00	25407.000000000
0.000000000	0.000000000	3/28/2017 WD	10150.00	0.000000000
12620.000000000	899.000000000	6/1/1982 QCI	0.45	0.000000000
30873.000000000	609.000000000	8/1/1991 WD	2070.00	18713.000000000
46232.000000000	1826.000000000	12/1/1971 WD	159.00	0.000000000
0.000000000	0.000000000	3/31/2005 WD	13034.00	39555.000000000
0.000000000	0.000000000	2/21/2007 WD	6300.00	43701.000000000
0.000000000	0.000000000	4/26/2017 WD	5145.00	0.000000000
34637.000000000	1855.000000000	8/27/1979 DRF	0.00	8424.000000000
0.000000000	0.000000000	5/18/2018 DRF	0.70	0.000000000
0.000000000	0.000000000	9/26/2018 TD	10080.00	0.000000000
0.000000000	0.000000000	##### WD	5425.00	0.000000000
0.000000000	0.000000000	3/1/2005 WD	5600.00	39165.000000000
18203.000000000	110.000000000	3/1/1983 WD	348.75	0.000000000
0.000000000	0.000000000	9/26/2018 WD	4550.00	0.000000000
0.000000000	0.000000000	2/20/2015 WD	17500.00	0.000000000
12839.000000000	856.000000000	7/1/1983 WD	126.00	0.000000000
47612.000000000	1789.000000000	8/10/2006 WD	14700.00	42724.000000000
32393.000000000	21.000000000	8/1/1982 WD	801.00	10405.000000000
0.000000000	0.000000000		0.00	0.000000000
0.000000000	0.000000000	7/26/2022 WD	1008.00	0.000000000
47212.000000000	934.000000000	7/7/2008 ODI	0.00	45538.000000000
0.000000000	0.000000000	3/22/2018 WD	8400.00	0.000000000
0.000000000	0.000000000	9/1/1963 WD	54.00	0.000000000
0.000000000	0.000000000		0.00	0.000000000
0.000000000	0.000000000	3/11/1996 WD	2502.50	24679.000000000
0.000000000	0.000000000	4/23/2019 CET	3850.70	0.000000000
48242.000000000	990.000000000	9/1/1966 WD	18.90	0.000000000
46550.000000000	1892.000000000	5/11/2006 WD	7000.00	42055.000000000
0.000000000	0.000000000	##### QCI	0.70	0.000000000
0.000000000	0.000000000		0.00	0.000000000

4261.0000000000	777.0000000000		0.00	0.0000000000
4230.0000000000	627.0000000000		0.00	0.0000000000
27829.0000000000	72.0000000000	5/1/1993 SWI	1533.00	20715.0000000000
0.0000000000	0.0000000000	##### QCI	0.70	51189.0000000000
47537.0000000000	1403.0000000000	9/2/2009 FJC	0.00	46707.0000000000
0.0000000000	0.0000000000	4/6/2005 WD	9520.00	39422.0000000000
23496.0000000000	553.0000000000		0.00	0.0000000000
32559.0000000000	41.0000000000	6/16/1995 WD'	1575.00	23618.0000000000
23618.0000000000	188.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	3/7/2019 WD	0.70	0.0000000000
0.0000000000	0.0000000000	7/12/2016 DR*	0.00	0.0000000000
0.0000000000	0.0000000000	##### WD	12600.00	48335.0000000000
0.0000000000	0.0000000000	7/18/2014 WD	2100.00	50955.0000000000
0.0000000000	0.0000000000	##### SWI	3730.30	33981.0000000000
0.0000000000	0.0000000000	11/5/2015 QCI	0.70	0.0000000000
33775.0000000000	1672.0000000000	4/12/2002 SWI	3703.00	33136.0000000000
46715.0000000000	1698.0000000000	9/14/2001 SWI	4354.00	32180.0000000000
34101.0000000000	1277.0000000000		0.00	0.0000000000
32241.0000000000	273.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
38597.0000000000	1851.0000000000		0.00	0.0000000000
38597.0000000000	1851.0000000000		0.00	0.0000000000

0.0000000000	2/8/2012 WD	3430.00	48503.0000000000	1070.0000000000
0.0000000000	4/28/2005 WD	6020.00	39627.0000000000	226.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
130.0000000000	6/1/1966 WD	17.10	7949.0000000000	418.0000000000
1448.0000000000	2/22/2013 WD	2317.00	49621.0000000000	330.0000000000
346.0000000000	4/8/1998 WD	2240.00	28103.0000000000	450.0000000000
520.0000000000	##### QCI	0.70	27609.0000000000	5.0000000000
0.0000000000	7/1/1970 WD	42.00	0.0000000000	0.0000000000
845.0000000000	5/17/2004 WD'	7000.00	37649.0000000000	1241.0000000000
0.0000000000	9/21/2021 TD	9149.00	0.0000000000	0.0000000000
0.0000000000	12/8/2014 QCI	0.70	51336.0000000000	1750.0000000000
70.0000000000	##### WD	2205.00	28966.0000000000	1007.0000000000
208.0000000000	12/1/1985 WD	500.00	0.0000000000	0.0000000000
0.0000000000	7/28/2017 WD	7000.00	0.0000000000	0.0000000000
1637.0000000000	6/21/2004 WD	4602.50	37793.0000000000	1308.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	5/2/2012 WD	3430.00	48727.0000000000	217.0000000000
0.0000000000	10/9/2002 WD	3325.00	33968.0000000000	728.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	1/15/2016 WD	0.70	0.0000000000	0.0000000000
116.0000000000	##### WD	700.00	34320.0000000000	255.0000000000
690.0000000000	##### WD	9450.00	38410.0000000000	1091.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
87.0000000000	1/26/2005 WD	4480.00	39004.0000000000	1952.0000000000
0.0000000000	3/28/2016 SWI	4060.00	0.0000000000	0.0000000000
353.0000000000	3/2/2011 SWI	3850.00	47803.0000000000	1448.0000000000
0.0000000000	3/22/2019 ACT	0.00	0.0000000000	0.0000000000
0.0000000000	10/1/1967 WD	135.00	0.0000000000	0.0000000000
666.0000000000	5/11/2005 WD	34650.00	39698.0000000000	497.0000000000
0.0000000000	9/20/2005 WD	0.70	40780.0000000000	310.0000000000
1380.0000000000	3/1/1971 WD	75.00	4452.0000000000	853.0000000000
28.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	2/4/1983 WD	576.00	10656.0000000000	953.0000000000
1601.0000000000	8/10/1998 WD	2800.00	28730.0000000000	681.0000000000
1201.0000000000	5/17/2004 WD	11851.00	37523.0000000000	1136.0000000000
0.0000000000	3/2/2018 JQ*	0.00	0.0000000000	0.0000000000
0.0000000000	3/2/2018 JQ*	0.00	0.0000000000	0.0000000000
0.0000000000	6/30/2016 WD'	13300.00	0.0000000000	0.0000000000
1508.0000000000	5/1/1994 WD	1802.50	22115.0000000000	596.0000000000
1512.0000000000	6/1/1989 WD	1567.50	16575.0000000000	21.0000000000
176.0000000000	11/1/1980 WD	1000.00	0.0000000000	0.0000000000
666.0000000000	##### QCI	0.70	22988.0000000000	979.0000000000

0.000000000	##### WD'	17150.00	0.000000000	0.000000000
0.000000000	9/5/1984 WD	1822.50	11995.000000000	833.000000000
1303.000000000	9/21/2004 D	17955.00	38243.000000000	1088.000000000
1303.000000000	##### WD	9800.00	36670.000000000	166.000000000
0.000000000	3/17/2014 WD	5950.00	0.000000000	0.000000000
818.000000000	2/21/2007 WD	6300.00	43929.000000000	61.000000000
0.000000000		0.00	0.000000000	0.000000000
467.000000000	3/1/1977 WD	577.50	0.000000000	0.000000000
584.000000000	2/1/1986 WD	750.00	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
1426.000000000	2/27/2008 WD	4375.00	45164.000000000	73.000000000
0.000000000		0.00	0.000000000	0.000000000
53.000000000	4/1/1971 WD	25.50	0.000000000	0.000000000
0.000000000	3/22/2021 WD	6650.00	0.000000000	0.000000000
0.000000000	4/28/2020 WD	7350.00	0.000000000	0.000000000
0.000000000	11/1/2006 TD	0.70	43096.000000000	550.000000000
0.000000000	6/1/2012 WD	4480.00	48804.000000000	1955.000000000
1676.000000000	8/31/2004 QCI	0.70	38145.000000000	1.000000000
956.000000000	##### QCI	0.70	23084.000000000	603.000000000
0.000000000	8/10/2016 WD	8400.00	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
657.000000000	6/1/1983 WD	382.50	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
489.000000000	##### DRF	0.00	34146.000000000	763.000000000
1393.000000000	##### WD	2730.00	27466.000000000	167.000000000
0.000000000	3/2/2017 WD	3850.00	0.000000000	0.000000000
246.000000000	8/1/1979 WD	358.20	8445.000000000	179.000000000
0.000000000	4/9/2018 DRF	0.70	0.000000000	0.000000000
0.000000000	5/25/2016 WD	0.70	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
1724.000000000	6/9/2004 WD	4200.00	37666.000000000	141.000000000
0.000000000	5/1/1972 WD	57.00	0.000000000	0.000000000
0.000000000	4/1/1988 WD	770.00	15334.000000000	186.000000000
0.000000000	2/4/2002 WD	16625.00	32875.000000000	1628.000000000
0.000000000	12/1/1980 WD	680.00	0.000000000	0.000000000
1250.000000000	##### WD	12250.00	38415.000000000	544.000000000
400.000000000	2/1/1979 WD	345.00	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
0.000000000	6/16/2021 WD	1953.70	0.000000000	0.000000000
1333.000000000	7/1/1988 WD	412.50	15654.000000000	466.000000000
0.000000000	##### WD	7700.00	38439.000000000	1085.000000000
0.000000000		0.00	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
598.000000000	11/6/1995 CET	0.70	24125.000000000	701.000000000
0.000000000	9/23/2016 QCI	0.70	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000
1021.000000000	##### QCI	0.70	38523.000000000	976.000000000
0.000000000	7/21/2021 WD	9730.00	0.000000000	0.000000000
0.000000000		0.00	0.000000000	0.000000000

0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
621.0000000000		0.00	0.0000000000	0.0000000000
395.0000000000	5/29/2014 WD	11200.00	50826.0000000000	460.0000000000
1225.0000000000	7/1/2004 QCI	0.00	37773.0000000000	1247.0000000000
1855.0000000000	2/16/2005 QCI	0.70	39104.0000000000	1685.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
188.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	2/26/2018 QCI	0.70	0.0000000000	0.0000000000
0.0000000000	6/30/2016 WD'	13300.00	0.0000000000	0.0000000000
1277.0000000000	3/12/2010 WD	11830.00	46961.0000000000	1341.0000000000
760.0000000000	10/8/2012 QCI	0.70	49163.0000000000	1806.0000000000
188.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	11/5/2015 WD	5180.00	0.0000000000	0.0000000000
1260.0000000000		0.00	0.0000000000	0.0000000000
271.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

SALE_DATE	DEE	STAMP	AM	BOOK_4	PAGE_4	SALE_DATE	DEE
1/19/2010	QCI	0.70	46847.0000000000	686.0000000000	3/14/2005	QCI	
6/1/1989	WD	1099.45	16532.0000000000	746.0000000000	6/1/1976	WD	
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
1/15/2004	WD	4200.00	36781.0000000000	1593.0000000000	6/1/1966	WD	
11/1/1979	WD	400.00	8563.0000000000	943.0000000000	3/1/1978	WD	
7/30/1996	QCI	0.70	25280.0000000000	2.0000000000	11/1/1985	WD	
5/1/1967	WD	17.10	0.0000000000	0.0000000000			
5/1/1965	WD	33.00	6035.0000000000	885.0000000000			
8/1/2013	QCI	0.70	50053.0000000000	1322.0000000000	3/1/1990	QCI	
#####	WD	3990.00	51200.0000000000	775.0000000000	4/23/2014	TD	
1/1/1965	WD	9.60	0.0000000000	0.0000000000			
7/1/1974	WD	120.00	0.0000000000	0.0000000000			
3/30/2017	WD	5775.00	0.0000000000	0.0000000000	3/16/2017	QCI	
3/17/2004	DRF	0.00	37076.0000000000	1466.0000000000	2/2/2003	WD	
		0.00	0.0000000000	0.0000000000			
#####	WD	2292.50	29190.0000000000	701.0000000000	3/26/1998	WD	
1/29/2001	WD	1820.00	31256.0000000000	321.0000000000	1/26/2000	QCI	
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
1/14/2016	DRF	0.70	0.0000000000	0.0000000000	#####	PRC	
6/1/1969	WD	67.50	0.0000000000	0.0000000000	2/1/1966	WD	
9/24/2003	QCI	0.70	36157.0000000000	1885.0000000000	6/21/2001	WD	
		0.00	0.0000000000	0.0000000000			
8/25/2004	QCI	0.70	38637.0000000000	962.0000000000	1/1/1978	WD	
6/10/2015	CE*	2908.50	0.0000000000	0.0000000000	12/2/2004	WD'	
8/19/2010	CET	0.70	47360.0000000000	429.0000000000	6/7/2005	WD	
2/6/2019	CET	5250.70	0.0000000000	0.0000000000	#####	WD	
4/1/1966	WD	26.40	0.0000000000	0.0000000000			
7/31/2003	WD	26493.60	35749.0000000000	1760.0000000000	8/30/2000	WD	
9/30/2002	WD	4655.00	33880.0000000000	261.0000000000	9/30/2002	WD	
9/1/1963	WD	22.50	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
		0.00	0.0000000000	0.0000000000			
10/1/1982	WD	414.00	10482.0000000000	269.0000000000	10/1/1979	WD	
12/8/1997	QC*	0.70	28024.0000000000	44.0000000000	10/8/1996	WD'	
1/20/1998	WD	0.70	27731.0000000000	46.0000000000	#####	QCI	
1/25/2013	DR*	0.70	49477.0000000000	1075.0000000000	#####	WD'	
		0.00	0.0000000000	0.0000000000			
#####	WD'	4935.00	45795.0000000000	1146.0000000000	6/26/2003	WD'	
10/1/1986	WD	825.00	0.0000000000	0.0000000000	6/1/1984	WD	
11/1/1986	QCI	0.50	0.0000000000	0.0000000000	11/1/1985	WD	
9/1/1966	WD	73.20	0.0000000000	0.0000000000			
10/1/1986	WD	1550.00	13847.0000000000	341.0000000000	11/1/1980	WD	

8/23/2004 WD	5775.00	38113.0000000000	1079.0000000000	12/1/1981 QCI
	0.00	0.0000000000	0.0000000000	
1/28/2002 WD	14000.00	32714.0000000000	1828.0000000000	1/1/1972 WD
8/4/2003 WD	7875.00	35773.0000000000	1761.0000000000	6/28/1996 QCI
2/19/2014 DRF	0.70	50584.0000000000	1675.0000000000	7/15/2004 WD
6/27/2005 WD	6055.00	39992.0000000000	992.0000000000	5/1/1986 WD
	0.00	0.0000000000	0.0000000000	
12/1/1975 WD	525.00	0.0000000000	0.0000000000	4/1/1973 WD
6/1/1965 WD	17.10	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
2/27/2008 DRF	0.00	45164.0000000000	71.0000000000	##### WD
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
5/1/1989 QCI	0.55	16488.0000000000	69.0000000000	4/1/1971 WD
4/8/2019 SWI	4084.50	0.0000000000	0.0000000000	2/12/2019 QCI
11/1/1970 WD	177.00	7423.0000000000	377.0000000000	3/1/1966 WD
##### WD	2870.00	48475.0000000000	1639.0000000000	9/26/2007 DRF
3/29/2001 WD	1855.00	31437.0000000000	785.0000000000	8/30/1996 WD
3/1/1987 WD	425.00	14343.0000000000	471.0000000000	10/1/1984 WD
8/5/2016 DRF	0.70	0.0000000000	0.0000000000	7/24/2012 WD
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
10/4/2002 WD	6825.00	33904.0000000000	1279.0000000000	9/1/1969 WD
6/1/1990 WD	1210.00	17578.0000000000	166.0000000000	12/1/1973 WD
1/24/2000 QC*	0.70	30280.0000000000	353.0000000000	8/1/1972 DRF
	0.00	0.0000000000	0.0000000000	
1/29/2018 DRF	0.70	0.0000000000	0.0000000000	7/28/2000 DRF
##### DRF	0.70	0.0000000000	0.0000000000	7/14/2005 QCI
	0.00	0.0000000000	0.0000000000	
4/1/1986 WD	936.25	13367.0000000000	980.0000000000	6/1/1982 WD
8/1/1968 WD	40.50	0.0000000000	0.0000000000	4/1/1966 WD
10/1/1987 CET	0.55	0.0000000000	0.0000000000	1/1/1973 WD
6/12/2000 SWI	2625.00	30658.0000000000	1156.0000000000	2/27/1997 PRC
9/1/1971 WD	45.00	0.0000000000	0.0000000000	
10/9/2003 WD	7796.60	36275.0000000000	1328.0000000000	12/1/1985 WD
8/1/1966 WD	18.90	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
2/23/2021 WD	4095.00	0.0000000000	0.0000000000	5/1/1994 WD
12/1/1986 WD	360.00	0.0000000000	0.0000000000	7/1/1976 WD
##### WD	5355.00	34408.0000000000	1912.0000000000	10/1/1984 WD
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
4/1/1991 WD	1732.50	18345.0000000000	925.0000000000	5/1/1966 WD
3/31/2006 WD	7000.00	42001.0000000000	1155.0000000000	6/16/2004 WD
	0.00	0.0000000000	0.0000000000	
9/26/2003 WD	3815.00	36146.0000000000	901.0000000000	9/24/2002 WD
5/1/2008 WD	7000.00	45359.0000000000	1196.0000000000	6/27/2006 WD
	0.00	0.0000000000	0.0000000000	

	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
1/25/2013 QCI	0.70	49477.0000000000	1077.0000000000	6/28/2008 QCI
9/15/2000 WD	14700.00	30867.0000000000	1057.0000000000	5/11/1999 WD
6/29/1998 WD	4830.00	28470.0000000000	878.0000000000	4/1/1993 SWI
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
6/3/2019 QCI	0.70	0.0000000000	0.0000000000	2/15/2017 WD
##### WD'	4935.00	45795.0000000000	1146.0000000000	6/26/2003 WD'
4/19/2005 WD	5250.00	39538.0000000000	1002.0000000000	
1/23/2009 QCI	0.70	45942.0000000000	631.0000000000	6/7/2005 WD'
	0.00	0.0000000000	0.0000000000	
6/25/2002 SWI	3562.30	33361.0000000000	1447.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	

STAMP_AM_BOOK_5		PAGE_5	LAND_CALC_	LAND_CALC1	LAI
0.70	39267.0000000000	1995.0000000000	174240.00	1.60	AC
292.50	0.0000000000	0.0000000000	4.00	72309.00	SF
0.00	0.0000000000	0.0000000000	2500.00	20.41	BC
0.00	0.0000000000	0.0000000000	5.00	1568140.00	SF
0.00	0.0000000000	0.0000000000	4.50	174189.00	SF
0.00	0.0000000000	0.0000000000	5500.00	1.49	HB
17.10	8496.0000000000	289.0000000000	174240.00	2.39	AC
225.00	0.0000000000	0.0000000000	174240.00	2.39	AC
1240.00	12997.0000000000	24.0000000000	5500.00	3.09	HB
0.00	0.0000000000	0.0000000000	174240.00	2.39	AC
0.00	0.0000000000	0.0000000000	174240.00	3.40	AC
0.55	17243.0000000000	324.0000000000	4.00	75733.00	SF
0.70	50736.0000000000	1431.0000000000	4.00	80513.00	SF
0.00	0.0000000000	0.0000000000	4.00	86936.00	SF
0.00	0.0000000000	0.0000000000	4.00	36968.00	SF
0.70	0.0000000000	0.0000000000	4.00	131190.00	SF
3850.00	36920.0000000000	1985.0000000000	174240.00	2.27	AC
0.00	0.0000000000	0.0000000000	2500.00	1.78	BC
1575.00	28103.0000000000	393.0000000000	5500.00	3.34	HB
0.70	30218.0000000000	461.0000000000	4.00	82830.00	SF
0.00	0.0000000000	0.0000000000	2500.00	2.43	BC
0.00	0.0000000000	0.0000000000	174240.00	3.90	AC
0.70	0.0000000000	0.0000000000	3000.00	1.20	NU
29.40	0.0000000000	0.0000000000	5500.00	2.01	HB
3710.00	31834.0000000000	205.0000000000	5500.00	1.97	HB
0.00	0.0000000000	0.0000000000	4.00	147373.00	SF
109.50	7564.0000000000	923.0000000000	174240.00	1.84	AC
5950.00	38651.0000000000	173.0000000000	174240.00	2.60	AC
0.70	40039.0000000000	1038.0000000000	5500.00	1.10	HB
20650.00	51225.0000000000	78.0000000000	174240.00	2.27	AC
0.00	0.0000000000	0.0000000000	3000.00	0.96	NU
3937.50	30859.0000000000	64.0000000000	5500.00	5.00	HB
3850.00	33879.0000000000	1970.0000000000	11.50	120027.00	SF
0.00	0.0000000000	0.0000000000	4.00	91008.00	SF
0.00	0.0000000000	0.0000000000	4.00	113126.00	SF
0.00	0.0000000000	0.0000000000	4.00	87078.00	SF
0.00	0.0000000000	0.0000000000	0.51	824.00	SF
0.00	0.0000000000	0.0000000000	0.51	4128.00	SF
360.00	0.0000000000	0.0000000000	5500.00	6.71	HB
2520.00	25767.0000000000	904.0000000000	4.00	211179.00	SF
0.70	27396.0000000000	987.0000000000	500940.00	4.55	AC
0.70	48441.0000000000	1188.0000000000	4.00	291219.00	SF
0.00	0.0000000000	0.0000000000	4.00	138544.00	SF
3710.00	35531.0000000000	158.0000000000	4.00	108227.00	SF
765.00	0.0000000000	0.0000000000	2500.00	4.38	MI
1500.00	0.0000000000	0.0000000000	5500.00	2.80	HB
0.00	0.0000000000	0.0000000000	174240.00	8.59	AC
38.00	0.0000000000	0.0000000000	174240.00	5.73	AC

