



FINANCE AND ADMINISTRATIVE SERVICES
4800 WEST COPANS ROAD
COCONUT CREEK, FL 33063



PETA-GAY LAKE
DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES

November 15, 2022

Johns Family Partners LLLP
6400 W Highway 316
Reddick, FL 32686

RE: CULLUM ROAD UTILITY CONVERSION SPECIAL ASSESSMENT

To Whom It May Concern:

As you are aware, there is currently an outstanding amount payable to the City. On January 22, 2015 ("Resolution Date"), the City Commission finalized the Special Assessment for undergrounding overhead utilities within the Cullum Road Conversion Special Assessment District (area along Cullum Road from Lyons Road west to State Road 7 and on Northwest 54 Avenue from Cullum Road south to Northwest 40th Street). Based on the final project costs, your prorated share of the Cullum Road Utility Conversion Special Assessment was \$736,758.61, which covers the following parcels:

Folio Number				
484218010170	484218010250	484218010220	484218010320	484218010350
484218010270	484218010240	484218010210	484218010330	484218010360
484218010260	484218010230	484218010310	484218010340	484218010370

In order to satisfy the Assessment, payment must be made in full by the eighth anniversary of the Resolution Date (January 22, 2023). As per the resolution, interest at a rate of 4% per annum is accrued on any unpaid balances, until the assessment and any accrued interest are paid in full. As of September 30, 2022, the balance owed is \$996,192.62. Interest will continue to accrue until the assessment is fully satisfied. For your records, we have enclosed instrument #114648473 that was recorded with Broward County on October 6, 2017.

Please remit payment in full by either of the following dates:

December 1, 2022	\$1,002,852.10
January 22, 2023	\$1,008,529.03

If you have any questions, please contact me at (954) 973-6730, or via email at plake@coconutcreek.net. Thank you for your attention to this matter.

Sincerely,

Peta-Gay Lake
Director of Finance and Administrative Services

Encl. Resolution 2015-023
Broward County Instrument #114648473
Cullum Road Special Assessment – Balance Rollforward

PG/ee
Enclosures (3)
cc: David Auld, Johns Family Partners LLLP
(Original)

PG/ee
Enclosures (3)
cc: Karen Brooks, City Manager
(1st Copy)

PG/ee
Enclosures (3)
cc: Sheila Rose, Deputy City Manager
(2nd Copy)

PG/ee
Enclosures (3)
cc: ✓ Terrill Pyburn, City Attorney
(3rd Copy)

CITY OF COCONUT CREEK
FINANCE & ADMINISTRATIVE SERVICES
4800 W COPANS ROAD
COCONUT CREEK, FL 33063-3879

PHONE: 954-973-6730x
FAX: 954-973-6754x

INVOICE: SA00000001 Page 1
Date: Nov 15, 2022 of 1
Service: SPECIAL ASSESSMENT

Total Invoice: 996,192.62
Payments/Adjustments: 0
Total Due: 996,192.62

Due Date: Jan 22, 2023

Cust No: 0000000825

Service Address:

JOHNS FAMILY PARTNERS, LLLP
ATTN: DAVID AULD
2609 NE 27 AVE

JOHNS FAMILY PARTNERS, LLLP
ATTN: DAVID AULD
2609 NE 27 AVE

FORT LAUDERDALE, FL 32306

FORT LAUDERDALE, FL 32306

Description	Qty	Unit Price	Total Price	Tax
-------------	-----	------------	-------------	-----

SPECIAL ASSESSMENT AS OF 09/30/2022 CULLUM ROAD UTILITY CONVERSION RESOLUTION 2015-023			996,192.62	N
--	--	--	------------	---

*INTEREST WILL CONTINUE TO ACCRUE UNTIL THE AMOUNT AND INTEREST IS FULLY SATISFIED.

Total Charges:	996,192.62	Payments:	0.00
Total Tax:	0.00	Adjustments:	0.00
Total Invoice:	996,192.62	Total Due:	996,192.62

* PLEASE REMIT TOTAL AMOUNT BY DUE DATE *

JOHNS FAMILY PARTNERS, LLLP
ATTN: DAVID AULD
2609 NE 27 AVE

FORT LAUDERDALE, FL 32306

#20099

RESOLUTION NO. 2015-023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, ACCEPTING THE PUBLIC IMPROVEMENT PROJECT APPROVED BY RESOLUTION NO. 2013 – 31, WHICH PROJECT CONSISTS OF UNDERGROUNDING OVERHEAD UTILITIES WITHIN THE CULLUM ROAD UTILITY CONVERSION SPECIAL ASSESSMENT DISTRICT; ACCEPTING THE CITY ENGINEER'S FINAL STATEMENT OF COST; ESTABLISHING A FINAL ASSESSMENT ROLL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 28, 2013, the City Commission adopted Resolution No. 2013-31, which Resolution declared a Special Assessment for a public improvement project to convert existing overhead Florida Power & Light distribution lines to underground distribution lines in the area described as being located along Cullum Road from Lyons Road west to State Road 7 and on Northwest 54 Avenue from Cullum Road south to Northwest 40th Street; and

WHEREAS, on August 8, 2013, the City Commission adopted Resolution 2013-79, ratifying and confirming the Special Assessment established by Resolution No. 2013-31; and

WHEREAS, on August 8, 2013, the City Commission adopted Resolution No. 2013-80 approving the equalized assessment for the Cullum Road Utility Conversion Special Assessment District; and

WHEREAS, the City Engineer has determined that the public improvement project for the Cullum Road Utility Conversion Special Assessment District has been completed in accordance with the approved engineering plans and specifications; and

WHEREAS, the equalized assessment set forth in Resolution No. 2013-80 was based on the Engineers Opinion of Cost; and

WHEREAS, the City Engineer has confirmed the final actual cost of the public improvements and determined that the amount to be assessed against each property to be improved as set forth

in Resolution 2013-80, should be adjusted to reflect the actual cost of said improvements as set forth in Exhibit "A" attached hereto and made a part hereof;

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

Section 1: That the City Commission hereby accepts the public improvements constructed within the Cullum Road Utility Conversion Special Assessment District.

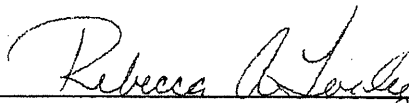
Section 2: That the City Commission hereby adopts the statement of final actual cost of the public improvements as prepared by the City Engineer and attached hereto and made a part hereof as "Exhibit A".

Section 3: That the City Commission hereby establishes the final assessment against all properties subject to the Cullum Road Utility Conversion Special Assessment as set forth in Exhibit "B" attached hereto and made a part hereof (the "Final Assessments").