0.50	13739.0000000000	149.0000000000	4.00	416229.00 SF
0.00	0.0000000000	0.0000000000	174240.00	14.33 AC
180.00	5883.0000000000	512.0000000000	5500.00	7.64 HB
0.70	25120.0000000000	377.0000000000	5500.00	3.67 HB
5317.20	37867.0000000000	915.0000000000	174240.00	5.08 AC
875.00	13495.0000000000	109.0000000000	174240.00	2.35 AC
0.00	0.0000000000	0.0000000000	0.51	1650.00 SF
375.00	0.0000000000	0.0000000000	5500.00	3.46 HB
0.00	0.0000000000	0.0000000000	4.00	77120.00 SF
0.00	0.0000000000	0.0000000000	500940.00	1.99 AC
0.70	44928.0000000000	752.0000000000	4.00	81694.00 SF
0.00	0.0000000000	0.0000000000	174240.00	2.12 AC
0.00	0.0000000000	0.0000000000	4.00	46207.00 SF
25.50	0.0000000000	0.0000000000	4.00	46207.00 SF
0.70	0.0000000000	0.0000000000	4.00	67627.00 SF
17.10	0.0000000000	0.0000000000	4.00	127351.00 SF
0.00	44651.0000000000	1906.0000000000	4.00	82629.00 SF
1505.00	25410.0000000000	862.0000000000	4.00	54418.00 SF
324.00	0.0000000000	0.0000000000	4.00	104089.00 SF
8176.00	48972.0000000000	340.0000000000	4.00	95838.00 SF
0.00	0.0000000000	0.0000000000	4.00	95843.00 SF
0.00	0.0000000000	0.0000000000	5500.00	1.31 HB
0.00	0.0000000000	0.0000000000	4.00	104085.00 SF
75.00	0.0000000000	0.0000000000	174240.00	4.40 AC
258.00	0.0000000000	0.0000000000	4.00	104079.00 SF
209.70	0.0000000000	0.0000000000	4.00	130112.00 SF
0.00	0.0000000000	0.0000000000	4.00	95825.00 SF
0.00	31006.0000000000	1528.0000000000	4.00	129945.00 SF
0.70	40172.0000000000	2000.0000000000	174240.00	3.30 AC
0.00	0.0000000000	0.0000000000	174240.00	3.30 AC
756.00	0.0000000000	0.0000000000	174240.00	2.39 AC
15.10	0.0000000000	0.0000000000	4.00	103833.00 SF
175.50	0.0000000000	0.0000000000	4.00	78012.00 SF
1855.00	26129.0000000000	908.0000000000	174240.00	2.61 AC
0.00	0.0000000000	0.0000000000	4.00	104044.00 SF
1165.00	13049.0000000000	980.0000000000	11.50	87256.00 SF
0.00	0.0000000000	0.0000000000	3000.00	1.42 NU
0.00	0.0000000000	0.0000000000	11.50	122404.00 SF
1225.00	22124.0000000000	845.0000000000	5500.00	3.60 HB
102.00	0.0000000000	0.0000000000	5500.00	2.25 HB
321.75	12108.0000000000	40.0000000000	4.00	94656.00 SF
0.00	0.0000000000	0.0000000000	5500.00	3.33 HB
0.00	0.0000000000	0.0000000000	4.00	208055.00 SF
29.40	0.0000000000	0.0000000000	4.00	104039.00 SF
5320.00	37672.0000000000	1046.0000000000	4.00	104050.00 SF
0.00	0.0000000000	0.0000000000	4.00	104044.00 SF
3500.00	33882.0000000000	1397.0000000000	2500.00	0.71 MI
7700.00	42379.0000000000	38.0000000000	4.00	104060.00 SF
0.00	0.0000000000	0.0000000000	0.51	117260.00 SF

0.00	0.0000000000	0.0000000000	0.51	51995.00 SF
0.00	0.0000000000	0.0000000000	0.51	1493812.00 SF
0.00	0.0000000000	0.0000000000	174240.00	4.26 AC
0.70	46388.0000000000	1255.0000000000	174240.00	3.05 AC
1925.00	29532.0000000000	385.0000000000	174240.00	2.31 AC
850.50	20564.0000000000	338.0000000000	174240.00	2.31 AC
0.00	0.0000000000	0.0000000000	4.00	230126.00 SF
0.00	0.0000000000	0.0000000000	4.00	126823.00 SF
0.00	0.0000000000	0.0000000000	11.50	108676.00 SF
70.00	0.0000000000	0.0000000000	4.00	94769.00 SF
3710.00	35531.0000000000	158.0000000000	0.50	1837.00 SF
0.00	0.0000000000	0.0000000000	4.00	104036.00 SF
100.00	40039.0000000000	1045.0000000000	5500.00	2.29 HB
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	12.00	13000.00 SF
0.00	0.0000000000	0.0000000000	0.10	290740.00 SF
0.00	0.0000000000	0.0000000000	10.00	1.76 AC
0.00	0.0000000000	0.0000000000	10.00	1.68 AC

LAND_CAL_2	LAND_CAL_3	LA	LAND_CAL_5	LAND_CAL_6	LA	LAND_CAL_8	LAND_CAL_9
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
196020.00	22.96 AC		0.00	0.00		196020.00	20.41
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
130680.00	0.90 AC		0.00	0.00		130680.00	1.49
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
130680.00	0.50 AC		0.00	0.00		130680.00	3.09
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
130680.00	0.50 AC		0.00	0.00		130680.00	1.78
130680.00	0.07 AC		0.00	0.00		130680.00	3.34
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		130680.00	2.43
0.00	0.00		0.00	0.00		0.00	0.00
174240.00	0.55 AC		0.00	0.00		174240.00	1.20
130680.00	0.76 AC		0.00	0.00		130680.00	2.01
174240.00	1.55 AC		0.00	0.00		174240.00	1.97
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
174240.00	1.29 AC		0.00	0.00		174240.00	1.10
0.00	0.00		0.00	0.00		0.00	0.00
130680.00	1.41 AC		0.00	0.00		130680.00	0.96
130680.00	4.40 AC		0.00	0.00		130680.00	5.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
130680.00	2.13 AC		0.00	0.00		130680.00	6.71
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00
185130.00	0.47 AC		0.00	0.00		185130.00	4.38
130680.00	1.98 AC		0.00	0.00		130680.00	2.80
0.00	0.00		0.00	0.00		0.00	0.00
0.00	0.00		0.00	0.00		0.00	0.00

0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	1.91 AC	0.00	0.00	130680.00	7.64
130680.00	1.07 AC	0.00	0.00	130680.00	3.67
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
174240.00	0.81 AC	0.00	0.00	174240.00	3.46
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	1.08 AC	0.00	0.00	130680.00	1.31
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	0.97 AC	0.00	0.00	130680.00	1.42
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	0.38 AC	0.00	0.00	130680.00	3.60
130680.00	0.35 AC	0.00	0.00	130680.00	2.25
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	0.54 AC	0.00	0.00	130680.00	3.33
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
130680.00	1.68 AC	0.00	0.00	130680.00	0.71
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	196020.00	2.29
1.01	30575.00 SF	0.00	0.00	0.00	0.00
1.01	32443.00 SF	0.00	0.00	0.00	0.00
1.01	32443.00 SF	0.00	0.00	0.00	0.00
1.01	30575.00 SF	0.00	0.00	0.00	0.00
1.01	30575.00 SF	0.00	0.00	0.00	0.00
1.01	30575.00 SF	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00

LA	SITUS_	SITUS_	SITUS_	SITUS_	ST_4	SITU:	SIT	SITUS_	ZIP_	SITUS_	LAST_	YRS
	4891				HANCOCK	RD	SW	33330	2219			278780
	14301	W			PALOMINO	DR	SW	33330	2135			289240
AG	13900				GRIFFIN	RD	SW		33330			4551640
	13900				GRIFFIN	RD	SW		33330			7056630
		SW			50	ST	SW		33330			783850
AG	5101	SW			145	AVE	SW	33330	2404			125810
	5121				THOROUGHbred	LN	SW	33330	2404			416430
	5161				THOROUGHbred	LN	SW	33330	2404			416430
AG	5200				THOROUGHbred	LN	SW		33330			82340
	5151				THOROUGHbred	LN	SW	33330	2404			416430
	13750	E			PALOMINO	DR	SW	33330	2233			592420
	13601	E			PALOMINO	DR	SW	33330	2232			302930
	5101	SW			136	AVE	SW	33330	2520			322050
	13851				PALOMINO	DR	SW		33330			347740
	13701	E			PALOMINO	DR	SW	33330	2231			147870
	13600	E			PALOMINO	DR	SW	33330	2217			524760
	13810	E			PALOMINO	DR	SW		33330			395520
AG	13760	E			PALOMINO	DR	SW	33330	2216			69790
AG	13700	E			PALOMINO	DR	SW		33330			27520
	13800	SW			50	MNR	SW	33330	2525			331320
AG	13760	E			PALOMINO	DR	SW		33330			6080
	5151	SW			136	AVE	SW		33330			679540
AG	13820	SW			50	MNR	SW	33330	2525			99430
AG	5171	SW			136	AVE	SW		33330			110370
AG	13911	SW			52	PL	SW		33330			280910
	5200	SW			136	AVE	SW	33330	2513			589490
	13711	SW			52	PL	SW		33330			320600
	13811	SW			52	PL	SW		33330			453020
AG	5261	SW			136	AVE	SW		33330			230820
	5271	SW			136	AVE	SW		33330			395520
AG	5291	SW			136	AVE	SW	33330	2530			187140
AG	5335	SW			136	AVE	SW		33330			602490
		SW			136	AVE	SW		33330			1200270
	5421				HOLATEE	TRL	SW		33330			364030
	5431	SW			136	AVE	SW	33330	2517			452500
	5401	SW			136	AVE	SW		33330			348310
		SW			136	AVE	SW		33330			420
					HOLATEE	TRL	SW		33330			2110
AG	5501	SW			136	AVE	SW	33330	3034			315250
	13902				CASA MOORREYE	DR	SW		33330			844720
	5601	SW			136	AVE	SW		33330			792790
	5550				HANCOCK	RD	SW		33330			1164880
	5556				HANCOCK	RD	SW		33330			554180
	5500				HANCOCK	RD	SW		33330			432910
AG		SW			56	MNR	SW		33330			97960
AG	5450				HANCOCK	RD	SW		33330			274150
	5400				HANCOCK	RD	SW		33330			1496720
	5330				HANCOCK	RD	SW	33330	2506			998400

5300		HANCOCK	RD SW	33330	3121720
5200		HANCOCK	RD SW	333302504	2496860
AG 5100		HANCOCK	RD SW	33330	291620
AG 5070		HANCOCK	RD SW	33330	160010
13950	E	PALOMINO	DR SW	33330	885140
5050		HANCOCK	RD SW	33330	409460
		HANCOCK	RD SW	33330	840
AG 14130	E	PALOMINO	DR SW	333302212	160160
14000	E	PALOMINO	DR SW	33330	308480
	E	PALOMINO	DR SW	33330	650130
14100	E	PALOMINO	DR SW	33330	326780
13100	E	PALOMINO	DR SW	33330	369390
13975	E	PALOMINO	DR SW	33330	184830
14001	E	PALOMINO	DR SW	333302228	184830
5001		HANCOCK	RD SW	333302529	270510
14300	W	PALOMINO	DR SW	33330	509400
4950	SW	145	AVE SW	33330	330520
14400	W	PALOMINO	DR SW	33330	217670
5000		THOROUGHBRED	LN SW	333302403	416360
5051		HANCOCK	RD SW	333302529	383350
5011	SW	142	AVE SW	333302529	383370
AG 4940		THOROUGHBRED	LN SW	333302401	148340
5060		THOROUGHBRED	LN SW	33330	416340
5081		HANCOCK	RD SW	33330	766660
5090		THOROUGHBRED	LN SW	333302403	416320
5176	SW	145	AVE SW	333302405	520450
5131		HANCOCK	RD SW	333302501	383300
5110		THOROUGHBRED	LN SW	333302405	519780
5151		HANCOCK	RD SW	33330	574990
5261		HANCOCK	RD SW	33330	574990
5300		THOROUGHBRED	LN SW	33330	416430
5280		THOROUGHBRED	LN SW	333302407	415330
5271		HANCOCK	RD SW	333302503	312050
5281		HANCOCK	RD SW	33330	454770
5360		THOROUGHBRED	LN SW	333302409	416180
5301		HANCOCK	RD SW	33330	872560
AG 5320	SW	145	AVE SW	333302409	131020
5353		HANCOCK	RD SW	33330	1224040
AG 5401		HANCOCK	RD SW	333302507	69460
AG 5380		THOROUGHBRED	LN SW	33330	58110
5400		THOROUGHBRED	LN SW	33330	378620
AG 5501		HANCOCK	RD SW	333303001	88880
5401	SW	145	AVE SW	333302410	832220
5351	SW	145	AVE SW	33330	416160
5281		THOROUGHBRED	LN SW	33330	416200
5301	SW	145	AVE SW	333302408	416180
AG 5221	SW	145	AVE SW	33330	221320
5201	SW	145	AVE SW	333302404	416240
	SW	145	AVE SW	33330	59800

	SW	145	AVE SW	33330	26520
	SW	145	AVE SW	33330	761840
5551		HANCOCK	RD SW	33330	742260
5601		HANCOCK	RD SW	333303003	531430
5600		THOROUGHBRED	LN SW	33330	402490
5530		THOROUGHBRED	LN SW	33330	402490
5500		THOROUGHBRED	LN SW	33330	920500
5533	SW	136	AVE SW	333303034	507290
	SW	136	AVE SW	33330	1086760
5470		HANCOCK	RD SW	33330	379080
	SW	56	MNR SW	33330	920
5321		THOROUGHBRED	LN SW	33330	416140
AG	SW	52	PL SW	33330	12600
5075		REGENCY ISLES	WAY CY	33328	186880
5095		REGENCY ISLES	WAY CY	33330	188770
5105		REGENCY ISLES	WAY CY	33330	188770
5135		REGENCY ISLES	WAY CY	33330	186880
5165		REGENCY ISLES	WAY CY	33330	186880
5185		REGENCY ISLES	WAY CY	33330	186880
	SW	135	AVE CY	33330	29070
	SW	136	AVE CY	33330	10
	SW	136	AVE CY	33330	10

LAST_YRS	LAST_YRS	LAST_YRS	LAST_YRS	LAST_YRS	TWO_YRS	TWO_YRS	TWO_YRS
698360	0	486960	1053161	536960	209090	628590	0
2285760	0	1689060	3099040	1739060	216930	1900770	0
1148490	4000770	62020	4999031	4619920	3051440	1148490	2667180
0	0	7056630	12842610	7056630	372000	0	4416980
0	0	783850	1426567	783850	10000	0	522720
542630	194710	101580	399607	156580	125810	361840	194710
787730	0	373510	869877	423510	416430	508270	0
1008710	0	397870	910279	452870	416430	650920	0
792480	403800	297650	752813	347650	82340	528400	403800
1006470	0	122090	425783	360240	416430	649370	0
1432580	0	1135480	2199092	1185480	592420	955120	0
1544910	0	1280730	2406935	1330730	302930	1311740	0
544650	0	586550	1228323	636550	322050	362850	0
739130	0	920870	1895326	920870	347740	492790	0
365570	0	236650	602416	286650	147870	297150	0
1454020	0	1325930	2524088	1380930	524760	447170	0
929030	0	781870	2132026	831870	395520	723000	0
556920	232610	122550	510678	172550	69790	484700	232610
31430	436470	58950	178089	58950	27520	31430	436470
458240	0	549410	1166186	599410	331320	305550	0
980	317550	7060	12454	7060	6080	980	317550
568850	0	586960	1266349	636960	679540	379300	0
696340	209090	693470	1451143	693470	99430	531000	209090
540280	262670	196760	581835	251760	110370	470500	262670
836700	343250	634330	1466012	684330	280910	591410	343250
759820	0	406400	948875	456400	589490	506740	0
544610	0	865210	1692923	865210	320600	376140	0
1199290	0	1377450	2613577	1427450	453020	975170	0
1377580	191660	1166510	2219858	1221510	230820	1174380	191660
3459750	0	1987220	3748098	2037220	395520	2813960	0
478330	125450	350540	828540	400540	114360	416960	199940
4475590	653400	2900980	5199090	2950980	602490	3898250	653400
0	0	508290	1384329	508290	960220	0	0
1206780	0	1131890	2158064	1181890	364030	981430	0
695580	0	361700	870293	411700	452500	463430	0
1298400	0	1395950	2609125	1445950	522470	881370	0
0	0	420	922	420	4940	0	0
0	0	0	0	2110	2110	0	0
1343000	876860	576760	1233126	631760	298270	958980	876860
1857680	0	2488720	4531632	2538720	844720	1509830	0
0	0	792790	1445282	792790	97210	0	755330
4549630	0	5351140	9641636	5351140	1164880	3699800	0
369100	0	880610	1792703	880610	554180	246380	0
1729170	0	1972450	3734537	1972450	432910	1406440	0
94500	810870	192460	334356	192460	97960	94500	810870
498980	365900	441200	1006394	491200	274150	356160	365900
1049290	0	2416050	4526283	2416050	1496720	699690	0
3321340	0	3233150	5793889	3283150	998400	2701140	0

0	0	2179180	4575548	2179180	1998970	0	0
3224670	0	3374090	6088237	3429090	1872640	2773790	0
589190	998400	740970	1598323	740970	291620	420900	998400
588230	479600	702430	1463444	702430	160010	511760	479600
2889670	0	2465530	4608424	2515530	885140	2274150	0
1619300	0	1853770	3633529	1853770	409460	1316840	0
0	0	0	0	840	840	0	0
1017140	602870	1121440	2161636	1171440	124880	1223610	452150
511670	0	229390	611635	279390	308480	340880	0
0	0	650130	1171370	650130	10950	0	260050
1126370	0	1005860	1941238	1055860	326780	916270	0
848000	0	595860	1241324	645860	136840	739360	146360
369310	0	366770	829209	416770	184830	300490	0
1269250	0	1339270	2675576	1339270	184830	1032690	0
1592440	0	1764370	3412003	1764370	270510	1333470	0
4484680	0	4064380	7312034	4114380	509400	2759770	0
781400	0	820430	1627585	870430	330520	634640	0
536810	0	464160	1012173	514160	217670	436040	0
804480	0	881830	1746368	931830	416360	653300	0
1765740	0	1531790	2969530	1581790	383350	1434620	0
743170	0	467360	1021390	517360	383370	604230	0
889430	171190	406960	921320	456960	148340	774050	171190
932760	0	602270	1262770	652270	416340	622040	0
1854380	0	1997380	3813629	2047380	766660	1507470	0
708360	0	977570	1994415	977570	416320	472380	0
1587290	0	1555690	2916845	1605690	520450	1290020	0
812130	0	771520	1544765	821520	383300	660360	0
1223550	0	1131340	2192447	1181340	519780	994590	0
2031910	0	1860980	3437442	1910980	574990	1652570	0
3106540	0	3410550	6241715	3410550	646870	2453630	0
632750	0	710150	1453301	760150	416430	421960	0
829340	0	498000	1215471	553000	415330	674100	0
1687170	0	1353820	2531197	1403820	312050	1371650	0
4152050	0	3424020	6218442	3474020	454770	3377130	0
833790	0	537930	1152963	587930	416180	677850	0
0	0	335480	968434	335480	696960	0	0
574330	185570	239920	636536	289920	131020	410320	185570
0	0	759670	1680263	759670	734420	0	0
618660	470450	222570	624853	272570	69460	539220	470450
447280	294030	211370	605966	261370	58110	389610	294030
1201790	0	1491340	2818249	1491340	378620	977150	0
686630	435160	207520	730706	257520	88880	597490	435160
1254030	0	537320	1174059	592320	832220	832440	0
3080720	0	3350090	5946669	3400090	832310	0	0
793790	0	767050	1548592	817050	416200	528870	0
502560	0	868740	1731160	918740	416180	335080	0
490950	92780	319980	776691	369980	221320	350720	92780
1129180	0	1545420	2865830	1545420	416240	917740	0
0	0	0	0	59800	59800	0	0

0	0	0	0	26520	26520	0	0
0	0	0	0	761840	761840	0	0
3874540	0	2032350	3722212	2082350	742260	3120540	0
2672190	0	2819640	5439084	2819640	531430	2151320	0
2748270	0	1625050	3001833	1675050	402490	2213770	0
1509900	0	1357010	2552417	1407010	402490	1215290	0
2484770	0	1999430	3682479	2049430	920500	2124270	0
1496770	0	662700	1383514	712700	507290	1206620	0
0	0	576410	1382639	576410	650790	0	0
2047480	0	1820660	3461089	1870660	379080	1830260	0
0	0	920	1989	920	920	0	0
2727940	0	1651120	3046947	1701120	416140	2311690	0
14630	448890	27230	47208	27230	12600	0	448890
1103580	0	754200	1486433	804200	134880	891400	0
1238990	0	677190	1338992	727190	136770	995470	0
1200780	0	703260	1388855	753260	136770	966330	0
1377410	0	759280	1494659	809280	134880	1102590	0
1246180	0	672550	1330059	722550	134880	1001620	0
951780	0	437780	883918	487780	134880	775300	0
0	0	0	0	29070	29070	0	0
0	0	0	0	10	10	0	0
0	0	0	0	10	10	0	0

TWO_YRS	TWO_YRS_	TWO_YRS_	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNI	BLDG	BLDB	BLDC
471330	995045	521330	2578	3332	1	1971	003	2 1
1638410	2927426	1688410	7090	7266	1	2020	005	2 1
61020	3261203	4199930	25553	25553	0	1999	004	2 1
372000	646551	372000	0	0	0	0		0
10000	17381	10000	0	0	0	0		0
101520	385666	152020	2165	2165	1	1973	003	2 1
361180	826370	411180	2104	2408	1	1972	003	2 1
389180	871697	439680	3295	4280	1	1973	003	2 1
287530	711631	337530	2704	2704	1	1978	003	2 2
117900	405230	349750	3306	3990	1	1973	003	2 1
1100960	2088362	1150960	7667	9890	1	1975	003	2 2
1241980	2278112	1291980	4293	5306	1	1978	003	2 1
568010	1167618	618010	2525	3435	1	1980	003	2 1
837160	1605803	837160	3311	4340	1	1979	003	2 1
228310	571740	278310	1577	1871	1	1975	003	2 2
588120	1232192	638620	6560	7542	1	1972	003	2 1
816800	2013714	866800	5713	5952	1	2012	005	2 1
117530	487579	167530	3370	3370	1	1972	003	2 1
58950	176200	58950	0	0	0	1965	003	2 0
531960	1108893	581960	1844	2009	1	1988	003	2 1
7060	12186	7060	0	0	0	1960	003	2 0
568410	1203697	618410	2248	2840	1	1972	003	2 1
630430	1240973	630430	2384	2384	1	1995	004	2 1
193930	556837	244430	3485	3485	1	1972	003	2 1
601200	1243144	651200	3992	5119	2	1972	003	2 2
393110	900900	443110	3290	3809	1	1977	003	2 1
696740	1369542	696740	3516	3655	1	1979	003	2 1
1335880	2476656	1385880	3562	4576	1	1985	003	2 1
1097260	2043916	1152260	5617	5617	1	1992	003	2 1
1927890	3551579	1977890	12443	13959	2	2010	005	2 2
268270	663856	318270	2821	2821	1	1976	003	2 1
2815030	4916236	2865030	9164	9164	1	2004	004	2 1
462090	1143684	462090	0	0	0	0	003	2 0
1097470	2044874	1147470	5734	6619	1	2014	005	2 1
349710	825880	399710	3083	3525	1	1979	003	2 1
1353840	2486203	1403840	3620	4368	1	2022	005	2 1
3160	6837	3160	0	0	0	0		0
0	0	2110	0	0	0	0		0
562860	1174639	613360	5766	5766	1	1985	003	2 1
2354550	4180398	2354550	6234	6598	1	2001	004	2 1
93300	164558	93300	0	0	0	0		0
4864680	8354767	4864680	18547	21659	1	2001	004	2 1
800560	1588157	800560	7718	7718	1	2001	004	2 1
1793140	3244941	1793140	7419	8208	1	2011	005	1
192460	326378	192460	0	0	0	2019	005	2 0
426900	954511	476900	2637	2637	1	1967	003	2 1
2196410	3975216	2196410	3156	3772	1	1969	003	2 1
3137530	5489430	3187530	13978	17764	1	2014	005	2 3

1981080	3574546	1981080	19327	20166	2	2024	005	2	2
3278720	5763505	3329220	10155	12339	1	1987	003	3	1
673610	1378365	673610	1241	1740	1	1983	003	2	1
638580	1306354	638580	2986	2986	1	1975	003	2	2
2404450	4393968	2454450	9789	10670	3	2017	005	2	3
1685250	3174525	1685250	6436	7423	2	2017	005	2	3
0	0	840	0	0	0	0			0
1087330	2038260	1137330	3993	3993	1	1972	003	2	1
221260	580842	271260	2600	3642	1	1970	003	2	1
10950	19033	10950	0	0	0	0			0
975110	1839240	1025110	4638	5444	1	2011	005	2	1
393750	862055	443750	5348	5515	1	1975	003	2	1
354640	790560	404640	2945	3560	1	1973	003	2	1
1217520	2335500	1217520	6370	8522	2	1972	003	2	2
1603980	2994528	1603980	4978	5603	2	2010	005	2	2
3083650	5499421	3133650	9584	7766	3	2021	005	2	3
795080	1543193	845080	3891	4481	1	1977	003	2	1
449190	959276	499190	3952	4559	1	1988	003	2	1
854690	1656291	904690	5142	6168	1	1989	003	3	1
1485720	2818181	1535720	6820	8167	2	2000	004	2	2
452300	968591	502300	4875	6096	1	1986	003	3	1
393660	871486	443660	4634	4634	1	1986	003	2	1
583280	1199411	633280	3836	4364	1	1978	003	2	1
1937750	3621204	1987750	8121	10626	2	2002	004	2	2
888700	1704325	888700	3547	3731	1	1974	003	2	1
1508930	2763406	1558930	6352	7367	1	2021	005	2	1
747600	1464951	797600	6555	6776	1	1972	003	2	1
1096940	2077856	1146940	5826	6771	1	1978	003	2	1
1805330	3255843	1855330	6354	7164	1	1999	004	2	1
3100500	5395723	3100500	7172	8482	1	2022	005	2	1
688010	1381708	738010	3022	3961	1	1971	003	2	1
486400	1165695	536900	4894	5925	2	1989	003	2	2
1312940	2396230	1362940	6413	7223	1	2021	005	2	1
3322840	5887164	3372840	12313	12907	2	2002	004	2	2
520810	1093136	570810	3861	3903	1	1973	003	2	2
172690	647163	172690	0	0	0	0	003	2	0
231480	602932	281480	2908	2908	1	1972	003	2	1
690610	1262617	690610	0	0	0	0			0
214640	589989	264640	3183	3183	1	1967	003	2	1
203760	572182	253760	2160	2160	1	1990	003	2	1
1355770	2463274	1355770	3358	3751	1	1988	003	2	1
200020	696452	250020	4452	4452	2	1969	003	2	2
519550	1113942	570050	4466	5647	1	1980	003	2	1
514990	1119977	514990	8905	11741	1	2023	005	2	1
743260	1471743	793260	4804	5456	1	1969	003	2	1
751260	1477255	751260	1848	1848	1	1973	003	2	1
309210	736812	359210	2619	2619	1	1970	003	2	1
1283980	2371339	1333980	2481	2481	1	1971	003	2	1
0	0	59800	0	0	0	0			0

0	0	26520	0	0	0	0	0
0	0	761840	0	0	0	0	0
1971700	3523197	2021700	11072	13133	1	2000 004 2	2
2563310	4700113	2563310	8996	9778	2	1999 004 2	2
1576270	2840614	1626270	8484	9443	1	2001 004 2	1
1316030	2417989	1366030	5062	6132	1	1995 004 2	1
1939740	3488249	1989740	7803	8378	1	1998 004 2	1
641950	1310156	691950	4860	7082	1	2005 005 2	1
524010	1019956	524010	0	0	0	0	0
1766180	3280631	1816180	5122	6226	2	2003 004 2	3
920	2103	920	0	0	0	0	0
1601580	2882584	1651580	9375	9608	1	2010 005 2	1
12600	21898	12600	0	0	0	2023 005 2	0
730780	1404068	780780	4946	5940	1	2003 004 2	1
656010	1264335	706010	5448	6279	1	2003 004 2	1
681330	1311612	731330	4854	5925	1	2003 004 2	1
735710	1411823	785710	5620	6540	1	2002 004 2	1
651510	1255844	701510	5622	6539	1	2003 004 2	1
423580	833027	473580	4057	4360	1	2001 004 2	1
0	0	29070	0	0	0	0	0
0	0	10	0	0	0	0	0
0	0	10	0	0	0	0	0

BLDH	NCU_LAN	NCU_BLDG	NCU_LY	IA_DATE	L_DATE	B_DATE	S.S.S.S.	D	DISA	S	SEN_EX_C
001	N	0	0 1/1 1/1	101018	100615	100326	T T Q T		0		0
001	Y	0	0 1/1 1/1	101019	100506	101005	Q Q		0		0
707	N	0	0 1/1 1/1	110112	110112	100507			0		0
	N	0	0 1/1 1/1	0	0	0	T E		0		0
	N	0	0 1/1 1/1	0	0	0	T E E		0		0
003	N	0	0 1/1 1/1	101018	100512	100507			0		0
001	N	0	0 1/1 1/1	101018	100506	100326	T T D		0		0
001	N	0	0 1/1 1/1	101018	100506	100326			0		0
003	N	0	0 1/1 1/1	101018	100512	100513			0		0
001	N	0	0 1/1 1/1	101018	100506	100326			0		0
001	N	0	0 1/1 1/1	101019	100512	100507	T T		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	T Q D T		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	T Q T Q		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	Q T		0		0
001	N	0	0 1/1 1/1	101009	100506	100326			0		0
001	N	0	0 1/1 1/1	101019	100506	100326	T T Q D		0		0
001	N	0	0 1/1 1/1	101019	100506	100326	T T		0		0
003	N	0	0 1/1 1/1	101018	100512	100507			0		0
002	N	0	0 1/1 1/1	101018	100512	100611	T T Q		0		0
001	N	0	0 1/1 1/1	101019	100506	100326	Q Q		0		0
002	N	0	0 1/1 1/1	101018	100512	100611			0		0
099	N	0	0 1/1 1/1	101019	100506	100326			0		0
001	N	0	0 1/1 1/1	101018	100512	100507	Q D T T		0		0
003	N	0	0 1/1 1/1	101214	100512	100507	T		0		0
001	N	0	0 1/1 1/1	101018	100512	100326	D T		0		0
001	N	0	0 1/1 1/1	101018	100506	100326			0		0
001	N	0	0 1/1 1/1	101018	100512	100507	Q		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	Q T E D		0		0
001	N	0	0 1/1 1/1	101018	101013	100507	Q T O T		0		0
102	N	0	0 1/1 1/1	101018	100506	100326	Q C T D		0		0
001	N	0	0 1/1 1/1	101018	100512	100611			0		0
003	N	0	0 1/1 1/1	101018	100506	100326	T Q		0		0
001	N	0	0 1/1 1/1	101018	100512	100507	E D		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	S		0		0
001	N	0	0 1/1 1/1	101019	100506	100326			0		0
001	N	0	0 1/1 1/1	0	0	0	D T		0		0
	N	0	0 1/1 1/1	0	0	0	E		0		0
	N	0	0 1/1 1/1	0	0	0			0		0
001	N	0	0 1/1 1/1	101019	100512	100507	T T		0		0
001	N	0	0 1/1 1/1	110114	100506	100326	Q T		0		0
	N	0	0 1/1 1/1	110114	100511	50507	Q T		0		0
001	N	0	0 1/1 1/1	101018	100506	100326	T Q T T		0		0
002	N	0	0 1/1 1/1	0	0	0	T T T		0		0
001	N	0	0 1/1 1/1	101213	100528	101209	T T E D		0		0
002	N	0	0 1/1 1/1	101009	100512	0	Q		0		0
003	N	0	0 1/1 1/1	101018	100512	100507			0		0
001	N	0	0 1/1 1/1	101018	100512	100507			0		0
001	N	0	0 1/1 1/1	110107	110106	100611	T Q		0		0

102 N	0	0 1/1	1/1	101018	100506	100326 T E E	0	0
003 Y	0	0 1/1	1/1	101019	100512	100507 Q T	0	0
001 N	0	0 1/1	1/1	110114	110110	100507 Q D	0	0
001 N	0	0 1/1	1/1	110114	110110	100507 Q D	0	0
102 N	0	0 1/1	1/1	101018	100512	100507 Q T Q T	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 E Q Q	0	0
N	0	0 1/1	1/1	0	0	0	0	0
003 N	0	0 1/1	1/1	101018	100512	100507 Q	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 D	0	0
N	0	0 1/1	1/1	101009	100512	0	0	0
001 N	0	0 1/1	1/1	101213	100506	101213 Q T Q T	0	0
001 N	0	0 1/1	1/1	101018	100517	70802	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 S	0	0
102 N	0	0 1/1	1/1	101018	100506	100326 D Q D	0	0
102 N	0	0 1/1	1/1	101019	100318	100426 Q T D C	0	0
102 N	0	0 1/1	1/1	101018	100506	100326 T Q	0	0
001 Y	0	0 1/1	1/1	101018	100506	100326 Q Q Q S	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 T T	0	0
001 N	0	0 1/1	1/1	101019	100506	100326 S	0	0
102 N	0	0 1/1	1/1	101018	100506	100326 T Q Q T	0	0
001 N	0	0 1/1	1/1	101019	100506	100326	0	0
001 N	0	0 1/1	1/1	101018	100512	100507	0	0
001 N	0	0 1/1	1/1	101019	100506	100601 Q	0	0
102 N	0	0 1/1	1/1	101203	100512	100507 Q	0	0
001 N	0	0 1/1	1/1	101009	100506	100401 T Q	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 Q E E	0	0
001 N	0	0 1/1	1/1	101018	100506	101027	0	0
001 N	0	0 1/1	1/1	101009	100506	100326 T T T T	0	0
001 N	0	0 1/1	1/1	101018	100512	100507 Q Q T T	0	0
001 N	0	0 1/1	1/1	0	0	0 Q Q	0	0
001 N	0	0 1/1	1/1	101018	100512	100517 Q	0	0
102 N	0	0 1/1	1/1	101018	100506	100326	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 T Q	0	0
102 N	0	0 1/1	1/1	101019	100506	100326 Q Q	0	0
001 N	0	0 1/1	1/1	101019	100506	100326	0	0
001 N	0	0 1/1	1/1	110114	110113	90610 S	0	0
001 N	0	0 1/1	1/1	101019	100512	100507	0	0
N	0	0 1/1	1/1	0	0	0 T	0	0
001 N	0	0 1/1	1/1	101019	100512	100507 T T T T	0	0
003 N	0	0 1/1	1/1	101215	100506	100326 Q T	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 Q Q	0	0
003 N	0	0 1/1	1/1	101009	100512	100507	0	0
001 N	0	0 1/1	1/1	101019	100506	100326 T	0	0
001 N	0	0 1/1	1/1	101019	100506	100326 Q	0	0
001 N	0	0 1/1	1/1	101018	100506	100326 E D T	0	0
001 N	0	0 1/1	1/1	101208	100506	100326 T	0	0
003 N	0	0 1/1	1/1	101018	100506	100326 Q	0	0
001 N	0	0 1/1	1/1	101018	100512	90618 Q T Q Q	0	0
N	0	0 1/1	1/1	0	0	0	0	0

N	0	0	1/1	1/1	0	0	0	0	0
N	0	0	1/1	1/1	0	0	0	0	0
001 N	0	0	1/1	1/1	101019	100506	100326	0	0
102 N	0	0	1/1	1/1	101018	100506	100610 T T Q T	0	0
001 N	0	0	1/1	1/1	101203	100506	100326 D T	0	0
001 N	0	0	1/1	1/1	101018	100506	100326 Q	0	0
001 N	0	0	1/1	1/1	101019	100506	100326	0	0
001 N	0	0	1/1	1/1	101018	100512	100326	0	0
N	0	0	1/1	1/1	101009	100512	0	0	0
102 N	0	0	1/1	1/1	101018	100506	100326 T T T T	0	0
N	0	0	1/1	1/1	101009	20610	0 T T E D	0	0
001 N	0	0	1/1	1/1	101215	100506	101027 Q Q Q	0	0
002 N	0	0	1/1	1/1	101009	100512	0 Q D T T	0	0
001 N	0	0	1/1	1/1	110112	100527	100326 Q	0	0
001 N	0	0	1/1	1/1	101019	100527	100326 D T S	0	0
001 N	0	0	1/1	1/1	101018	100527	100326	0	0
001 N	0	0	1/1	1/1	101018	100527	100326 Q	0	0
001 N	0	0	1/1	1/1	101019	100527	100326	0	0
001 N	0	0	1/1	1/1	101019	100527	100326	0	0
N	0	0	1/1	1/1	101009	10621	0	0	0
N	0	0	1/1	1/1	101009	90406	0	0	0
N	0	0	1/1	1/1	101009	90406	0	0	0

PORT_INT	S	S	S	S	S	S	S	S	S	PRELIM	JL	P	GIS	SQUA	ACT	LAST	OV	CENSUS	BLO	SA	SA
0										0				69585	1965	0224	FL	120110703162	11	11	
0										0				72487	2019	0122	FL	120110703162	01	01	
0										0				1889436	1998	0224		120110703161			
0										0				1568140		0224		120110703161	11	05	
0										0				174189		0224		120110703161	11	05	
0										0				104081	1972	0224	FL	120110703162			
0										0				104076	1968	1220	FL	120110703162	11	30	
0										0				104065	1972	1220	FL	120110703162			
0										0				156217	1977	0224	FL	120110703162			
0										0				104071	1972	1220	FL	120110703162			
0										0				148114	1974	0521	FL	120110703161	11	11	
0										0				75733	1971	0521	FL	120110703161	11	01	
0										0				80513	1979	0521	FL	120110703161	11	01	
0										0				86936	1978	0521	FL	120110703161	01	11	
0										0				36968	1966	0521	FL	120110703161			
0										0				131190	1971	1222	FL	120110703161	11	11	
0										0				99018	1965	0324	FL	120110703161	11	11	
0										0				99172	1971	0224	FL	120110703161			
0										0				148369	1972	0224		120110703161	11	11	
0										0				82830	1987	0521	FL	120110703161	01	01	
0										0				105656	1959	0224		120110703161			
0										0				169950	1968	0521	FL	120110703161			
0										0				76384	1994	0224	FL	120110703161	01	01	
0										0				120762	1971	0224	FL	120110703161	11		
0										0				153500	1971	0224		120110703161	12	11	
0										0				147373	1976	0822	FL	120110703161			
0										0				79983	1978	0123		120110703161	01		
0										0				113044	1976	0123		120110703161	01	11	
0										0				103912	1991	0224		120110703161	01	11	
0										0				99271	2009	0322		120110703161	01	02	
0										0				103277	1967	0224	FL	120110703161			
0										0				409624	2003	0224		120110703161	11	01	
0										0				120027		0222		120110703161	03	37	
0										0				91008	1973	0521		120110703161	02		
0										0				113126	1978	0521	FL	120110703161			
0										0				87078	2021	0322		120110703161	30	11	
0										0				824		0222		120110703161	03		
0										0				4128		1221		120110703161			
0										0				385014	1984	0224	FL	120110703161	11	11	
0										0				211179	2000	0521	FL	120110703161	01	11	
0										0				198382		0223		120110703161	01	11	
0										0				291219	1994	1220		120110703161	11	01	
0										0				138544	2000	0521		120110703161	11	11	
0										0				108227	2010	0521	FL	120110703161	11	11	
0										0				211258	2018	0224		120110703161	01		
0										0				208153	1966	0224	FL	120110703161			
0										0				374579	1968	1221		120110703161			
0										0				249701	2013	0521	FL	120110703161	11	01	

0		0	416229 2023 1123	120110703161	11 05
0		0	624412 1986 0122 FL	120110703161	01 11
0		0	416318 1982 0224	120110703161	01 05
0		0	206522 1974 0224	120110703161	01 05
0		0	221262 2016 0124	120110703161	01 11
0	6	0	102313 2016 0322	120110703161	03 01
0		0	1650 1221	120110703161	
0		0	186027 1971 0224 FL	120110703161	01
0		0	77120 1969 0521 FL	120110703161	
0		0	86816 0123	120110703161	
0		0	81694 2010 0521	120110703161	01 11
0		0	92416 1968 0123 FL	120110703161	
0		0	46207 1972 0521 FL	120110703161	02
21937		0	46207 1971 0521	120110703161	30 01
0		0	67627 1970 0521 FL	120110703162	01 11
0		0	127351 2020 1122	120110703162	11 01
0		0	82629 1972 0521	120110703162	01 01
0		0	54418 1987 0521 FL	120110703162	11 11
0		0	104089 1988 0521 FL	120110703162	02
0		0	95838 1999 0322 FL	120110703162	11 01
0		0	95843 1985 0521 FL	120110703162	
0		0	104093 1985 0224 FL	120110703162	
0		0	104085 1971 1021 FL	120110703162	01
0		0	191664 1972 0521 FL	120110703162	01
0		0	104080 1973 0521 FL	120110703162	11
0	4 4	0	130112 2020 0521 FL	120110703162	01 03
0		0	95825 1971 0521	120110703162	
0		0	129945 1971 0521 FL	120110703162	11 11
0		0	143683 1998 0521 FL	120110703162	01 01
0		0	143764 2021 1021	120110703162	01 01
0		0	104277 1970 0521 FL	120110703162	01
0		0	103833 1988 0521 FL	120110703162	
0		0	78012 2020 0521 FL	120110703162	11 01
0		0	113596 2001 0521 FL	120110703162	01 01
0		0	104044 1972 0521 FL	120110703162	
0		0	87256 1123	120110703162	02
0		0	104048 1971 0224 FL	120110703162	
0		0	122364 1123	120110703162	11
0		0	173542 1966 0224 FL	120110703162	30 30
0		0	113418 1989 0224	120110703162	01 11
0		0	94656 1987 0521 FL	120110703162	01 01
0		0	168731 1968 0224 FL	120110703162	
0		0	208055 1975 1022 FL	120110703162	11
0		0	104039 2022 0123 FL	120110703162	01
0		0	104050 1968 0521 FL	120110703162	02 12
0		0	104044 1968 0521 FL	120110703162	11
0		0	104056 2004 0224	120110703162	02
24161		0	104060 1970 0221	120110703162	01 11
0		0	117260 1221	120110703162	

0		0	51995	1221	120110703162	
0		0	1493812	1221	120110703161	
0		0	185214	1999 0521 FL	120110703162	
0		0	132718	1998 0521	120110703162	11 11
0		0	100818	2000 0521 FL	120110703162	18 11
0		0	100325	1994 0521 FL	120110703162	01
0		0	230126	1997 1220 FL	120110703162	
0		0	126823	2004 1220 FL	120110703161	
0		0	108676	1220	120110703161	
0		0	94769	2002 0422 FL	120110703161	11 11
0	V	0	1837	0522	120110703161	11 11
0		0	104036	2009 0324	120110703162	01 01
0	V	0	99899	2022 0224	120110703161	01 37
0		0	43575	2002 0521 FL	120110703161	01
0		0	45443	2002 0521 FL	120110703161	30 11
0		0	45443	2002 0521 FL	120110703161	
0		0	43575	2001 0521	120110703161	01
0		0	43575	2002 0521 FL	120110703161	
0		0	43575	2000 0521 FL	120110703161	
0		0	290743	1221	120110703161	
0		0	76733	1220	120110703161	
0		0	73093	1220	120110703161	

SA	SA	PAIFLA	MI	MISC_DIST	NCU_LAN	NCU_BLDG	BEDS	BATH	LY_NCU_L	LY_NCU_B
01	11	F55	21	0	0	0	2.0	2.0	0	0
		F55	21	0	0	0	4.0	3.0	0	0
		F55	73	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
05		F55	21	0	0	0	0.0	0.0	0	0
		F55	73	0	0	0	2.0	2.0	0	0
40		F55	21	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		F55	73	0	0	0	4.0	2.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
01	11	F55	21	0	0	0	4.0	5.0	0	0
11	01	11	F55	21	0	0	3.0	2.0	0	0
		F55	21	0	0	0	3.0	2.0	0	0
		F55	21	0	0	0	1.0	1.0	0	0
01	01	11	F55	21	0	0	3.0	2.0	0	0
		F55	21	0	0	0	2.0	2.0	0	0
		F55	73	0	0	0	3.0	2.0	0	0
01		F55	73	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	2.0	2.0	0	0
		F55	73	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	1.0	1.0	0	0
11	11	11	F55	73	0	0	0.0	0.0	0	0
		F55	73	0	0	0	4.0	2.0	0	0
		F55	73	0	0	0	4.0	3.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	5.0	4.0	0	0
03	12	F55	21	0	0	0	5.0	3.0	0	0
02	11	F55	73	0	0	0	4.0	4.0	0	0
11	12	01	F55	21	0	0	9.0	9.0	0	0
		F55	73	0	0	0	2.0	2.0	0	0
		F55	73	0	0	0	4.0	0.0	0	0
		F55	21	0	0	0	2.0	1.0	0	0
		F55	21	0	0	0	4.0	3.0	0	0
		F55	21	0	0	0	3.0	2.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		75		0	0	0	0.0	0.0	0	0
		F55	73	0	0	0	3.0	3.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	0.0	0.0	0	0
11	11	11	F55	21	0	0	9.0	11.5	0	0
11		F55	21	0	0	0	0.0	0.0	0	0
05	05	F55	21	0	0	0	3.0	2.5	0	0
		F55	73	0	0	0	0.0	0.0	0	0
		F55	73	0	0	0	0.0	0.0	0	0
		F55	21	0	0	0	4.0	3.0	0	0
		F55	21	0	0	0	7.0	7.5	0	0

05	F55 21	0	0	0	4.0	3.0	0	0
	F55 21	0	0	0	3.0	3.0	0	0
	F55 73	0	0	0	0.0	0.0	0	0
	F55 73	0	0	0	0.0	0.0	0	0
01 11	F55 21	0	0	0	5.0	6.5	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	75	0	0	0	0.0	0.0	0	0
	F55 73	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	3.0	2.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
02 11 11	F55 21	0	0	0	5.0	4.5	0	0
	F55 21	0	0	0	3.0	2.0	0	0
	F55 21	0	0	0	4.0	3.0	0	0
01	F55 21	0	0	0	0.0	0.0	0	0
30 02 11	F55 21	0	0	0	5.0	5.0	0	0
	F55 21	0	0	0	6.0	7.0	0	0
01 02 11	F55 21	0	0	0	3.0	3.5	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	4.0	3.0	0	0
01 11 01	F55 21	0	0	0	5.0	4.5	0	0
	F55 21	0	0	0	4.0	3.0	0	0
	F55 73	0	0	0	3.0	3.0	0	0
	F55 21	0	0	0	3.0	2.0	0	0
	F55 21	0	0	0	5.0	7.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
03	F55 21	0	0	0	4.0	4.5	0	0
	F55 21	0	0	0	0.0	0.0	0	0
11 11	F55 21	0	0	0	0.0	0.0	0	0
11 11	F55 21	0	0	0	5.0	4.1	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	3.0	2.0	0	0
	F55 21	0	0	0	5.0	3.0	0	0
	F55 21	0	0	0	4.0	4.5	0	0
	F55 21	0	0	0	8.0	7.5	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 73	0	0	0	4.0	2.0	0	0
30 30	F55 21	0	0	0	0.0	0.0	0	0
	F55 73	0	0	0	3.0	2.0	0	0
	F55 73	0	0	0	3.0	2.0	0	0
	F55 21	0	0	0	4.0	2.0	0	0
	F55 73	0	0	0	4.0	2.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	6.0	6.5	0	0
11	F55 21	0	0	0	4.0	2.0	0	0
	F55 21	0	0	0	4.0	2.0	0	0
	F55 73	0	0	0	3.0	3.0	0	0
01	F55 21	0	0	0	4.0	3.0	0	0
	75	0	0	0	0.0	0.0	0	0

	75	0	0	0	0.0	0.0	0	0
	75	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
01 11 11	F55 21	0	0	0	7.0	6.5	0	0
	F55 21	0	0	0	7.0	6.5	0	0
	F55 21	0	0	0	5.0	3.0	0	0
	F55 21	0	0	0	5.0	3.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
	F55 21	0	0	0	0.0	0.0	0	0
11 11 37	F55 21	0	0	0	5.0	5.5	0	0
05 05	F55 21	0	0	0	0.0	0.0	0	0
01	F55 21	0	0	0	6.0	7.0	0	0
11 11	F55 73	0	0	0	0.0	0.0	0	0
	F11 16	0	0	0	0.0	0.0	0	0
02	F11 16	0	0	0	6.0	5.0	0	0
	F11 16	0	0	0	0.0	0.0	0	0
	F11 16	0	0	0	6.0	4.0	0	0
	F11 16	0	0	0	0.0	0.0	0	0
	F11 16	0	0	0	0.0	0.0	0	0
	75	0	0	0	0.0	0.0	0	0
	F11 29	0	0	0	0.0	0.0	0	0
	F11 29	0	0	0	0.0	0.0	0	0

LY_SB_SO	CBROW	LYCBROW	GRANNY_FCRA	DAMA	ST STORM_AS	CL CLEAN_AS	SEX
536960	143530	138930	0		0.00	0.00	
1739060	195590	189730	0		0.00	0.00	
5700130	418430	49530	0		0.00	0.00	10
7056630	7762290	7056630	0		0.00	0.00	
783850	783850	783850	0		0.00	0.00	
156580	20010	19120	0		0.00	0.00	
423510	133570	129170	0		0.00	0.00	
452870	120230	116260	0		0.00	0.00	
347650	29000	28020	0		0.00	0.00	
360240	37000	35740	0		0.00	0.00	
1185480	342600	332190	0		0.00	0.00	
1330730	216510	209960	0		0.00	0.00	
636550	225050	217960	0		0.00	0.00	
1086870	324090	294630	0		0.00	0.00	
286650	70630	68160	0		0.00	0.00	
1380930	362620	351630	0		0.00	0.00	
831870	240930	233480	0		0.00	0.00	
172550	14230	13650	0		0.00	0.00	
58950	27520	27520	0		0.00	0.00	
599410	238100	230550	0		0.00	0.00	
7060	6080	6080	0		0.00	0.00	
636960	329900	319510	0		0.00	0.00	
795770	95320	86650	0		0.00	0.00	
251760	34660	33380	0		0.00	0.00	
684330	165600	159440	0		0.00	0.00	
456400	183530	177550	0		0.00	0.00	
865210	320600	320600	0		0.00	0.00	
1427450	389310	377660	0		0.00	0.00	
1221510	172670	167410	0		0.00	0.00	
2037220	395520	203880	0		0.00	0.00	
400540	101960	98580	0		0.00	0.00	
2950980	354690	344190	0		0.00	0.00	
1200270	559110	508290	0		0.00	0.00	
1181890	270530	262320	0		0.00	0.00	
411700	147430	142560	0		0.00	0.00	
1445950	304450	295270	0		0.00	0.00	
420	420	420	0		0.00	0.00	
2110	0	0	0		0.00	0.00	
631760	113250	109650	0		0.00	0.00	
2538720	801740	777930	0		0.00	0.00	
792790	872060	792790	0		0.00	0.00	
5714510	1164880	1090810	0		0.00	0.00	
923280	554180	528570	0		0.00	0.00	
2162080	432910	394940	0		0.00	0.00	
192460	97960	97960	0		0.00	0.00	
491200	161680	156450	0		0.00	0.00	
2546010	1496720	1420320	0		0.00	0.00	
3283150	770030	747270	0		0.00	0.00	

3121720	1664920	2179180	0	0.00	0.00
3429090	1517340	1472450	0	0.00	0.00
880810	269860	245330	0	0.00	0.00
748240	160010	150220	0	0.00	0.00
2515530	615460	578140	0	0.00	0.00
2028760	409460	374150	0	0.00	0.00
840	0	0	0	0.00	0.00
1171440	153360	152560	0	0.00	0.00
279390	89440	86280	0	0.00	0.00
650130	715140	650130	0	0.00	0.00
1055860	233320	226200	0	0.00	0.00
645860	186680	180800	0	0.00	0.00
416770	126510	122340	0	0.00	0.00
1454080	171850	170240	0	0.00	0.00
1862950	270510	256200	0	0.00	0.00
4114380	427160	414570	0	0.00	0.00
870430	251640	243880	0	0.00	0.00
514160	138360	133920	0	0.00	0.00
931830	310280	300750	0	0.00	0.00
1581790	281710	273240	0	0.00	0.00
517360	164330	159050	0	0.00	0.00
456960	60130	58180	0	0.00	0.00
652270	191900	185870	0	0.00	0.00
2047380	602210	584240	0	0.00	0.00
1124680	398050	361870	0	0.00	0.00
1605690	396030	384140	0	0.00	0.00
821520	255280	247380	0	0.00	0.00
1181340	347880	337320	0	0.00	0.00
1910980	423110	410470	0	0.00	0.00
3681530	574990	532670	0	0.00	0.00
760150	290920	281870	0	0.00	0.00
553000	171720	166180	0	0.00	0.00
1403820	217890	211320	0	0.00	0.00
3474020	348300	338010	0	0.00	0.00
587930	184980	179110	0	0.00	0.00
872560	369020	335480	0	0.00	0.00
289920	46180	44570	0	0.00	0.00
1224040	835630	759670	0	0.00	0.00
272570	23300	22470	0	0.00	0.00
261370	25210	24310	0	0.00	0.00
1580410	378620	357290	0	0.00	0.00
257520	24670	23790	0	0.00	0.00
592320	832220	214340	0	0.00	0.00
3400090	410210	398690	0	0.00	0.00
817050	272280	263850	0	0.00	0.00
918740	393530	393530	0	0.00	0.00
369980	102880	99430	0	0.00	0.00
1545420	334910	416240	0	0.00	0.00
59800	0	0	0	0.00	0.00

26520	0	0	0	0.00	0.00
761840	0	0	0	0.00	0.00
2082350	336800	326750	0	0.00	0.00
3203620	514510	467740	0	0.00	0.00
1675050	214010	207590	0	0.00	0.00
1407010	294490	285610	0	0.00	0.00
2049430	557100	540480	0	0.00	0.00
712700	173170	167750	0	0.00	0.00
1086760	634050	576410	0	0.00	0.00
1870660	293200	284430	0	0.00	0.00
920	920	920	0	0.00	0.00
1701120	225290	218540	0	0.00	0.00
27230	12600	12600	0	0.00	0.00
804200	186880	109220	0	0.00	0.00
727190	93280	89540	0	0.00	0.00
753260	99550	95540	0	0.00	0.00
809280	94530	90710	0	0.00	0.00
722550	91500	87710	0	0.00	0.00
487780	74900	71850	0	0.00	0.00
29070	0	0	0	0.00	0.00
10	0	0	0	0.00	0.00
10	0	0	0	0.00	0.00

COMB_SF	GRANNY_FW	BI	SALE1_CIN	SALE2_CIN	SALE3_CIN
0	0	0	#####	#####	0.000000000
0	0	0	#####	#####	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	#####	0.000000000
0	0	0	#####	#####	0.000000000
0	1	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	#####	#####
0	1	0	0.000000000	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	#####	#####
0	0	0	#####	#####	#####
0	0	0	#####	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	1	0	#####	#####	#####
0	0	0	#####	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	#####	0.000000000
0	0	0	#####	#####	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	#####	#####
0	1	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	#####	#####	#####
0	0	0	#####	#####	0.000000000
0	0	0	#####	#####	#####
0	0	0	0.000000000	0.000000000	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	#####	#####	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
0	1	0	#####	#####	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	#####	0.000000000	0.000000000
0	0	0	#####	#####	#####
0	0	0	#####	#####	#####
0	0	0	#####	#####	#####
0	0	0	#####	0.000000000	0.000000000
0	0	0	0.000000000	0.000000000	0.000000000
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0	0	0	0.000000000	0.000000000	0.000000000

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0 0 0	#####	#####	#####
0 0 0	#####	#####	#####
0 0 0	#####	0.0000000000	0.0000000000
0 0 0	#####	#####	0.0000000000
0 0 0	#####	0.0000000000	0.0000000000
0 0 0	#####	#####	#####
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000
0 0 0	0.0000000000	0.0000000000	0.0000000000

SALE4_CIN	SALE5_CIN	S.A	AFF COUNTY_A	SCHOOL_A	CITY_AH_A
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	0.0000000000	0	0	0	0
#####	#####	T	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	#####	T	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	#####	T	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	#####	Q	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
#####	0.0000000000	T	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0
0.0000000000	0.0000000000	0	0	0	0

0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
#####	0.0000000000 T	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
#####	##### D	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0
0.0000000000	0.0000000000	0	0	0

INDEP_AH_TIPOFBLDG_UNDER HE3_AMOL SCHOOL_EESRI_OID				
0	2236	0	0	4600
0	5792	0	0	4601
0	0	0	0	4602
0	0	0	0	4603
0	0	0	0	4604
0	0	0	0	4605
0	2392	0	0	4606
0	2691	0	0	4607
0	0	0	0	4608
0	2844	0	0	4609
0	5757	0	0	4610
0	3596	0	0	4611
0	1966	0	0	4612
0	2595	0	0	4613
0	1305	0	0	4614
0	6177	0	0	4615
0	5600	0	0	4616
0	0	0	0	4617
0	0	0	0	4618
0	1761	0	0	4619
0	0	0	0	4620
0	1832	0	0	4621
0	0	0	0	4622
0	0	0	0	4623
0	3424	0	0	4624
0	2880	0	0	4625
0	3655	0	0	4626
0	2928	0	0	4627
0	4261	0	0	4628
0	10907	0	0	4629
0	0	0	0	4630
0	0	0	0	4631
0	0	0	0	4632
0	4430	0	0	4633
0	2862	0	0	4634
0	2906	0	0	4635
0	0	0	0	4636
0	0	0	0	4637
0	0	0	0	4638
0	5120	0	0	4639
0	0	0	0	4640
0	16316	0	0	4641
0	7718	0	0	4642
0	5275	0	0	4643
0	0	0	0	4644
0	0	0	0	4645
0	3076	0	0	4646
0	13077	0	0	4647

0	16169	0	0	4648
0	8882	0	0	4453
0	975	0	0	4649
0	0	0	0	4650
0	7850	0	0	4651
0	5052	0	0	4652
0	0	0	0	4653
0	0	0	0	4654
0	2212	0	0	4655
0	0	0	0	4656
0	3408	0	0	4657
0	4750	0	0	4658
0	2500	0	0	4659
0	4925	0	0	4660
0	4785	0	0	4661
0	5722	0	0	4662
0	3307	0	0	4663
0	3774	0	0	4664
0	4559	0	0	4665
0	6428	0	0	4666
0	4424	0	0	4667
0	0	0	0	4668
0	3744	0	0	4669
0	7136	0	0	4670
0	3407	0	0	4671
0	4800	0	0	4672
0	5986	0	0	4673
0	5135	0	0	4674
0	4707	0	0	4675
0	5864	0	0	4676
0	2711	0	0	4677
0	4544	0	0	4678
0	5049	0	0	4679
0	9802	0	0	4680
0	3594	0	0	4681
0	0	0	0	4682
0	0	0	0	4683
0	0	0	0	4684
0	0	0	0	4685
0	0	0	0	4686
0	3311	0	0	4687
0	0	0	0	4688
0	4457	0	0	4689
0	7804	0	0	4690
0	5005	0	0	4691
0	1848	0	0	4692
0	0	0	0	4693
0	2131	0	0	4694
0	0	0	0	4695

0	0	0	0	4696
0	0	0	0	4697
0	9643	0	0	4698
0	7120	0	0	4699
0	6904	0	0	4700
0	4208	0	0	4701
0	6418	0	0	4702
0	4130	0	0	4703
0	0	0	0	4704
0	4116	0	0	4705
0	0	0	0	4706
0	6950	0	0	4707
0	0	0	0	4708
0	4008	0	0	4709
0	4458	0	0	4710
0	3948	0	0	4711
0	4370	0	0	4712
0	4370	0	0	4713
0	3349	0	0	4714
0	0	0	0	4715
0	0	0	0	4716
0	0	0	0	4717



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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Jeff Katims
DATE: 9/26/2024
SUBJECT: US Hwy 27 Water and Sewer Text Amendment

Recommendation

The disposition of this ordinance is a matter of policy to be determined by the Town Council.

Unanimous Vote of the Town Council Required?

Yes

Strategic Priorities

A. Sound Governance

D. Improved Infrastructure

Background

The comprehensive plan requires development designated US Highway 27 Business to connect to City of Sunrise potable water and sanitary sewer systems prior to issuing a certificate of occupancy for a building or roofed structure. On April 25, Council directed preparation of an ordinance to also allow other municipal utilities to provide these services.

New buildings and roofed structures would require municipal water and sewer service. Uses of land without buildings (storage yards, etc.) would be allowed to utilize septic and well as an alternative to municipal water and sewer.

The Council approved this Ordinance on first reading on August 8, 2024 with an amendment to restore the words, "or roofed structure." The original version of the Ordinance deleted these

words, which would have exempted parcels with only roofed structures and no enclosed buildings from having to connect to municipal water and sewer. The Ordinance was transmitted to various state and other review agencies as required in F.S. Ch. 163.3184. No agency provided any objections or substantive comments.

Fiscal Impact/Analysis

N/A

Staff Contact:

Jeff Katims

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	9/19/2024	Ordinance

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 1.8-P AND THE PERFORMANCE STANDARDS FOR THE US HIGHWAY 27 BUSINESS CATEGORY IN PART TWO OF THE FUTURE LAND USE ELEMENT ENTITLED, "PERMITTED USES IN FUTURE LAND USE CATEGORIES;" PERTAINING TO POTABLE WATER AND SANITARY SEWER FACILITIES REQUIRED TO SERVE DEVELOPMENT DESIGNATED US HIGHWAY 27 BUSINESS CATEGORY ON THE FUTURE LAND USE PLAN MAP; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND OTHER REVIEW AGENCIES DEFINED IN F.S. 163.3184(1)(C); PROVIDING FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (APPLICATION NO. PA-24-2)

WHEREAS, the Town Council desires to allow for the most economical municipal potable water supply and sanitary sewage treatment services within the US Highway 27 Business Category; and

WHEREAS, the Town of Southwest Ranches Comprehensive Plan Advisory Board reviewed the proposed amendment at its May 16, 2024 meeting and recommended approval; and

WHEREAS, the Town Council, sitting as the Local Planning Agency, held a duly noticed public hearing on May 23, 2024 and recommended that the Town Council adopt the proposed Ordinance.

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

Section 1: Ratification. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby incorporated herein and made a part hereof.

Section 2: Amendment. Part 1. of the Future Land Use Element entitled, " Goals, Objectives and Policies", is hereby amended as follows:

FLUE POLICY 1.8-p: All land designated US Highway 27 Business shall be connected to, or ~~shall enter into~~ be the subject of a binding agreement providing for the connection to, ~~the City of Sunrise a municipal water and sewer systems~~ prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Section 3: Amendment. Part 2. of the Future Land Use Element entitled, "Permitted Uses in Future Land Use Categories", is hereby amended as follows:

5. US HIGHWAY 27 BUSINESS CATEGORY

* * *

A. Performance Standards.

1. Development shall not generate levels of noise, vibration, odor, dust, fumes, smoke, glare, or night-time illumination that are incompatible with residential land uses east of US Highway 27.
2. ~~City of Sunrise Municipal~~ sanitary sewer and potable facilities must be in place, or the provision of municipal ~~City of Sunrise~~ sanitary sewer and potable facilities must be the subject of a binding agreement with a municipality, ~~with the City of Sunrise~~ to serve any parcel designated US Highway 27 Business; prior to issuance of any permit for the construction of any building or roofed structure. Such service must be in place prior to the issuance of a certificate of occupancy, temporary or otherwise.

Section 4: F.S. Chapter 163 Transmittal. That the Town Planner is hereby directed to transmit the amendment to the state land planning agency under the expedited state review procedure.

Section 5: Recertification. That the Town Planner is hereby directed to apply to the Broward County Planning Council for recertification of the Future Land Use Element upon adoption of the amendment.

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

Section 7: Severability. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional or invalid, the invalidity thereof shall not affect the validity of any of the remaining portions of this Ordinance.

Section 8: Effective Date. This Ordinance shall take effect 31 days after the state land planning agency notifies the Town that the plan amendment package is complete, unless timely challenged pursuant to sec. 163.3184(5), F.S., in which case the Ordinance shall take effect on the date that the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING this ____ day of _____, 2024 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2024, on a motion made by _____ and seconded by _____.

(Signatures on following page)

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
1001.020.2024



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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Russell Muñiz, Town Administrator
DATE: 9/26/2024
SUBJECT: Warren Henry (British Imports of Broward) Lease Agreement

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management

Background

The Town owns outright, without any grant restrictions or encumbrances, 5 acres of property known as the Southwest Meadows Preserve site adjacent to Griffin Road and between SW 163rd Avenue and SW 160th Avenue (Dykes Road). The site is adjacent to the larger Southwest Meadows Sanctuary site.

The site has been utilized for various uses over the years and most recently has been the site of the Southwest Ranches Farmer's Market as well as the Southwest Ranches Country Fair.

British Imports of Broward, LLC, the operating entity of Warren Henry for Jaguar and Land Rover in Broward, operates a dealership in Davie off of Volunteer Road. British Imports of Broward, LLC seeks to build a new permanent garage to house new vehicles for Jaguar and

Land Rover with construction expected to be complete by the end of the 2026 calendar year.

While under construction, British Imports of Broward, LLC (Tenant) seeks to have a nearby location to temporarily store new vehicle inventory until their new garage is built. The Town (Landlord) wishes to lease one (1) acre of property to British Imports of Broward, LLC under the terms of the Lease Agreement attached hereto as Exhibit 1.

Fiscal Impact/Analysis

In consideration of the Lease Agreement outlined in Exhibit 1 and attached hereto the Tenant will pay the Landlord the sum of \$15,000 per month in year 1. Commencing in year 2, Tenant will pay Landlord the sum of \$20,000 per month. Additionally, the tax implications for which the Town would have been responsible, the Tenant will pay it.

Revenue from this lease agreement will be recorded in the following accounts:

Lease Revenue – 001-0000-362-36205

Staff Contact:

Russell Muñiz, Town Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/20/2024	Resolution
Warren Henry - British Imports of Broward LLC Lease Agreement - Exhibit 1	9/18/2024	Exhibit

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A LEASE AGREEMENT WITH BRITISH IMPORTS OF BROWARD, LLC, DBA JAGUAR WEST BROWARD DBA LANDROVER WEST BROWARD; PROVIDING FOR THE TEMPORARY LEASE OF A PORTION OF THE UNRESTRICTED PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRIFFIN ROAD AND SW 163RD AVENUE FOR THE STORAGE OF NEW AUTOMOBILES WHILE IT FINISHES THE CONSTRUCTION OF ITS NEW FACILITY; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, British Imports of Broward, LLC (TENANT), is in the process of developing a new garage for their dealership upon the property located at 4651 Volunteer Road, Davie, Florida; and

WHEREAS, TENANT seeks to lease from the Town of Southwest Ranches (LANDLORD) for a period of two years a portion of property located on the northeast corner of Griffin Road and SW 163rd Avenue for the storage of new automobiles while their permanent garage is constructed in Davie; and

WHEREAS, the Town Council finds that a legitimate public purpose will be served by leasing the property to British Imports of Broward, LLC with the proceeds of such lease being used to fund initiatives beneficial to the residents of the Town; and

WHEREAS, the terms and conditions of the Lease are specified in the lease agreement hereto attached as Exhibit A;

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

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

Section 2: The Town Council hereby authorizes the Mayor, Town Administrator and Town Attorney to enter into a Lease Agreement in substantially the same form as that attached hereto as Exhibit "A" and to make such modifications, additions and or deletions which they deem necessary and proper to effectuate the intent of this Resolution.

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

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

Ranches, Florida, this 26th day of September, 2024 on

a motion by

_____ and seconded by _____.

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney
1001.068.2024

LEASE AGREEMENT

This Lease Agreement (“**Lease**”), made as of September 30, 2024 (the “**Effective Date**”) between TOWN OF SOUTHWEST RANCHES, a municipality of the State of Florida (“**Landlord**”) and BRITISH IMPORTS OF BROWARD, LLC, a Florida limited liability company, DBA JAGUAR WEST BROWARD DBA LAND ROVER WEST BROWARD (“**Tenant**”).

1. **PREMISES.** Landlord hereby leases to Tenant and Tenant hereby hires from Landlord, certain land in Broward County, Florida graphically described in **Exhibit “A”** attached hereto and incorporated by reference herein (hereinafter referred to as “**Premises**”). The Premises consist of 1 acre of land as depicted in Exhibit A. The adjoining land is expressly excluded from the Leased Premises.

2. **LEASE TERM.** The Lease term (“**Term**”) shall be for a period of two (2) years, commencing on October 1, 2024 (“**Commencement Date**”) and terminating on September 30, 2026 (“**Termination Date**”) unless sooner terminated as provide herein. Any subsequent renewals or extensions shall be subject to approval by Town Council. After the initial twelve (12) months of the Term either party may terminate this Lease by delivering not less than one hundred twenty (120) days prior written notice of such termination to the other party.

3. **PROPERTY CONDITION/AS-IS LEASE.** Landlord agrees to lease to Tenant and Tenant agrees to lease from the Landlord the Premises as described in Paragraph 1 and Exhibit “A” which the parties acknowledge is a vacant lot. Landlord makes no representation or warranty, express or implied, of any nature whatsoever with respect to the Premises, including, without limitation, as to the condition of the Premises, nor shall Landlord be required to construct any improvement, alteration or addition to the Premises. Tenant expressly acknowledges that it has inspected the Premises and is fully familiar with the condition thereof, and Tenant agrees to accept the Premises in its “AS-IS” “WHERE-IS” condition. Landlord authorizes Tenant, and its employees, agents and contractors, at the sole cost and expense of Tenant, to erect, construct and maintain (i) a perimeter fence around the Premises, including security screening, (ii) security cameras and (iii) such other improvements and betterments to the Premise as Tenant shall deem necessary or appropriate. In addition, Tenant shall also be required to place tree preservation barrier around the drip line of existing tree on property. Prior to the performance of Work under this Agreement, Tenant shall provide written notification to Town of tree protection efforts to be taken and identify any conflicts, constraints or limits. Work to be performed under this Agreement shall not include activities identified in the Ordinance as General Prohibitions, including but not limited to changes in grade, root compaction, wounding of trunks or tree canopy structures. If tree damage occurs as a result of Tenant’s use of the property, responsibility for all required remediation of said damage shall be at the Tenant’s expense. From and after the Effective Date hereof, upon compliance with Paragraph 7 hereof, Tenant is authorized by Landlord, at and time and from time to time to enter onto the Premises to perform the work set forth in the preceding two sentences. Upon completion, cancellation or termination of this Agreement, Tenant shall remove the fencing, security cameras and any temporary structures, signage and other improvements constructed and placed on the Premises, if any, remove all vehicles, materials and equipment stored on the Premises, remove all debris, rubbish and waste materials from the Premises. . Should landlord desire to retain fencing, security cameras, and any other temporary structures it shall advise Tenant 30 days prior to completion, cancellation, or termination of this agreement.

4. **RENT.** Tenant agrees to pay Landlord gross rent for the Term in the amount of Fifteen Thousand Dollars (\$15,000.00) per month for Year 1, and monthly installments of Twenty Thousand Dollars (\$20,000.00) per month for Year 2 (“**Rent**”). Rent shall be due on the last day of every month during the Term, as the same may be terminated pursuant to the provisions of this Lease. Tenant shall have a ten (10) day grace period (“**Grace Period**”) before the Rent is considered late under this Lease. If payment is received after the Grace Period, Rent Due is subject to 10% Late Fee.

5. **PURPOSE/USE.** Tenant may use and occupy the Premises for storage of vehicles and for any other lawful purpose. Tenant, its employees, agents and contractors shall have twenty-four (24) hour access to the Premises and the right to secure all or part of the Premises. Tenant shall use reasonable commercial efforts to limit any significant activity at the Premises to between 7:00 AM and 7:00 PM of each day. However, delivery of vehicles to the site shall not occur on Saturdays between the hours of 10 am – 3 pm. Landlord expressly acknowledges that the use of the Premises and access to the Premises shall be granted to Tenant’s employees, agents and contractors and their respective employees to the same extent as provided to Tenant. The uses permitted pursuant to this Paragraph 5 shall be referred to as “**Uses**”.

6. **LEGAL COMPLIANCE & MAINTENANCE.** Tenant shall, at Tenant’s sole

expense, comply with all applicable City, State, County and federal laws, regulations, and ordinances (collectively, “**Laws**” or “**Law**”) concerning the use, occupancy, and maintenance of the Premises by Tenant. Tenant shall, at its sole cost and expense, maintain the Premises in a clean, safe and orderly manner and in accordance with all Laws including, without limitation, routine maintenance of the fencing being installed by Tenant, routine lawn maintenance and pest control, and any temporary improvements installed by Tenant. Tenant shall be responsible for security equipment, if any. If Tenant shall fail to perform such routine maintenance of the Premises and improvements thereon (if any), and if within ten (10) business days after receipt of Landlord's written notice of such failure, Tenant does not commence and thereafter prosecute with diligence such maintenance to conclusion, Landlord shall have the right but shall not be required to enter upon the Premises and perform such maintenance for Tenant's account, and the cost to Landlord of so doing shall be payable by Tenant to Landlord on demand, together with interest at the highest rate permitted by Law, as additional rent. Tenant agrees to indemnify, defend and save Landlord and Landlord's members, officers, employees, agents, successors and assigns (collectively, "**Landlord's Indemnitees**") harmless from and against any and all claims, loss, cost (including reasonable attorneys' fees), damages, expense and liability directly or indirectly arising out of, caused by or resulting from Tenant's failure to comply with the provisions of this Paragraph 6. Without limiting the foregoing, Tenant agrees to comply with all requirements of the Americans With Disabilities Act ("ADA") and state and local law applicable to the Leased Premises to accommodate its employees, invitees and customers and will be responsible for any accommodations or alterations which need to be made to the Leased Premises to accommodate the Tenant's employees, invitees and customers, and indemnify the Landlord for any claims of non-compliance on the Premises.

7. **INSURANCE.** Tenant at its sole cost and expense, shall be obligated to maintain and agrees to obtain and maintain (i) commercial general liability insurance with per occurrence limits of not less than \$2,000,000 per occurrence and annual aggregate limits of not less than \$3,000,000, (ii) comprehensive automobile liability insurance policy covering all owned, leased, non-owned and hired vehicles used in connection with the Uses with limits for each occurrence of not less than \$1,000,000 with respect to personal injury or death, and not less than \$500,000 with respect to property damage, and (iii) worker's compensation insurance in form and amounts required by Law. Tenant shall name the Landlord as an additional insured with respect to the policies listed in items (i) and (ii) above and shall furnish a certificate of insurance evidencing the coverages required herein to Landlord prior to Tenant's entry upon the Premises, and thereafter from time to time upon Landlord's written request. The certificate shall provide for 10 days notice to Landlord prior to cancellation.

Such policies shall: (a) include Landlord and such other parties as Landlord may reasonably designate as additional insured (excluding workers' compensation), (b) be considered primary insurance, (c) include within the terms of the policy, or by contractual liability endorsement, coverage insuring Tenant's indemnity obligations herein, and (d) provide that they may not be canceled or materially changed without at least thirty (30) days prior written notice to each party insured thereunder. The insurance policies shall contain clauses waiving all rights of subrogation against Landlord and any tenants of space in the Building with respect to losses payable under that policy, and agreeing that the policy will not be invalidated if the insured waives in writing, before a loss occurs, any or all right of recovery against any party for loss covered by that policy. A certificate showing such insurance in force shall be delivered to Landlord prior to the commencement of the Term and thirty (30) days prior to the expiration of the policy each year thereafter during the Term.

8. **INDEMNITY.** Tenant shall defend, indemnify and hold Landlord and Landlord's Indemnitees harmless from and against all claims for bodily injury, personal injury and property damage occurring in or about the Premises, or arising from Tenant's use or occupancy thereof, or arising from Tenant's violation of any provision of this Lease or any applicable Laws, or occasioned in whole or in part by any act or omission of Tenant, its agents, contractors, invitees, licensees and employees, and such defense, indemnity and hold harmless obligation of Tenant shall survive the expiration or earlier termination of this Lease.

9. **NO LIENS.** Landlord's interest in the Premises is not and shall not be subject to any liens as a result of Tenant's use or occupancy of the Premises including specifically, without limitation, for improvements made by Tenant, and all such liens are expressly prohibited. Tenant agrees to notify every person making improvements to the Premises of the provisions of this Paragraph, and Tenant's failure to do so shall be a default by Tenant under this Lease. Tenant will not permit any mechanic's lien or materialman's lien to be filed against the Premises. In the event any such lien is filed or claimed against the Premises because of work done for or materials furnished to or for the benefit of Tenant, or if any other lien is claimed against the Premises as a result of Tenant's use or occupancy thereof, then Tenant shall cause same to be discharged from the Premises (by reduction to bond to otherwise) within thirty (30) days of receiving notice of

same. Landlord has the right, but not the obligation, to discharge any such lien. Any amount paid by Landlord for such purpose and Landlord's related reasonable attorneys' fees shall be paid by Tenant to Landlord upon demand and shall accrue interest from the date paid by Landlord until Landlord is reimbursed therefor at the highest rate permitted by Law.

10. **ASSIGNMENT.** Taking into account the short Term of this Lease, the unique nature of Tenant's Uses of the Premises and the concomitant interest of Landlord in scrutinizing the entity in possession of the Premises for said Uses, Tenant acknowledges and agrees that Tenant shall not at any time be permitted to assign any of its rights and obligations under this Lease without the express written approval of Landlord, which consent shall not be unreasonably withheld, delayed or conditioned.

11. **NOTICES.** Any notice, approval or other communication required hereunder shall be given in writing and sent by nationally recognized overnight delivery service and addressed as follows:

TO LANDLORD: Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330
Attn: Russell Muñiz, Town Administrator

With a copy to: Keith Poliakoff, Town Attorney
13400 Griffin Road
Southwest Ranches, FL 33330

TO TENANT: BRITISH IMPORTS OF BROWARD, LLC
2300 N.E. 151st Street,
North Miami, Florida 33181
Attention: Erik Day, Manager and CFO

With a copy to: Duane Morris LLP
201 S. Biscayne Boulevard, Suite 3400
Miami, Florida 33131
Attention: Robert A. Zinn, Esq.

Such addresses may be changed by such notice to the other party. Notice given as hereinabove provided shall be deemed given on the date of delivery of the notice. Each party shall use commercially reasonable efforts to send copies of notices via email to the email address customarily used by the recipient.

12. **DEFAULT.**

a. Tenant shall be deemed to be in default if: (i) Rent due in accordance with this Lease after expiration of the Grace Period which is not paid within ten (10) days after written notice from Landlord; or (ii) Tenant shall have failed to cure a material default in the performance of any covenant of the Lease (except the payment of Rent), within thirty (30) days after written notice thereof from Landlord, or if default cannot be completely cured in such time, if Tenant shall not promptly proceed to cure such default within said thirty (30) days, or shall not complete the curing of such default with due diligence.

b. In the event of default, Landlord shall be entitled to (i) cancel and terminate this Lease and dispossess Tenant; (ii) without terminating this Lease, terminate the possession of Tenant hereunder and declare all Rent due under this Lease for the remainder of the Term to be accelerated and immediately due and payable, discounted to the current value thereof as of the date of acceleration at a rate equal to the interest rate on U.S. Treasury securities having a maturity date approximating the number of months from the date of acceleration until the scheduled expiration of this Lease; (iii) without terminating this Lease, enter and repossess the Premises and relet the Premises for Tenant's account, holding Tenant liable in damages for all expenses incurred in any

such reletting and for any difference between the amount of rent received from such reletting, and that due and payable under the terms of this Lease; (iv) enter upon the Premises and do whatever Tenant is obligated to do under the terms of this Lease and Tenant agrees to reimburse Landlord on demand for all expenses which Landlord incurs in effecting compliance with Tenant's obligations under this Lease and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action.

c. All such remedies of Landlord are cumulative and not exclusive, and in addition, Landlord may pursue any and all other remedies permitted by law and available in equity. Forbearance by Landlord to enforce one or more of the remedies herein provided upon a Tenant default shall not be deemed or construed to constitute a waiver of such default or any other or future default. Tenant waives any and all rights of redemption.

13. **SIGNS.** Tenant may place directional signs on the Premises only. The Tenant shall not be permitted to install street facing sign or advertisement signs of any sort.

14. **SUBORDINATION.** This Lease is subject and subordinate to all present and future mortgages and other encumbrances affecting the real property of which the Premises form a part, and to all renewals, modifications, consolidations, replacements and extensions thereof. Tenant agrees to execute at no expense to Landlord any instrument which may be deemed necessary to Landlord to further affect the subordination of the Lease herein provided.

15. **WAIVER OF SUBROGATION** In case of damage or destruction to the Premises, or any contents thereof, each party shall look first to any insurance in its favor before making any claim against the other party; and each party (i) hereby releases the other party, its agents, employees and invitees for loss or damage covered under such policies, and (ii) shall immediately notify its insurance carrier that the foregoing mutual waiver of subrogation is contained in this Lease, and shall obtain for each policy of such insurance, a waiver of subrogation endorsement permitting waiver of any claim against the other party for loss or damage within the scope of the insurance.

16. **CONDEMNATION.** If the whole or any substantial part of the Premises shall be condemned by eminent domain for any public or quasi-public purpose, this Lease shall terminate on the date of the vesting of title, and Tenant shall have no claim against Landlord for the value of any unexpired portion of the term of this Lease, nor shall Tenant be entitled to any part of the condemnation award.

17. **RIGHT OF ENTRY.** Landlord or Landlord's agents may enter the Premises at any reasonable time, on reasonable notice to Tenant (except that no notice need be given in case of emergency) for the purposes of inspection as Landlord deems necessary or desirable. Landlord, its employees, agents, and invitees shall all comply with Tenant and its contractor's safety requirements when on the Premises.

18. **TENANT'S SOLE RISK.** Tenant's entering of the Premises and use and occupancy thereof shall be at Tenant's sole risk and expense. Landlord shall not be liable to Tenant, its employees, agents, contractors, subcontractors, sub-subcontractors, business invitees or guests for any damage, loss, compensation or claim, including but not limited to claims for theft, loss of or damage to vehicles, equipment, materials, personal property or money occurring at or in the vicinity of the Premises, regardless of how or when the loss occurs. Without limiting the generality of the foregoing, Tenant expressly acknowledges and agrees that Landlord will not be insuring any materials or personal property which the Tenant may have at the Premises during or after the Term of this Lease. Tenant also expressly acknowledges and agrees that irrespective of any casualty or other loss suffered of any type, manner, character or degree, no such circumstances or events will operate to diminish Tenant's obligation to pay Rent under this Lease, which obligation to pay Rent is a strictly independent covenant.

19. **NO PERSONAL LIABILITY OF LANDLORD.** The liability of Landlord to Tenant for any default by Landlord under the terms of this Lease or for any other matter arising under this Lease or from the relationship of Landlord and Tenant is limited to the interest of Landlord in the Premises and Tenant agrees to look solely to Landlord's interest in the Premises for the recovery of any judgment against the Landlord, it being intended that neither the Landlord, nor the Landlord's affiliated parties and persons, shall be personally liable for any judgment or deficiency.

20. **WAIVER OF JURY TRIAL. THE PARTIES HEREBY WAIVE TRIAL BY**

JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE RELATIONSHIP OF THE PARTIES CREATED HEREBY. THE PARTIES FURTHER HEREBY WAIVE THE RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED. THE FOREGOING WAIVERS ARE IRREVOCABLE AND MUTUALLY, KNOWINGLY, WILLINGLY, INTENTIONALLY AND VOLUNTARILY MADE AFTER EACH PARTY HAS HAD THE BENEFIT OF OR OPPORTUNITY TO GAIN LEGAL ADVICE AND COUNSEL.

21. **QUIET ENJOYMENT**. Landlord agrees with Tenant that upon Tenant paying the rent and performing all of the terms, covenants and conditions of the Lease on Tenant's part to be performed, Tenant may peaceably and quietly enjoy the Premises.

22. **NO WAIVER OF LEASE TERMS**. The failure of Landlord or Tenant to take an action against the other for violation of any of the terms of the Lease shall not prevent a subsequent act of a similar nature from being a violation of the Lease. No act or agreement to accept surrender of the Premises from Tenant shall be valid unless in writing signed by Landlord.

23. **NO ORAL AGREEMENTS & SUCCESSOR INTERESTS**. The agreements contained in the Lease set forth the entire understanding of the parties, shall be binding upon and shall inure to the benefit of the respective successors, assigns and legal representatives of the parties hereto and shall not be changed or terminated orally.

24. **HAZARDOUS SUBSTANCES**. The term "**Hazardous Substances**", as used in this Lease, shall include, without limitation, flammable, explosives, radioactive materials, asbestos, polychlorinated biphenyl (PCBs), chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials, petroleum and petroleum products, and substances declared to be hazardous or toxic under any law or regulation now or hereafter enacted or promulgated by any governmental authority. Tenant shall not cause or permit to occur any violation of any federal, state, or local law, ordinance, or regulation now or hereafter enacted, related to environmental conditions on, under or about the Premises or arising from Tenant use or occupancy of the Premises, including but not limited to, soil and ground water conditions. Without limiting the generality of the foregoing Tenant shall, at its own expense, promptly contain and remediate any release of Hazardous Substances arising from or related to Tenant's use and occupancy of the Premises and remediate and pay for any resultant damage to property, persons, and/or the environment. Upon termination or expiration of this Lease, Tenant shall, at its own expense, cause all of Tenant's Hazardous Substances to be removed from the Premises and transported for use, storage or disposal in accordance and compliance with all applicable Laws. Tenant shall indemnify, protect, defend (by counsel reasonably acceptable to Landlord), and hold Landlord and Landlord's Indemnitees free and harmless from and against any and all claims, liabilities, penalties, forfeitures, losses and expenses (including attorneys' fees) for death or injury to any person or damage to any property whatsoever, including, without limitation, the Premises, arising from or caused in whole or in part, directly or indirectly, by the presence in or about the Premises of any of Tenant's Hazardous Substances or by Tenant's failure to comply with any Law regarding Hazardous Substances or in connection with any removal, remediation, clean up, disposal, restoration and materials required hereunder to return the Premises and any other property of whatever nature to their condition existing prior to the appearance of Tenant's Hazardous Substances. The respective rights and obligations of Landlord and Tenant under this Paragraph 24 shall survive the expiration or termination of this Lease.

Radon: Although the following disclosure may not by law be mandated for this Lease in the absence of a building for occupancy, nonetheless the parties agree to its inclusion so as to avoid doubt that the disclosure if ever required was made; and if so required, Florida law calls for this statement: "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department."

25. **ATTORNEY'S FEES**. In the event that any litigation arises between the parties relating to this Agreement, the prevailing party shall recover all costs and expenses, including without limitation attorneys' fees and costs, incurred by it in connection only with litigation at the trial and

appellate levels and thus excluding any such fees incurred pre-suit.

26. **DOCUMENT MODIFICATION.** It is understood and agreed that until this Agreement is fully executed by both Landlord and Tenant, there is not, and shall not be, an agreement of any kind between the Parties upon which any commitment, undertaking or obligation can be found. This Agreement (including exhibits) may only be modified or amended by a written agreement signed by Landlord and Tenant.

27. **CONSTRUCTION.** Ambiguities in this Agreement shall not be construed against the party drafting this Agreement, notwithstanding any contrary rule of construction or interpretation at law or in equity. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine or neuter, singular or plural, as the identity of the parties may require.

28. **SEVERABILITY.** If any portion of this Agreement shall be declared invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect.

29. **ENTIRE AGREEMENT.** This Agreement constitutes the sole and only Agreement of the parties and supersedes any prior understanding or written or oral agreements between them respecting the subject matter within it.

30. **BROKERS.** Landlord represents and warrants to Tenant, and Tenant represents and warrants to Landlord, that neither Tenant nor Landlord, as applicable, negotiated with respect to this Agreement or the Premises, through any broker, agent, finder, affiliate or other third party or incurred any liability, contingent or otherwise, for brokerage or finder's fee or agent's commissions or other like payments in connection with this Agreement, or the transactions contemplated hereby, and each party hereby agrees to hold harmless and indemnify the other from any claims, demands, causes of action or damages resulting from a breach of such representation and warranty.

31. **NO RECORDING.** Tenant and Landlord agree not to record this Agreement or any memorandum hereof.

32. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

33. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall constitute an original, but all of which shall constitute a single agreement. A counterpart hereof, which is transmitted by one party to another by facsimile or e-mail transmission, shall be deemed to be an original; provided any party executing and delivering this Agreement by facsimile or e-mail transmission shall promptly deliver an executed hardcopy original of same to the other party.

33. **TEMPORARY RELOCATION FOR FESTIVAL.** Tenant shall remove all vehicles from the Premises during one designated continuous Town Event not more than fourteen (14) day period during January of each year (the "**Festival Period**"), immediately prior to the Southwest Ranches Country Fair (the "**Fair**") to reasonably comparable land located in the Sunshine Ranches Equestrian Park (5840 SW 148th Avenue (Volunteer Road) north parking lot (the "**Relocation Space**"). As soon as possible after the completion of the Fair, Landlord shall cause the tenant, leasee or licensee occupying the Premises during the Festival Period, and all those claiming by, through or under such tenant, leasee or licensee to vacate and surrender the Premises, remove all property, materials and equipment placed in or on the Premises during the Fair and remove all debris, rubbish and waste materials from the Premises (collectively the "**Fair Vacation**"). Upon the occurrence of the Fair Vacation, Landlord shall immediately advise Tenant of such (a confirmed email to Erik Day being sufficient for such notification). Landlord hereby grants Tenant legal vehicular access to and from, and the right to use and occupy the Relocation Space during the Festival Period and Landlord agrees to place Tenant in possession and occupancy of such space during the Festival Period. Tenant agrees to remove all security fencing from the east boundary of the 1 acre premises during the temporary relocation thereby allowing unfettered access to the entire Town property for the Country Fair. . Landlord shall be responsible for the reasonable costs of replacing or repairing any improvements made to the Premises which are destroyed or damaged during the Festival Period. If all such costs or expenses are not reimbursed by Landlord within ten (10) days after written demand therefor, Tenant may deduct the same from Rent.

34. **FPLSTAGING AREA DURING EMERGENCIES.** Landlord has committed to Florida

Power and Light Company (“**FPL**”) that FPL may use and occupy the Premises as a so-called staging area during hurricanes and other similar natural disasters (a “**Natural Disaster Event**”). In the event that FPL opts to use the Premises as a staging area during any hurricane or natural disaster, Landlord shall deliver to Tenant notice thereof as soon as reasonably possible (an email to Erik Day shall be sufficient notice in such event). Thereafter Tenant shall promptly relocate all of the vehicles in the Premises to the Relocation Space as indicated in Section 33 or other reasonably comparable conveniently located land (the “**Emergency Relocation Space**”) which Landlord shall provide to Tenant, at no additional cost to Tenant until such time as FPL (and any entities and persons) shall fully vacate and surrender the Premises to Landlord, at which time Tenant shall promptly relocate all vehicles from the Emergency Relocation Space to the Premises. The Rent for the Premises shall abate during the time period that Tenant is required to vacate the Premises during a Natural Disaster Event only if the vehicles cannot be relocated to the Emergency Relocation Space.

35. **Other Emergencies.** In the event that there is a state of emergency or a Town event that needs to utilize the Premises, Tenant shall be required to remove all vehicles from the Premises upon 24 hours notice for emergencies, and 30 days for non-emergencies. Landlord shall make best efforts to attempt to relocate Tenant under the circumstances to a different location owned by the Landlord. Landlord to return possession of the Premises when emergency ends, and Tenant must return within 5 business days. Rent shall be abated in the interim.
36. **Triple Net.** It is the purpose and intent of Landlord and Tenant that this Lease be construed and treated as a so-called “Triple Net Lease” which shall, except as hereinafter expressly provided to the contrary, yield net to Landlord the Rent to be paid by Tenant in each year during the Term of this Lease, and that all costs and expenses including, but not limited to taxes, insurance, utilities, maintenance, repairs and obligations of every kind or nature whatsoever relating to the Leased Premises which may arise or become due during the Term, shall be paid by Tenant.

[Signature page follows; balance of this page purposefully blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the Effective Date.

Signed in the presence of:

Print
Name _____

Print
Name _____

LANDLORD:

TOWN OF SOUTHWEST RANCHES, a municipality of the State of Florida

By: _____
Steve Breitzkreuz

Its: __Mayor_____

Signed in the presence of:

Print
Name _____

Print
Name _____

TENANT:

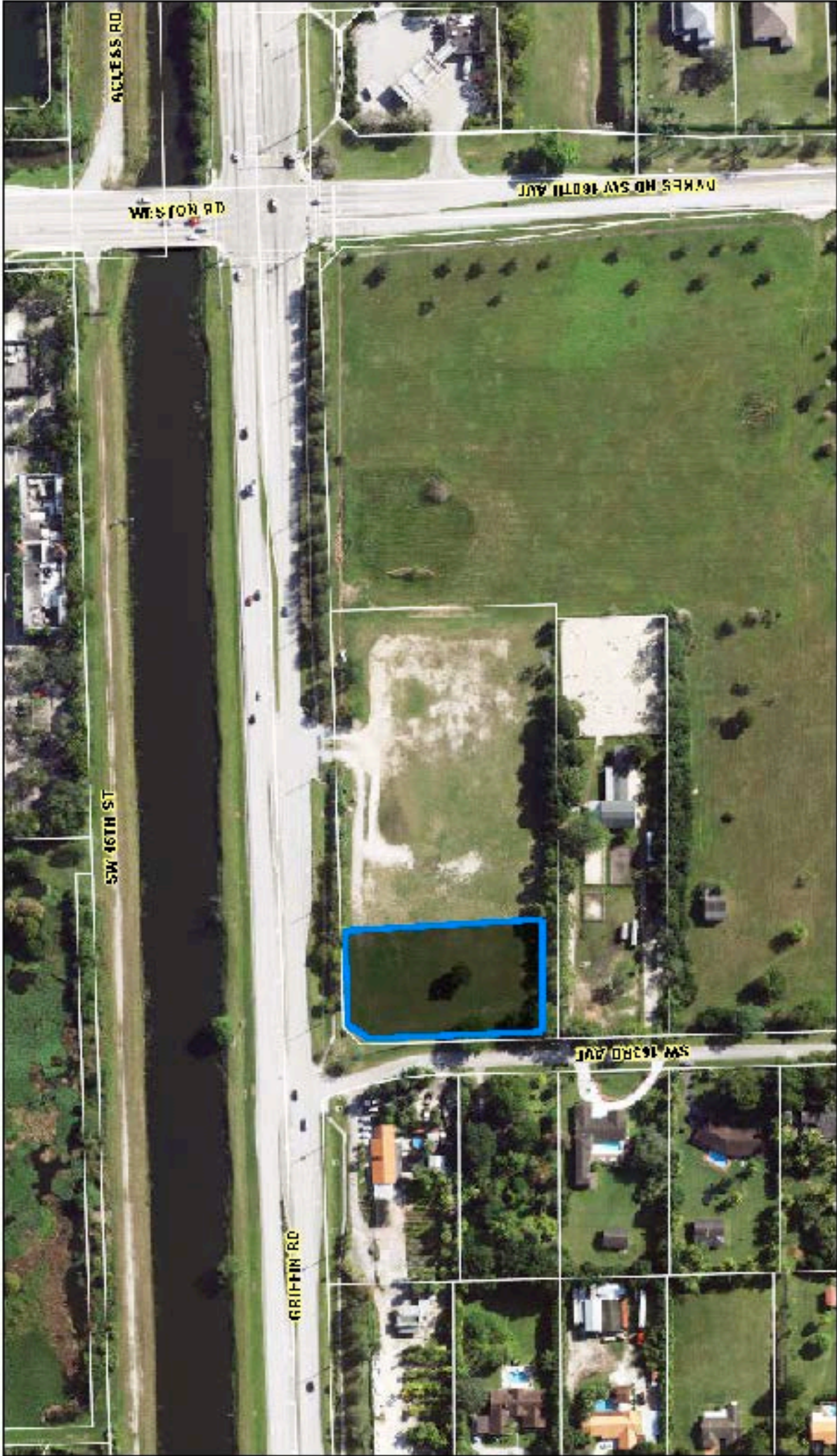
BRITISH IMPORTS OF BROWARD, LLC, a Florida limited liability company, DBA JAGUAR WEST BROWARD DBA LAND ROVER WEST BROWARD

By: _____
Erik Day, Manager and CFO

EXHIBIT A

GRAPHICAL DESCRIPTION OF THE PREMISES

Property Id: **Please see map disclaimer



July 19, 2024

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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muniz, Town Administrator
FROM: Emily Aceti, Community Services Manager
DATE: 9/26/2024
SUBJECT: Agreement with Arcadis US Inc. to Complete a Comprehensive Vulnerability Assessment

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management
- D. Improved Infrastructure

Background

The Resilient Florida Program within the Office of Resilience and Coastal Protection was created to help coastal and inland communities plan for the impacts of climate change, including flooding and sea level rise. The Resilient Florida Program offers grants for community planning as well as grants to implement projects that adaptation to impacts associated with flooding and sea level rise. The Town was awarded a \$200,000 grant to complete a town-wide comprehensive vulnerability assessment.

As a South Florida community in near proximity to the Atlantic Coast, Southwest Ranches is particularly vulnerable to adverse impacts resulting from flooding and sea

level rise. Identifying these hazards and determining the Town’s asset vulnerability and risk exposure to flooding and sea level rise is a necessary step to securing a safe and more resilient future for Southwest Ranches residents.

The Town advertised Request for Qualifications RFQu 24-001 for the Comprehensive Vulnerability Assessment on June 5, 2024. The Town received the following seven (7) responses on July 11, 2024.

In alphabetical order:

- Aptim
- Arcadis US Inc
- BCC Engineering
- Chen Moore and Associates
- Half Associates, Inc.
- Keith and Associates Inc. dba KEITH
- Kimley Horn and Associates

The Selection Committee ranked the proposals and selected Arcadis US Inc. as the most advantageous vendor for the Town. Arcadis US Inc.’s proposal totals \$200,000.

This solicitation issued was consistent with the requirements of the Consultant’s Competitive Negotiation Act (“CCNA”), Florida Statutes § 287.055 and the grant requirements.

Fiscal Impact/Analysis

The Town was awarded a \$200,000 grant with no required Town match thus no fiscal impact. This grant award was anticipated, and the funding commitment has been included within the Transportation Fund of the FY 2024-2025 Town Budget.

Staff Contact:

- Rod Ley, P.E., Public Works Director
- Emily Aceti, Community Services Manager
- Emil Lopez, Town Financial Administrator
- Christina Semeraro, Procurement Officer

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/19/2024	Resolution
Agreement	9/17/2024	Agreement
Scope of Work	9/17/2024	Exhibit

RESOLUTION NO. -

A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ARCADIS US, INC. IN THE AMOUNT OF TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00) TO PREPARE A COMPREHENSIVE VULNERABILITY ASSESSMENT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Resilient Florida Program within the Office of Resilience and Coastal Protection was created to help coastal and inland communities plan for the impacts of climate change, including flooding and sea level rise; and

WHEREAS, the Town was awarded a Two Hundred Thousand Dollar and Zero Cents (\$200,000.00) Resilient Florida Program Planning Grant through the Florida Department of Environmental Protection to prepare a comprehensive Town-wide flood vulnerability and sea level rise assessment; and

WHEREAS, the Town advertised Request for Qualifications RFQu 24-001 for the Comprehensive Vulnerability Assessment on June 5, 2024; and

WHEREAS, the Town received seven (7) responses on July 11, 2024; and

WHEREAS, the Selection Committee ranked the proposals and selected Arcadis US Inc. as the most advantageous vendor for the Town; and

WHEREAS, Arcadis US Inc.'s proposal totals Two Hundred Thousand Dollars and Zero Cents (\$200,000.00); and

WHEREAS, this grant funding commitment requiring no Town match has been included in the proposed FY 2024-2025 Town Budget; and

WHEREAS, the Town Council believes that the agreement is in the best interest of the health, safety, and welfare of its residents.

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

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

Section 2. The Town Council hereby approves an Agreement with Arcadis US Inc. in the amount of Two Hundred Thousand Dollars and Zero Cents (\$200,000.00) to prepare the Town’s Comprehensive Vulnerability Assessment, in substantially the same form as that attached hereto as Exhibit “A”.

Section 3. The Town Council hereby authorizes the Town Administrator to execute the Agreement in substantially the same form as that attached hereto as Exhibit “A” and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this _____ day of _____ 2024 on a motion by _____ and seconded by _____.

Breitkreuz _____
Kuczynski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.064.2024

EXHIBIT A – AGREEMENT



AGREEMENT

BETWEEN THE

TOWN OF SOUTHWEST RANCHES

AND

FOR

“RFQ_u 24-001 COMPREHENSIVE VULNERABILITY ASSESSMENT”

**AGREEMENT FOR
“RFQu 24-001 COMPREHENSIVE VULNERABILITY ASSESSMENT”**

THIS IS AN AGREEMENT (“Agreement” or “Contract”) made and entered into on this ____ day of _____ 2024 by and between the Town of Southwest Ranches, a Municipal Corporation of the State of Florida, (hereinafter referred to as “Town”) and Arcadis U.S., Inc. (hereinafter referred to as “Consultant”).

WHEREAS, the Town desires a Comprehensive Vulnerability Assessment (“Project”);
and

WHEREAS, the Town advertised a Request for Qualifications, RFQu No. 24-001 on June 5, 2024 (“RFQu”); and

WHEREAS, 7 proposals were received by the Town on July 11, 2024; and

WHEREAS, the Town has adopted Resolution No. 2024- ____ at a public meeting of the Town Council approving the recommended award and has selected Arcadis U.S., Inc. for award of the Project.

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

Section 1: Scope of Services

- 1.1 Upon execution of this Agreement, the Consultant agrees to perform the duties and responsibilities as defined herein and in the RFQu to which this Agreement is EXHIBIT “A” and which is made a part hereof by this reference (“Work”). This Agreement, as well as all Exhibits, the RFQu, the Consultant’s Proposal, including all forms attached thereto, and all addenda, specifications, drawings and plans, shall be hereinafter collectively referred to as the “Contract Documents” and incorporated herein by reference. To the extent of any conflict among the Contract Documents, the more stringent criteria relative to the Consultant’s performance of the Work shall govern over the less stringent criteria.
- 1.2 By submitting its Proposal and entering into this Agreement, Consultant represents that it has visited the location of the Work and informed itself of the conditions that exist at the site, including conditions of the facilities and difficulties associated with the execution of the Work. The existing site conditions have been accounted for within the Contract Price. Furthermore, all costs for the proper disposal of excess material generated on site in the performance of the Work have likewise been included and accounted for within the Contract Price.
- 1.3 Except as specifically modified herein, CONTRACTOR shall be bound by the terms and conditions and prices as set forth in the RFQu and the CONTRACTOR’S Response

to the RFQu. When the terms and conditions of this Contract may be read as consistent with the RFQu, then and in that respect, the terms of both the RFQu and this Contract shall be read as being consistent and shall be binding on both parties. Where terms and conditions of this Contract contradict anything as set forth in the RFQu or the response to the RFQu, then the terms and conditions of this Contract shall be binding and in full force and effect to the extent of any inconsistency.

- 1.4 This is a non-exclusive contract. The TOWN may, in its sole and absolute discretion, utilize other parties to provide any of the services listed in the RFQu, or any aspect of the Services if the TOWN deems it to be in the best interest of the TOWN.
- 1.5 CONTRACTOR acknowledges and agrees that the Contract Administrator has no authority to make changes that would increase, decrease, or otherwise modify the Scope of Services to be provided under this Contract.

Section 2: Term of this Agreement and Agreement Time

- 2.1 Town and Consultant agree that Consultant shall perform all Work under this Agreement for

“RFQu 24-001 COMPREHENSIVE VULNERABILITY ASSESSMENT”

- 2.2 Town shall have the ability to terminate this Agreement as provided in “Section 18: Termination.”
- 2.3 Consultant shall not be entitled to any claim for damages against Town on account of hindrance or delays from any cause whatsoever. If, however, Consultant is delayed in the prosecution of the Work occasioned by an act of God, or by act or omission on the part of the Town, or due to changes ordered in the Work by Town which expand the scope and costs of the Work, such act, hindrance, or delay shall only entitle Consultant to receive an extension of time as its sole and exclusive remedy for such hindrance or delay and Consultant waives any and all other claims against Town.
- 2.4 Time being of the essence, Town and Consultant agree that Consultant shall perform all Work under this Agreement and achieve substantial completion of the Work by December 31, 2025, subject to appropriate extensions of time as provided in this Agreement (“Substantial Completion Date”).
 - 2.4.1 Substantial Completion of the Work at the Project shall be defined as the date upon which the last of all the following events have occurred:
 - (i) All Work has been completed.
 - 2.4.2 The parties agree that time is of the essence in execution of the Work delineated within the Agreement and any breach of same shall go to the essence hereof, and Consultant, in agreeing to substantially complete the Work within the time herein mentioned, has taken into consideration and made allowances for all hindrances and delays incident to its Work. All work shall be substantially complete no later than December 31, 2025.

Section 3: Compensation & Method of Payment

- 3.1 Consultant shall render all Work to the Town under the Agreement for a total, not to exceed, \$200,000.00 Dollars (“Contract Price”).
- 3.2 Town shall not be liable for any cost increases or escalation associated with labor, services, materials, equipment, or any other costs that may arise during the performance of the Work. In the event, the cost of the Work exceeds the amounts defined in Section 3.1, Consultant shall pay such excess from its own funds and Town shall not be liable for any excess. The only exception shall be adjustments to the Contract Price pursuant to written Change Orders, duly executed by Town and Consultant in accordance with the terms and conditions of this Agreement and with the same formality and dignity afforded the original Agreement.
- 3.3 Town and Consultant agree that payment will be subject to (a) the delivery of an invoice by Consultant to the Town once every 30 days, and (b) confirmation by Town, that the Work included in the invoice, has been performed in accordance with this Agreement. Upon verification by Town that the invoiced Work has adequately been performed, Town shall have thirty (30) days thereafter to pay the invoice.
- 3.4 Notwithstanding any provision of this Contract to the contrary, TOWN may withhold, in whole or in part, payment to the extent necessary to protect itself from loss on account of inadequate or defective work which has not been remedied or resolved in a manner satisfactory to the Contract Administrator or failure to comply with this Contract. The amount withheld shall not be subject to payment of interest by TOWN.

Section 4: Assignment

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

Section 5: Consultant’s Responsibility for Safety

- 5.1 Consultant shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work provided in order to prevent damage, injury or loss to (a) employees performing the Work and all other persons who may be affected thereby, (b) all the Work, materials and equipment to be incorporated therein and (c) other property at the site or adjacent thereto. Consultant shall comply with all applicable laws, ordinances, rules, regulations and orders, of any authority with jurisdiction regarding the safety of persons and property, in order to provide protection from damage, injury, or loss.

Section 6: Insurance

- 6.1 Throughout the term of this Agreement and during applicable statute of limitation periods, Consultant shall maintain, in full force and affect, all of insurance coverages required within the Agreement and RFQu.
- 6.2 All Insurance Policies shall be issued by companies that (a) are authorized to transact business in the State of Florida, (b) have agents upon whom service of process may be made in Broward County, Florida, and (c) have a rating of “A-” or better in accordance with A.M. Best’s Key Rating Guide.
- 6.3 All Insurance Policies shall name and endorse the following as an additional named insured:
- Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628
- 6.4 All Insurance Policies shall be endorsed to provide that (a) Consultant’s Insurance is primary to any other Insurance available to Town or any other additional insured with respect to claims covered under the policy and (b) Consultant’s insurance applies separately to each insured, against who claims are made or suit is brought, and (c) that the inclusion of more than one insured shall not operate to increase the Insurer’s limit of liability. Self-insurance by Consultant shall not be acceptable for providing the required insurance coverages of this Agreement.
- 6.5 If the Consultant fails to submit the required insurance certificate, in the manner prescribed within the executed Agreement, at the time of execution of this Agreement, Consultant shall be deemed in default, and the Agreement shall be cancelled or rescinded without liability of the Town.
- 6.6 Consultant shall carry the following minimum types of Insurance:
- A. **WORKER’S COMPENSATION:** Worker’s Compensation Insurance is to apply to all employees in compliance with the “Workers’ Compensation Law” of the State of Florida and all applicable federal laws. Consultant shall carry Worker’s Compensation Insurance with the statutory limits, which shall include employer’s liability insurance with a limit of not less than **Five Hundred Thousand Dollars (\$500,000)** for each incident, and **Five Hundred Thousand Dollars (\$500,000)** for each disease. Policy(ies) must be endorsed with waiver of subrogation against Town.
- B. **BUSINESS AUTOMOBILE LIABILITY INSURANCE:** Consultant shall carry business automobile liability insurance with minimum limits of **Five Hundred Thousand Dollars (\$500,000)** per occurrence, combined single limits bodily injury liability and property damage. The policy must be no more restrictive than the latest edition of the business automobile liability policy without restrictive endorsements, as filed by the Insurance Services Office, and must include all owned vehicles and all hired or non-owned vehicles.
- C. **COMMERCIAL GENERAL LIABILITY:** Consultant shall carry Commercial General Liability Insurance with limits of not less than **Five Hundred Thousand Dollars (\$500,000)** per occurrence combined single limit for bodily injury and property damage, and not less than **One Million Dollars (\$1,000,000)** in the

aggregate. The insurance policy must include coverage that is no more restrictive than the latest edition of the commercial general liability policy, without restrictive endorsements as filed by the Insurance Service Office (ISO), and the policy must include coverages for premises and/or operations, independent Proposers, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, personal injury and explosion, collapse and underground (X-C-U). Personal injury coverage shall include coverage that has the employee and contractual exclusions removed. The ISO form of the policy must be acceptable to the Town.

- D. **PROFESSIONAL LIABILITY(ERRORS & OMISSIONS)**: Not less than \$500,000 per each occurrence, covering any damages caused by an error, omission or any negligent acts.
- 6.7 Consultant shall provide Town with a copy of the Certificates of Insurance or endorsements evidencing the types of Insurance and coverages required by this Section prior to beginning Work under this Agreement and, at any time thereafter, upon request by Town.
- 6.8 Consultant's Insurance Policies shall be endorsed to provide Town with at least thirty (30) calendar days prior written notice of cancellation, non-renewal, restrictions, or reduction in coverages or limits. Notice shall be sent to:
- Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, Florida 33330
- and
- Keith M. Poliakoff, Esq.
Government Law Group, PLLC
200 South Andrews Avenue
Suite 601
Fort Lauderdale, Florida 33301
- 6.9 Consultant's Commercial General Liability Insurance policy shall be on an "occurrence" basis only and shall not be a "claims-made" policy.
- 6.10 If any of Consultant's Insurance policies include a general aggregate limit and provides that claims investigation or legal defense costs are included in the general aggregate limit, the general aggregate limit that is required shall be at least five (5) times the occurrence limits specified above in this article.
- 6.11 The Consultant shall not commence operations, and/or labor to complete any of the Work pursuant to this Agreement until certification or proof of insurance issued directly by the insurance company underwriting department or insurance agent, detailing terms and provisions of coverage, has been received and approved by the Town.
- 6.12 If any of Consultant's initial insurance expires prior to the completion of the Work, renewal copies of Policies shall be furnished to Town at least thirty (30) days prior to the date of their expiration, and Town shall be an additional named insured by endorsement on all of Consultant's renewal policies.

- 6.13 **UPON EXECUTION OF THIS AGREEMENT, CONSULTANT SHALL SUBMIT TO TOWN COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES REQUIRED HEREIN AND SPECIFICALLY PROVIDING THE ENDORSEMENT TO THE POLICIES THAT SHOWS THE TOWN OF SOUTHWEST RANCHES IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND CONSULTANT'S WORK UNDER THE AGREEMENT.**
- 6.14 The official title of the owner is Town of Southwest Ranches. This official title shall be used in all insurance policies and documentation.
- 6.15 All required insurance policies shall preclude any insurers or underwriter's rights of recovery or subrogation against Town with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above described insurance.
- 6.16 Consultant shall ensure that any company issuing insurance to satisfy the requirements contained in this Agreement agrees that they shall have no recourse against Town for payment or assessments in any form on any policy of insurance.
- 6.17 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which Town is named as an additional named insured shall not apply to Town in any respect. Town shall use its best efforts to provide written notice of occurrence within thirty (30) working days after Town's actual notice of such event.
- 6.18 Notwithstanding any other provisions of this Agreement, Consultant's obligation to maintain all required insurance as specified in this Section of the Agreement shall survive the expiration or earlier termination of this Agreement.

Section 7: Copyrights and Patent Rights

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

Section 8: Laws and Regulations

Consultant agrees comply with all applicable Federal, State, County, and local laws, rules, regulations, ordinances, and codes in performing all Work under this Agreement.

Section 9: Taxes and Costs

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

Section 10: Indemnification

To the fullest extent permitted by Florida law, including Florida Statutes, Section 725.06, the Consultant shall indemnify, defend and hold harmless the Town, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, at both trial and appellate levels, to the extent caused by the negligence, recklessness, or willful

misconduct of the Consultant and persons employed or utilized by the Consultant in the performance of the Work or anyone else for whose actions Consultant may be responsible, regardless of the partial fault of any party indemnified hereunder. Notwithstanding any other provisions of this Agreement, the Consultant's duty to indemnify, defend and hold the Town harmless shall survive the termination or earlier expiration of this Agreement.

Section 11: Non-discrimination

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

Contractor shall not unlawfully discriminate against any person in its operations and activities or in its use or expenditure of funds in fulfilling its obligations under this Contract. Contractor shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (ADA) in the course of providing any services funded by TOWN, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, Contractor shall take affirmative steps to ensure nondiscrimination in employment against disabled persons.

During the performance of this contract, the Consultant agrees as follows:

(1) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The Consultant will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the

compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Consultant's legal duty to furnish information.

(4) The Consultant will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The Consultant will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the consultant's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The consultant will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The consultant will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a consultant becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the consultant may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided*, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of Proposers and sub-Proposers with the equal

opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a consultant debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon Proposers and subcontractor by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

Section 12: Sovereign Immunity

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

Section 13: Prevailing Party Attorneys' Fees

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

Section 14: No Third-Party Beneficiaries

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

Section 15: Funding

The obligation of Town for payment to Consultant for the Work is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

Section 16: Manner of Performance

Consultant agrees to perform all Work in a professional manner and in accordance with Local, State, County, and Federal laws, rules, ordinances, regulations and codes. Consultant agrees that the Work provided shall be provided by employees that are educated, trained, experienced, certified, and licensed in all areas encompassed within their designated duties. Consultant agrees to furnish to Town any and all documentation, certification, authorization, license, permit, or registration currently required by applicable laws, rules, and regulations. Consultant further certifies that it and its employees will keep all licenses, permits, registrations, authorizations, or

certifications required by applicable laws or regulations in full force and effect during the term of this Agreement. Failure to comply with this paragraph shall constitute a material breach of this Agreement.

Section 17: Public Records

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

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

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

Upon completion of the Contract, Consultant agrees, at no cost to Town, to transfer to the Town all public records in possession of the Consultant or keep and maintain public records required by the Town to perform the service. If the Consultant transfers all public records to the Town upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Contract, the consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology system of the Town.

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

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PHONE: (954) 434-0008; EMAIL:

DRUESGA@SOUTHWESTRANCHES.ORG; DEBRA RUESGA, TOWN CLERK, TOWN OF SOUTHWEST RANCHES, 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FLORIDA, 33330.

Section 18: Termination

The Agreement may be terminated upon the following events:

- A. **Termination by Mutual Agreement.** In the event the parties mutually agree in writing, this Agreement may be terminated on the terms and dates stipulated therein.
- B. **Termination for Convenience.** This Agreement may be terminated for Convenience by Town upon Town providing Consultant with **thirty (30) calendar day's** written notice of Town's intent to terminate this Agreement for Convenience. In the event that this Agreement is terminated by Town for Convenience, Consultant shall be paid ONLY for Work performed and approved by the Town as of the date of this Agreement is terminated, plus any direct and reasonable expense sustained up to the date of receipt of the written notice. In no event, shall Town be liable for consequential damages, including but not limited to, lost profits on Work not yet performed, and no other compensation or damages other than as set forth in this Section shall be paid to or recovered by Consultant in any legal proceeding against Town. Upon being notified of Town's election to terminate, Consultant shall immediately cease performing any further Work or incurring additional expenses. Consultant acknowledges and agrees that Ten Dollars (\$10.00) of the compensation to be paid by Town, the adequacy of which is hereby acknowledged by Consultant, is given as specific consideration to Consultant for Town's right to terminate this Agreement for Convenience.
- C. **Termination for Cause.** In the event of a material breach by Consultant, Town shall provide Consultant written notice of its material breach. Consultant shall thereafter have fourteen (14) days from the date of its receipt of such notification to cure such material breach. If Consultant does not cure the material breach within that time period, Town may terminate this Agreement immediately. Material breaches shall include, but are not limited to, Consultant's violations of governing standards, failure to carry out the work in strict accordance with the Contract Documents, failure to supply sufficient work forces, violations of state or federal laws, violation of Town's policies and procedures, or violation of any of the terms and conditions of this Agreement. In the event that Town elects to terminate Consultant for cause as provided for in this Section, and Town's termination for cause is later determined by a court of competent jurisdiction to be improper, or in any other way wrongful or in breach of this Agreement, the termination will be automatically deemed converted to one for Convenience, and Consultant shall solely be paid and Consultant's damages are solely limited to the compensation Consultant would be entitled to pursuant to subparagraph (B) of this Section.
- D. **Termination for Lack of Funds.** In the event the funds to finance the Work under this Agreement become unavailable, Town may provide Consultant with thirty (30) days written notice of termination. Nothing in this Agreement shall be deemed or construed to prevent the parties from negotiating a new Agreement in this scenario. In the event that Town elects to terminate Consultant for lack of funds as provided for in this Section, and Town's termination for lack of funds is later determined by a court of competent

jurisdiction to be improper, or in any other way wrongful or in breach of this Agreement, the termination will be automatically deemed converted to one for Convenience, and Consultant shall solely be paid and Consultant's damages are solely limited to the compensation Consultant would be entitled to pursuant to subparagraph (B) of this Section.

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

1. Consultant's violation of the Public Records Act;
2. Consultant's insolvency, bankruptcy or receivership;
3. Consultant's violation or non-compliance with Section 11 of this Agreement;
4. Consultant's failure to maintain any Insurance required by Section 6 of this Agreement; or
5. Consultant's violation of Section 19 of this Agreement.

Section 19: Public Entity Crimes Information Statement

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

Section 20: Use of Awarded Proposal by Other Governmental Units

Consultant agrees that this Agreement may be utilized by other governmental entities or units to provide the specified services. Town does not become obligated in any way, to pay for or become, in any way, responsible or liable for Consultant's provision of Work or services to any other governmental unit.

Section 21: Change Orders and Modification of Agreement

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

Section 22: No Waiver of Rights

Neither the Town's review, approval or payment for any of the Work required under this Agreement shall be construed to operate as a waiver of any of Town's rights under this Agreement or of any causes of action arising out Consultant's performance of the Work under this Agreement,

and Consultant shall be and remain liable to the Town for all damages to the Town caused by the Consultant's negligent or improper performance of any of the Work furnished under this Agreement, irrespective of the Town's review, approval or payment for any of the Work under this Agreement. The rights and remedies of the Town provided for under this Agreement are in addition to all other rights and remedies provided to Town by law.

Section 23: Jurisdiction and Venue

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

Section 24: WAIVER OF RIGHT TO JURY TRIAL

BY ENTERING INTO THIS AGREEMENT, CONSULTANT AND TOWN HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY IN ANY CIVIL LITIGATION RELATED TO OR ARISING OUT OF THIS AGREEMENT.

Section 25: Gender

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

Section 26: Days

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

Section 27: Written Mutual Agreement

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

Section 28: No Amendment or Waiver

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

Section 29: Severability

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

Section 30: Resolution of Disputes; Florida Statutes, Chapter 558 Not Applicable

To prevent litigation, it is agreed by the parties hereto that the Town Administrator shall solely decide all questions, claims, difficulties and disputes of, whatever nature, which may arise relative

to this Contract, including, but not limited to, Consultant's fulfillment of its obligations under this Contract as to the character, quality, amount and value of any Work done or proposed, to be done or furnished, under or by reason of, the Contract. Further, to the extent required or permitted by the agreement between the Town and its professional for this Project, the professional shall have access to the Work, the right to conduct testing or inspections, to reject non-conforming work, and to review pay applications. The Town Administrator's decision shall be reduced to writing, and a copy furnished to Consultant within a reasonable time following submission to the Town of the question, claim, difficulty or dispute as referenced above. The Town Administrator's decision shall be final and conclusive.

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

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

Section 31: Notice

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

If to Town:

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

With a copy to:

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

If to Consultant:

Melissa L. Pomales, PE
Senior Vice-President
150 Pine Island Rd., Suite 315
Plantation, FL 33324

Section 32: Miscellaneous

- A. Ownership of Documents.** Unless otherwise provided by law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement by Consultant and all persons or entities employed or otherwise retained by Consultant are and shall remain the property of Town. In the event of termination of this Agreement for any reason, any reports, photographs, surveys and other data and documents prepared by Consultant, whether finished or unfinished, shall become the property of Town and shall be delivered by Consultant to the Town Administrator within seven (7) days of termination of this Agreement for any reason. Any compensation due to Consultant shall be withheld until all documents are received by Town as provided herein.
- B. Audit and Inspection Rights and Retention of Records.** Town shall have the right to audit the books, records and accounts of Consultant that are related to this Agreement. Consultant shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement.

Consultant shall preserve and make available, at reasonable times for examination and audit by Town, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act (Chapter 119, Florida Statutes), if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after expiration or earlier termination of this Agreement, unless Consultant is notified in writing by Town of the need to extend the retention period. Such retention of such records and documents shall be at Consultant's sole expense. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by Town to be applicable to Consultant's records, Consultant shall comply with all requirements thereof.

However, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by Consultant. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for Town's disallowance and recovery of any payment upon such entry. In addition, Consultant shall respond to the reasonable inquiries of successor Proposers and allow successor Proposers to receive working papers relating to matters of continuing significance. In addition, Consultant shall provide a complete copy of all working papers to the Town, prior to final payment by the Town under this Agreement.

- C. Independent Contractor.** Consultant is an independent contractor of Town under this Agreement. Services provided by Consultant pursuant to this Agreement shall be subject to the supervision of Consultant. In providing such services, neither Consultant nor its agents shall act as officers, employees or agents of the Town. Personnel policies, tax

responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to the Work and services rendered under this Agreement shall be exclusively and solely those of Consultant. This Agreement shall not constitute or make Town and Consultant a partnership or joint venture.

- D. Conflicts.** Neither Consultant nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with Consultant's loyal and conscientious exercise of judgment related to its performance under this Agreement. Consultant agrees that none of its officers or employees shall, during the term of this Agreement, serve as an expert witness against Town in any legal or administrative proceeding in which he or she is not a party, unless compelled by court process. Further, Consultant agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert opinion, which is adverse or prejudicial to the interests of Town in connection with any such pending or threatened legal or administrative proceeding. The limitations of this section shall not preclude Consultant or any other persons from representing themselves in any action or in any administrative or legal proceeding.



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

- E. Contingency Fee.** Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For a breach or violation of this provision, Town shall have the right to terminate this Agreement without liability and, at its discretion, to deduct from the Agreement price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.
- F. Materiality and Waiver of Breach.** Town and Consultant agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Town's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.
- G. Joint Preparation.** Town and Consultant both acknowledge that they have sought and received whatever competent advice and legal counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to herein express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- H. Drug-Free Workplace.** Consultant shall maintain a drug-free workplace.


- I. **Headings**. Headings are for convenience of reference only and shall not be considered in any interpretation of this Agreement.
- J. **Binding Authority**. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.
- K. **Truth-in-Negotiation Certificate**. Signature of this Agreement by Consultant shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement are accurate, complete, and current at the time of contracting.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: Arcadis U.S., Inc., and the TOWN OF SOUTHWEST RANCHES, signing by and through its Mayor duly authorized to execute same by Council action on the ___ day of _____ 2024.

WITNESSES:

Melissa Hew 
Leah Richter 

ARCADIS U.S., INC.:

By: 
Melissa L. Pomales Senior Vice President (title)

TOWN OF SOUTHWEST RANCHES

By: _____
Steve Breitzkreuz, Mayor
____ day of _____ 2024

By: _____
Russell Muñiz, Town Administrator
____ day of _____ 2024

ATTEST:

Debra Ruesga, Town Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Keith M. Poliakoff, Town Attorney
1001.030.2024

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Christina Semeraro
Procurement Officer
Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, Florida 33330

Date: September 13, 2024

Subject: **RFQu 24-001 Comprehensive Vulnerability Assessment
Statement of Work and Price Proposal**

Dear Ms. Semeraro,

Arcadis U.S., Inc. (Arcadis) is pleased to submit to the Town of Southwest Ranches (Town) the proposed Statement of Work (SOW) for a Comprehensive Vulnerability Assessment (VA) in accordance with the Request for Qualifications 24-001 Section 1.2 which details the prescribed tasks and deliverables as required by the Florida Department of Environmental Protection (FDEP) Grant Number 24PLN02.

Statement of Work

Task 1: Conduct Steering Committee Meetings

The purpose of the Steering Committee meetings is to assist in reviewing the goals of the project, review draft materials, provide input for study direction, assist in identifying geographic context, review modeling methodologies, assist in identifying available data and resources, identify relevant assets, and review project findings and recommendations. Prior to Steering Committee meetings, Arcadis shall provide the Steering Committee members with draft materials to review and provide feedback during the meetings. Arcadis assumes four (4) steering Committee meetings will be held throughout the project. Meetings cadence will be confirmed with the Town staff during the kickoff meeting.

Deliverables:

1. Meeting agendas to include location, date, and time of meeting.
2. Meeting sign-in sheets with attendee names and affiliation.
3. A copy of any materials created for distribution at the meetings, as applicable.

4. Meeting record including meeting outcomes, methodologies selected, appropriate resources and data.

Task 2: Public Outreach Meeting #1

The purpose of Public Outreach Meeting #1 is to allow the public to provide input during the initial data collection stages, to include input on preferred methodologies, data for analyzing potential sea level rise impacts and/or flooding, guiding factors to consider, and critical assets important to the community. Arcadis shall prepare all social media notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable, in coordination with the Town's communications team. Arcadis assumes Public Outreach Meeting #1 will be held in person.

Deliverables:

1. Meeting agendas to include location, date, and time of meeting.
2. Meeting sign-in sheets with attendee names and affiliation (i.e. local stakeholder, resident, steering committee member, local government staff).
3. Copies of any materials created in preparation of or for distribution at the meeting (i.e. social media posts, public announcements, graphics), as applicable.
4. A copy of the file or weblink of the video or audio recording from the meeting, if applicable.
5. Meeting record including attendee input and meeting outcomes.

Task 3: Acquire Background Data

Arcadis shall research and compile the data needed to perform the VA based on the requirements as defined in Section 380.093, F.S. Three main categories of data are required to perform the VA: 1) critical and regionally significant asset inventory, 2) topographic data, and 3) flood scenario-related data.

Arcadis shall gather publicly available data for the development of the critical and regionally significant asset inventory. Arcadis shall develop a Request for Information (RFI) document for the purpose of obtaining relevant background data owned by the Town and that is not publicly available. The Town shall respond to the RFI in a timely manner and provide requested data as available. The final critical and regionally significant asset inventory list will be confirmed by the Town with the support of Arcadis. Arcadis assumes one (1) meeting will be conducted to confirm critical and regionally significant asset inventory. Sea level rise projection data shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) intermediate-high and intermediate-low projections (or the projection(s) required by Section 380.093, F.S.) for 2040 and 2070 (or the planning horizons selected in consultation with the Department in the "Identify Vulnerability Assessment Data Standards" task) at a minimum. Storm surge data used will be equal to or exceed the 100-year return period (1% annual chance) flood event.

In the process of researching background data, Arcadis shall identify data gaps, where missing data or low-quality information may limit the VA's extent or reduce the accuracy of the results. Arcadis shall rectify gaps of necessary data to the extent that data is readily available and to the extent practicable. Arcadis will not be responsible for creating new data. Arcadis will not create any additional metadata beyond what is provided by the Town and associated project collaborators/stakeholders. Arcadis will provide the appropriate metadata of the data compiled, to include locations of critical assets owned or maintained by the Town as well as regionally significant assets that are classified and as defined in paragraphs 380.093(2)(a) 1-4, F.S.

Arcadis shall begin drafting the preliminary vulnerability assessment report (draft VA report) in Task 5. Subsequent deliverables in this SOW, including findings from Task 5, will be included in the preliminary draft VA.

Deliverables:

1. Documentation of the data compiled and findings of the gap analysis. Documentation and findings will be included in the preliminary draft VA report.
2. A summary of recommendations to address the identified data gaps and actions taken to rectify them, if applicable. This summary will be included in the preliminary draft VA report.
3. GIS files with appropriate metadata of the data compiled, to include locations of critical assets owned or maintained by the Town as well as regionally significant assets that are classified and as defined in paragraphs s. 380.093(2)(a)1-4, F.S.

Task 4: Exposure Analysis

Arcadis shall perform an exposure analysis to identify the depth of water caused by each sea level rise, storm surge, and/or flood scenario. The water surface depths (i.e. flood scenarios) used to evaluate assets shall include the following data: tidal flooding, current and future storm surge flooding, rainfall-induced flooding, and compound flooding, all as applicable, as well as the scenarios and standards used for the exposure analysis. These shall be pursuant to s. 380.093, F.S. GIS files and associated metadata will adhere to the Resilient Florida Program's GIS Data Standards, and raw data sources shall be defined within the associated metadata.

Exposure analysis methodology and findings shall be documented in the preliminary draft VA.

Deliverables:

1. Documentation of the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario, to be included in the preliminary draft VA report.
2. GIS files with results of the exposure analysis for each flood scenario as well as the appropriate metadata that identifies the methods used to create the flood layers.

Task 5: Sensitivity Analysis

Arcadis shall perform the sensitivity analysis to measure the impact of flooding on assets and to apply the data from the exposure analysis to the inventory of critical assets created under Task 5 (Acquire Background Data). The sensitivity analysis will include an evaluation of the impact of flood severity on each asset class and at each flood scenario and assign a risk level based on percentages of land area inundated and number of critical assets affected.

Deliverables:

1. An updated draft VA report that provides details on the findings of the exposure analysis and the sensitivity analysis and includes visual presentation of the data via maps and tables, based on the statutorily required scenarios and standards.
2. An initial list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets will be prioritized by area or immediate need and will identify which flood scenario(s) impacts each asset.

Task 6: Public Outreach Meeting #2

Arcadis shall conduct Public Outreach Meeting #2 to present the results from the exposure analysis, sensitivity analysis, and draft VA. The purpose of the second meeting is to allow the public to provide community-specific input on the results of the analyses and to reconsider methodologies and assumptions used in the analysis for refinement. Additionally, during this meeting, Arcadis shall conduct exercises to encourage the public to prioritize focus areas of flooding, and the critical assets in preparation for the development of adaptation strategies and project development. Criteria will be established to guide the public's input for the selection of focus areas. Arcadis shall prepare all social media notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable, in coordination with the Town's communications team. Arcadis assumes Public Outreach Meeting #2 will be conducted in person.

Deliverables:

1. Meeting agendas to include location, date, and time of meeting.
2. Meeting sign-in sheets with attendee names and affiliation (i.e. local stakeholder, resident, steering committee member, local government staff).
3. Copies of any materials created in preparation of or for distribution at the meeting (i.e. social media posts, public announcements, graphics), as applicable.
4. A copy of the file or weblink of the video or audio recording from the meeting, if applicable.
5. Meeting record including attendee input and meeting outcomes, to include defining focus areas recommended by the community.

Task 7: Final Vulnerability Assessment Report, Maps, and Tables

Development of the VA report will begin in Task 5 and will be finalized under this Task 9. Arcadis shall finalize the VA report pursuant to the requirements in s. 380.093, F.S., and based upon the Steering Committee and Public Outreach efforts. The final VA report will include all results from the exposure and sensitivity analyses, as well as a summary of identified risks. It will contain a list of critical and regionally significant assets that are impacted by flooding and sea-level rise, specifying for each asset the flood scenario(s) impacting the asset. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards, and raw data sources shall be defined within the associated metadata. Arcadis shall provide the Town with a final draft VA for the Town's review and comments. The Town shall provide comments on the final draft VA in a timely manner. If needed, Arcadis will hold a virtual review meeting with the Town to discuss comments. Subsequently, Arcadis shall update and issue the final VA report.

Deliverables:

1. Final Draft and Final VA Report that provide details on the results and conclusions, including illustrations via maps and tables, based on the statutorily required scenarios and standards in s. 380.093, F.S.
2. A final list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets will be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.
3. All electronic mapping data used to illustrate flooding and sea level rise impacts identified in the VA, to include the geospatial data in an electronic file format and GIS metadata; and
4. A signed Vulnerability Assessment Compliance Checklist Certification.

Task 8: Local Mitigation Strategy

The results of the VA can be used to inform a Local Mitigation Strategy (LMS) as required by the Florida Division of Emergency Management (FDEM). The LMS is usually developed at the county level and serves to reduce the risks associated with natural and man-made disasters, including sea level rise. Arcadis shall attend one (1) meeting with the Local Mitigation Strategy Working Group (LMSWG) designee and Town PM. The purpose of the meeting will be to confirm that VA Report is in alignment with the existing Broward County LMS Plan and to discuss how the final VA report will be incorporated into the planning process of future county LMS Plan updates. Arcadis shall support the Town PM in identifying up to three (3) projects to include on the LMS Prioritized Project List. Arcadis shall draft a letter in coordination with the Town PM to the Department and FDEM Mitigation Bureau Planning Unit, signed by the LMSWG Chair, or Designee. The letter will include a copy of the final VA report and will request that the VA report be incorporated in the LMS Plan appendix and as a reference in updating the next iteration of the LMS Plan. The Town shall ensure that the letter is signed by the LMSWG Chair or Designee and delivered to the Department and FDEM Mitigation Bureau Planning Unit. The next iteration of the Broward County LMS will be released in 2028, Arcadis' scope of work as it relates to the LMS will be complete by December 2025.

Deliverables:

1. Draft letter to the Department and FDEM Mitigation Bureau Planning Unit.

Project Management

Arcadis shall provide project management activities throughout the duration of the project. Activities include:

1. Arcadis team coordination and management.
2. Schedule and budget management.
3. Coordination with Town staff and other key stakeholders.
4. Progress Status meetings – assumed up to six meetings with Town Project Manager or designee. Progress meetings are not shown in the schedule below but will be discussed and agreed upon in collaboration with the Town during the first meeting between the Town and Arcadis.

Schedule

Arcadis shall commence upon receipt of notice to proceed (NTP). Arcadis estimates the project will be completed by December 15, 2025, assuming NTP is issued no later than September 30, 2024. The dates presented in the schedule are subject to change based on coordination with Town staff and staff availability, coordination of public outreach meetings and timely receipt of requested information. Successful completion of this project by the proposed schedule date is dependent on timely responses from the Town and the Steering Committee, inclusive of availability of data and efficient data transfer. Arcadis assumes the Town will provide responses to request for information and feedback within 10 business days.

Task No.	Task Description	2024				2025											
		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Project Management and QA/QC															
1	Conduct Steering Committee meetings																
2	Public Outreach Meeting #1																
3	Acquire Background Data																
4	Exposure Analysis																
5	Sensitivity Analysis																
6	Public Outreach Meeting #2																
7	Final Vulnerability Assessment Report, Maps and Tables																
8	Local Mitigation Strategy																

Compensation

Arcadis shall provide the services described herein for the lump sum, not to exceed fee of **\$200,000**. All work will be billed monthly based on percentage of progress of the SOW. A breakdown by Task of the compensation fee is provided in the table below.

Task No.	Task Title	Fee
1	Conduct Steering Committee Meetings	\$20,000
2	Public Outreach meeting #1	\$7,500
3	Acquire Background Data	\$40,000
4	Exposure Analysis	\$50,000
5	Sensitivity Analysis	\$50,000
6	Public Outreach Meeting #2	\$7,500
7	Final Vulnerability Assessment Report, Maps, and Tables	\$20,000
8	Local Mitigation Strategy	\$5,000
	Total	\$200,000

We look forward to partnering with the Town on this important project. Should you have any questions about the SOW or require additional information from us, please do not hesitate to contact me.

Sincerely,
Arcadis U.S., Inc.
Melissa Hew
Project Manager

Email: melissa.hew@arcadis.com



Phone: +1 305.815.8695

CC. Melissa L. Pomales, Senior Vice President

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

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell Muñiz, Town Administrator
FROM: Emil C. Lopez, Town Financial Administrator
DATE: 9/26/2024
SUBJECT: Fund Balance Policy

Recommendation

It is recommended that the Town Council approves the accompanying resolution adopting the Town's fund balance policy.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- B. Enhanced Resource Management

Background

In February 2009, the Governmental Accounting Standards Boards (GASB) issued Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions; to improve financial reporting by providing fund balance categories and classifications that will be more easily understood. The statement substantially changes how fund balances are categorized. It clarifies/modifies how some of the governmental funds are presented and classified. Accordingly, the Town desires to establish a fund balance policy consistent with the requirements of GASB No. 54 and to apply such requirements to its financial statements beginning with the fiscal year 2024-2025.

The Government Finance Officers Associations (GFOA) recommends that municipalities

establish a formal policy on the level of unrestricted fund balance that should be maintained in the general fund for General Accepted Accounting Principles (GAAP) and for budgetary purposes. Captioned policy should be set by the appropriate governing body that include a framework and process for how the municipality would increase or decrease the level of unrestricted fund balance over a specific time period. In other words, it needs to provide guidance for the how resources will be directed to replenish fund balance should the balance fall below the level prescribed.

In determining an appropriate level of reserves (unassigned fund balance) for the Town of Southwest Ranches, we must look into the Town’s unique circumstances such as vulnerability to natural disasters (rural environment), revenue sources (volatile), or major catastrophes (COVID 19). Nevertheless, any factor, GFOA recommends, at a minimum, that general-purpose governments, regardless of size, maintain unrestricted budgetary fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures. This would represent for the Town maintaining 17% or the equivalent of \$2,642,364 (Per FY23 Auditing Financials) of unassigned fund balance.

As per the Town’s unique circumstances, its location, other financial factors (e.g., limited growth), and continue commitment to support sound fiscal management practices with an emphasis on long-term financial stability and sustainability, we are recommending that the Town maintains at least 25% of the “unassigned fund balance” (reserve) within the general fund at year end. This would have represented \$3,963,548 per FY23 Auditing Financials (\$15,854,192 * 25%) or \$5,809,033 per the FY24-25 Budget (\$23,236,132 * 25%).

Fiscal Impact/Analysis

By adopting an official fund balance policy, the Town Council establishes guidelines and specific actions for the replenishment of “unassigned fund balance” when it is drawn down below recommended level.

Staff Contact:

Emil C. Lopez
Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/20/2024	Resolution
Exhibit A - Fund Balance Policy	9/19/2024	Exhibit

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A FUND BALANCE POLICY TO GOVERN NON-SPENDABLE, RESTRICTED, COMMITTED, ASSIGNED, UNASSIGNED FUND BALANCES, AND EMERGENCY FUNDING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the purpose of a fund balance policy is to serve as a framework for consistent operations and appropriate reporting as to non-spendable, restricted, committed, assigned, and unassigned fund balances to improve the financial health and management of the Town; and

WHEREAS, the Town of Southwest Ranches currently does not have a fund balance policy to govern non-spendable, restricted, committed, assigned, and unassigned fund balances; and

WHEREAS, the Town Council has determined that it is necessary to establish guidelines for preserving adequate general fund's unassigned fund balance; and

WHEREAS, the fund balance policy sets standards for the use and replenishment of unassigned fund balance when it is drawn down below the recommended target level; and

WHEREAS, the Town Council deems that is in the best interest of the residents to enact a fund balance policy as set forth below; and

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

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

Section 2: Adoption. The Town Council hereby approves the adoption of the Town of Southwest Ranches fund balance policy attached hereto as "Exhibit A" and authorizes the Town Administrator and Town Financial Administrator to implement these changes as needed.

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

separate from the remaining provisions, and shall in no way affect the validity of all other provisions of this Resolution.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 26 day of September 2024, on a motion by

_____ and seconded by _____

Breitkreuz _____
Kuczenski _____
Allbritton _____
Jablonski _____
Hartmann _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.067.2024

POLICY and PROCEDURE		TOWN OF SOUTHWEST RANCHES	
Title: Fund Balance Policy		Number: XXXX	
Department: Financial Services		Section: Budget	
Author: Emil Lopez	Effective Date: 9/26/2024	Revision Date:	
Dept. Approval: Emil Lopez, Town Financial Administrator		Approval Date: 09/26/2024	



Purpose:

The Town of Southwest Ranches hereby establishes a fund balance policy for preserving adequate level of funding that protects the Town against unanticipated events that would adversely affect the financial condition of the Town and jeopardize the continuation of necessary public services. This policy will ensure the Town maintains reservations of fund balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Boards (GASB) Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions.

A fund balance policy is adopted to provide the capacity to 1) secure and maintain investment grade bond ratings, 2) sufficient cash flow for daily financial needs, 3) offset significant economic downturns or revenue shortfalls, and 4) provide funds for unforeseen expenditures related to emergencies, in accordance with policies established by the Town Council.

A structurally balanced budget requires that fund balance generally not be used to pay for recurring expenses.

Policy Statement:

The Town will establish and maintain reservations of fund balance, as defined within, in the general fund in accordance with this policy unless otherwise noted.

Definitions:

- **Fund Balance** – this the cumulative difference of all revenue and expenditures. The Government Finance Officers Association (GFOA) defined it as, “the difference between assets and liabilities reported in the governmental fund. It can also be considered to be the difference between fund assets and fund liabilities and can be known as fund equity.

Fund balance measures the net financial resources available to finance expenditures of future periods. There are five (5) categories of funds within the fund balance: non-spendable, restricted, committed, assigned, and unassigned.

- **Non-Spendable Fund Balance** – Amounts that are inherently not spendable because of their form/nature. For example, inventory and pre-paid expenditures.
- **Restricted Fund Balance** – Amounts that have externally enforceable limitations on use. These amounts are constrained to specific purpose by their providers. For example, grantors, imposed by law through legislation.

- Committed Fund Balance – Amounts that have self-imposed limitations, established through action of the Town Council (highest level of decision-making authority). These amounts cannot be used for any other purpose unless the Town Council takes the same formal action to remove or change the constraint originally.
- Assigned Fund Balance – These are amounts that the Town intends to use for a specific purpose; the intent shall be expressed by Town Council or a Town Official to whom the Town Council delegates that authority.
- Unassigned Fund Balance – This is the residual portion of the fund balance. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed or assigned specific purposes within the general fund and are generally available for any propose deemed by the Town.

Responsibility:

It is the responsibility of the Town Council, Town Administrator, and Town Financial Administrator to ensure that the Town makes decisions and acts consistent with the fund balance policy.

It will be the responsibility of the Town Financial Administrator to keep this policy current.

Notifications: The Town Financial Administrator and/or the Town Manager shall notify the Town Council if the actual amount of unassigned fund balance falls below the minimum require fund balance level set forth herein.

References or Resources:

- Governmental Accounting Standards Boards (GASB) Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions.
In February 2009, GASB issued Statement No. 54 to improve financial reporting by providing fund balance categories and classifications that will be more easily understood. The statement substantially changes how fund balances are categorized. It clarifies/modifies how some of the governmental funds are presented and classified.

Procedure:

General Fund – The Town will maintain a diversified and stable revenue system that will allocate the burden of supporting all services and protect the Town from short-term fluctuations in any one revenue source.

The Town will project revenues on a conservative basis so that actual revenues will consistently meet or exceed budgeted revenues.

- **Unassigned Fund Balance**: For hurricane, emergency, and disaster recovery the Town is to maintain at least 25% of the “unassigned fund balance” (reserve) within the general fund at year end. The minimum unassigned fund balance of 25% shall be determined based on the most recently audited financial statement (Annual Comprehensive Financial Report – ACFR) of the total general fund expenditures and net transfers. This reserve is established for the purposes of responding to and providing relief and recovery efforts to ensure the maintenance of services to the public during hurricane, emergency, and disaster situations. Such emergencies include, but are not limited to hurricanes, tropical storms, flooding, terrorist activity and other natural or man-made disasters.
 - In the event that the unassigned fund balance exceeds the amounts set forth above, the excess may be utilized for any lawful purpose of the Town. It may also be used for one-time costs including the establishment of or increase in restrictions or commitments of fund balance. Fund balance reserves can be used to cover one-time expenditures or carried forward for use in future years. It is recommended and best practices to not use reserves to cover recurring expenses.
 - If, at the end of any fiscal year, the actual amount of unassigned fund balance falls below the minimum required fund balance level set forth in herein, the Town Administrator and Town Financial Administrator shall prepare and submit a plan for expenditure or expense reductions and/or revenue increases to the Town Council.
 - As part of the annual budget process, the Town Council shall review and, if necessary, amend the plan submitted by the Town Administrator and Town Financial Administrator for restoring the amounts of unassigned fund balance to the required minimum levels. Any deficit in the required minimum amount must be restored no later than the end of the third fiscal year following the occurrence.

- **Spending Order of Fund Balance**: The Town establishes the policy to spend “restricted” amounts first when both restricted and unrestricted fund balances are available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring for dollar spending. When an expenditure has been identified for purposes for which amounts in any of the “unrestricted” fund balance (committed, assigned, or unassigned) classifications could be used, it shall be the policy of the Town to use “committed” amounts first, followed by “assigned” amounts, and the “unassigned” amounts.

Non-spendable	Not available for spending because of their form/nature (e.g., inventory, pre-paid expenditures).	
Restricted	Constraints on spending that are legally enforceable by outside parties.	
Unrestricted	Committed	Constraints on spending that the government imposes upon itself by highest-level formal action prior to the close of the period.
	Assigned	Resources intended for spending for a purpose set by the governing body itself or by some person or body delegated to exercise such authority in accordance with policy established by the board.
	Unassigned	Residual (general fund only)

Annual Review:

Compliance with the provisions of this policy shall be review as part of the annual budget adoption process. Any changes to the targeted amounts established herein must be approved by the Town Council.

Previous Effective Date: N/A	Previous Number: N/A	File Location: \FINADMIN\POLICIES-PROCEDURES\Accounting P&P Manual\Accounting Procedures Manual-Final
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Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

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

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

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

COUNCIL MEMORANDUM

TO: Honorable Mayor Breitkreuz and Town Council
VIA: Russell C. Muñoz, Town Administrator
FROM: Russell C. Muniz, Town Administrator
DATE: 9/26/2024
SUBJECT: South Florida Wildlife Center Tri-Party Agreement

Recommendation

Town Council consideration for a motion to approve the resolution.

Unanimous Vote of the Town Council Required?

No

Strategic Priorities

- A. Sound Governance
- E. Cultivate a Vibrant Community

Background

On February 27, 2006, the Town of Southwest Ranches sold the property generally located off Sheridan Street between SW 185th Way and SW 190th Avenue containing the Parcel ID 513901010058 (the "Property") to the School Board of Broward County (the "School Board") for use as a future public school; however, the School Board has determined that a public school is no longer viable at this location.

The South Florida Wildlife Center currently leases property from the Broward County Board of County Commissioners ("Broward County") and Broward County has advised the South Florida Wildlife Center that it must find an alternative location.

The South Florida Wildlife Center protects wildlife through rescue, rehabilitation, and

education and the Town Council believes that bringing the South Florida Wildlife Center to the Town of Southwest Ranches is in the best interest of the health, safety, and welfare of the Town and its residents.

The School Board has generously agreed to enter into a 99-year lease agreement with the South Florida Wildlife Center to lease the southern seven acres of its Property in consideration of the Town agreeing to lift its deed restriction on the remaining property, and supporting the School Board's desire to amend the remaining Property's land use and zoning to enable the development of single family homes consistent with the Town's Rural Ranches zoning district.

This Resolution serves to establish the Town's support for the creation of a triparty agreement that will formally establish the terms and conditions contained herein.

Fiscal Impact/Analysis

There is no fiscal impact to the Town.

Staff Contact:

Russell Muñoz, Town Administrator
Debra Ruesga, Town Clerk
Emil C. Lopez, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution - TA Approved	9/20/2024	Resolution

RESOLUTION NO. -

A RESOLUTION OF THE TOWN COUNCIL OF SOUTHWEST RANCHES, FLORIDA, SUPPORTING THE CREATION OF A TRIPARTY AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES, THE SCHOOL BOARD OF BROWARD COUNTY, AND THE SOUTH FLORIDA WILDLIFE CENTER RELATING TO THE FUTURE USE OF THE SCHOOL BOARD OF BROWARD COUNTY'S PROPERTY GENERALLY LOCATED OFF OF SHERIDAN STREET BETWEEN SW 185TH WAY AND SW 190TH AVENUE CONTAINING THE PARCEL ID 513901010058; SUPPORTING THE SCHOOL BOARD OF BROWARD COUNTY ENTERING INTO A 99-YEAR LEASE AGREEMENT WITH THE SOUTH FLORIDA WILDLIFE CENTER TO USE THE SOUTHERN SEVEN ACRES OF THE PROPERTY IN CONSIDERATION OF THE TOWN'S REMOVAL OF THE DEED RESTRICTION FOR THE REMAINDER OF THE PROPERTY THAT LIMITS THE PROPERTY TO A PUBLIC SCHOOL/EDUCATIONAL FACILITY; SUPPORTING THE DEVELOPMENT OF THE REMAINDER OF THE PROPERTY FOR RESIDENTIAL USES IN CONFORMITY WITH THE TOWN'S RURAL RANCHES ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 27, 2006, the Town of Southwest Ranches sold the property generally located off Sheridan Street between SW 185th Way and SW 190th Avenue containing the Parcel ID 513901010058 (the "Property") to the School Board of Broward County (the "School Board") for use as a future public school; and

WHEREAS, the School Board has determined that a public school is no longer viable at this location; and

WHEREAS, the South Florida Wildlife Center currently leases property from the Broward County Board of County Commissioners ("Broward County"); and

WHEREAS, Broward County has advised the South Florida Wildlife Center that it must find an alternative location; and

WHEREAS, the South Florida Wildlife Center protects wildlife through rescue, rehabilitation, and education; and

WHEREAS, the Town Council believes that bringing the South Florida Wildlife Center to the Town of Southwest Ranches is in the best interest of the

health, safety, and welfare of the Town and its residents; and

WHEREAS, the School Board has generously agreed to enter into a 99 year lease agreement with the South Florida Wildlife Center to lease the southern seven acres of its Property in consideration of the Town agreeing to lift its deed restriction on the remaining property, and supporting the School Board's desire to amend the remaining Property's land use and zoning to enable the development of single family homes consistent with the Town's Rural Ranches zoning district; and

WHEREAS, this Resolution serves to establish the Town's support for the creation of a triparty agreement that will formally establish the terms and conditions contained herein;

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

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

Section 2. The Town Council hereby supports the creation of a triparty agreement between the Town of Southwest Ranches, The School Board of Broward County, and the South Florida Wildlife Center concerning the property generally located off Sheridan Street between SW 185th Way and SW 190th Avenue containing the Parcel ID 513901010058.

Section 3. The Town Council hereby supports the School Board of Broward County entering into a 99-year Lease Agreement with the South Florida Wildlife Center to use the southern seven acres of the property in consideration of the Town's removal of the deed restriction for the remainder of the Property that limits the Property to a public school/educational facility.

Section 4. The Town Council hereby supports the development of the remainder of the property for residential uses in conformity with the Town's Rural Ranches Zoning District.

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

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

Ranches, Florida, this _____ day of _____ 2024 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Kuczenski _____
Allbritton _____
Hartmann _____
Jablonski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

Attest:

Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, Town Attorney
1001.061.2024

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REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

August 8, 2024

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor David S. Kuczenski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member Gary Jablonski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Richard Dewitt, Assistant Town Attorney

A Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 8:25 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor Breitkreuz asked for a moment of silence in remembrance of Town resident Debra Goffe Rose.

3. Public Comment

The following members of the public addressed the Town Council: Marianne Allen, Richard Ramcharitar, Mary Gay Chaples, John Steven Garate, Dee Schroeder, Guillermo Angel Alonso, Newell Hollingsworth, and Lori Parrish.

4. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the August 20th Primary Election and the School Board Seats on the ballot for that election. She stated that both candidates for the upcoming election, Torey Alston and Rebecca Thompson, will be attending the August 12th Board meeting to discuss their platforms.

Debbie Green spoke on behalf of the Zero Waste Task Force. She thanked the Bergeron Foundation for their donation of \$2,000 to help fund yard signs and other methods used to raise awareness to stop the incinerator. She said the next meeting would be August 14th, and that the new executive director, Todd Stori, would be at the meeting. She encouraged everyone to attend to voice their opposition to having an incinerator placed in Broward County.

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She discussed the purpose of the Advisory Board in educating residents on zero waste and methods of reducing and recycling waste. She talked about the biochar presentation that was done at the last Board meeting and stated that it was meant to educate the public on methods of disposing of waste. She asked the Town council to consider allocating funds to hire a zero-waste consultant to work with the Board as well as Town staff to move towards zero waste.

Marianne Allen spoke as the Agricultural Liaison. She talked about the biochar process and stated that it was dangerous to the agricultural community. She spoke about the benefits of small-scale Agroecology and how it would benefit the Town.

5. Council Member Comments

Council Member Jablonski thanked everyone for attending the meeting. He spoke about upcoming events within the Town such as the Budget Workshop happening on August 13th, the Calendar Photo Contest submission deadline of September 9th, the DMV Flow event on August 28th, and the Aden Perry Lifesaving Ring Dedication Ceremony on August 9th. He spoke about Aden Perry and the Aden Perry Foundation and the foundation's efforts to place lifesaving rings around bodies of water throughout the state. He said that if anyone needed the "Recycle Right" decals for their recycling bins, they were available at Town Hall. He addressed an issue mentioned during earlier Public Comments regarding the sale of 40 acres of land in the Town and how the new zoning classification of A3 with a 2.5 acre minimum was created from it.

Vice Mayor Kuczenski discussed the importance of everyone that was opposed to the incinerator being built in Broward County to attend the Zero Waste Task Force meeting on August 12th. He said that with the executive director of the Solid Waste Authority being in attendance, it was a chance for everyone to voice their opposition to him directly. He asked the Town Council for consensus that the Town send an email to residents regarding the meeting and that the email state that "the Mayor and Town Council request your presence" to stress the importance of the meeting. Town Council agreed that should be done. He said that he would like the Town to research hiring a zero-waste consultant to advise the Town on how to move forward with the initiative. He discussed the importance of recycling and how contaminants mixed in with recycled materials ruins the process. He talked about the DRW magazine and said that it would be ending its publication soon. He spoke about Debra Goffe Rose and their friendship and stated that she was a wonderful woman that would be missed by all. Lastly, he advised the Town Council of his "Law and Order Report" listing the traffic citations for the month of July.

Council Member Allbritton spoke about the Public Safety & Traffic Committee Task Force, a Police Detail created to spend extra hours dedicated to traffic enforcement on the interior roads of the Town. He spoke about the Broward County Emergency Management and US Small Business Administration partnering to provide loans for homeowners and business owners that were affected by the flooding that occurred during June 11th through June 14th. He said they have a few centers that people can visit in person, provided their website, www.lending.sba.gov and reminded everyone the application window closes at the end of August. He discussed the difference between the Zero Waste Advisory Board and the Zero Waste Task Force. He spoke about the political signs that have been removed or taken from properties and described an incident involving his signs being taken from a private residence. He stated that people should be neighborly, and to leave the political signs alone.

Council Member Hartmann spoke about Debra Goffe Rose, their long friendship, how she was always willing to offer a helping hand to anyone, and how she will be missed by the entire Town.

He addressed comments that were said during Public Comments regarding the Town Council not being representatives of the community and that the Town Council is passing laws and rules to impose on the community. He described incidents involving the Florida Elections Commission and the Town Code Enforcement Department that received complaints against him after he was elected. He encouraged residents to do their research on all the candidates that were running for office to make an informed decision when voting. He spoke about term limits for the Town Council and stated that the voters decide the term limits for the Town Council, if the residents want the elected official remain on the Council the residents vote for them to stay and if they want the elected official off the Town Council, they do not vote for them. He stated that all of the Town Council members were there to serve the community.

Mayor Breitzkreuz addressed the issue mentioned during Public Comments regarding the ULDC and Comprehensive Plan and stated that he wanted to bring both into alignment with each other. He announced that the Town has officially become a part of the countywide "Mayor's Chess Challenge" and the Town's first event will be October 19th. He spoke about the upcoming election and encouraged everyone to do their own research before voting. He discussed the Solid Waste Authority board and its purpose to create a master plan for the next 40 years of waste disposal. He said that the next Zero Waste Task Force meeting on August 14th was important and encouraged everyone to attend because the director of the SWA would be in attendance and it was an opportunity for everyone to have their voices heard.

6. Legal Comments

Assistant Town Attorney Dewitt advised the Town Council about the settlement of an appeal of a Code Enforcement case with the Massons. He said it that as part of the settlement the Massons dropped their appeal, and the Town dismissed the Code Enforcement case. He stated the case stemmed from a noise violation from a neighbor and that he believed there was a \$750 fine.

7. Administration Comments

Town Administrator Muñiz advised Town Council and residents that flyers for the Mayor's Chess Challenge were available in the back of the Council Chambers. He discussed the Aden Perry Project and said that Aden Perry's mother, Sarah Perry, would be attending the Town's lifesaving ring dedication ceremony happening on August 9th.

Ordinance – 1st Reading

8. A AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 1.8-P AND THE PERFORMANCE STANDARDS FOR THE US HIGHWAY 27 BUSINESS CATEGORY IN PART TWO OF THE FUTURE LAND USE ELEMENT ENTITLED, "PERMITTED USES IN FUTURE LAND USE CATEGORIES;" PERTAINING TO POTABLE WATER AND SANITARY SEWER FACILITIES REQUIRED TO SERVE DEVELOPMENT DESIGNATED US HIGHWAY 27 BUSINESS CATEGORY ON THE FUTURE LAND USE PLAN MAP; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND OTHER REVIEW AGENCIES DEFINED IN F.S. 163.3184(1)(C); PROVIDING FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR

SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.(APPLICATION NO. PA-24-2) {Item Tabled from May 23, 2024 Meeting}

The following motion was made by Council Member Jablonski, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING AS AMENDED BY ELIMINATING ALL STRIKETHROUGHS OF THE PHRASE, "OR ROOFED STRUCTURE".

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 10, "DEFINITION OF TERMS," SECTION 010-030, "TERMS DEFINED," ARTICLE 45, "AGRICULTURAL AND RURAL DISTRICTS," SECTION 045-030, "GENERAL PROVISIONS," AND ARTICLE 55, "MANUFACTURING AND INDUSTRIAL DISTRICT," SECTION 55-030, "GENERAL PROVISIONS," PERTAINING TO THE MEASUREMENT OF HEIGHT, AND PARTICULARLY THE HEIGHT OF FENCES, WALLS, HEDGES, AND STRUCTURES OTHER THAN BUILDINGS AND SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE ORDINANCE FIRST READING.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICE TO 5560 HANCOCK ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Kuczenski, seconded by Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE NEIGHBORHOOD SAFETY GRANT AWARD IN THE AMOUNT OF THIRTY-FIVE THOUSAND TWO HUNDRED EIGHTY-SEVEN DOLLARS AND EIGHTY-TWO CENTS (\$35,287.82) TO THE CIRCLE S ESTATES HOMEOWNERS ASSOCIATION; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 ADOPTED TOWN BUDGET; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION WITH THE FOLLOWING CHANGE: REMOVE THE LPR CAMERA FROM THE AGREEMENT AND APPROVE THE AMOUNT OF \$11,541.00 WITH 25% RESPONSIBILITY PAID BY CIRCLE S ESTATES HOMEOWNERS ASSOCIATION.

The following motion was made by Council Member Jablonski, seconded by Council Member Allbritton, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO PURCHASE A LPR CAMERA AND PLACE IT AT CIRCLE S ESTATES AND PAY FOR IT FROM UNASSIGNED TOWN FUNDS.

Discussion

12. Discussion - Southwest Meadows Preserve - Advisory Board Review -Vice Mayor Kuczenski

Vice Mayor Kuczenski asked that the discussion item be moved to the August 22, 2024 Regular Town Council Meeting.

13. Approval of Minutes
a. July 11, 2024 Regular Meeting

The following motion was made by Council Member Hartmann, seconded by Council Member Allbritton, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE JULY 11, 2024 REGULAR MEETING MINUTES.

14. Adjournment

Meeting adjourned at 10:22 p.m.

Respectfully submitted:

Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 26th day of September, 2024.

Steve Breitzkreuz, Mayor

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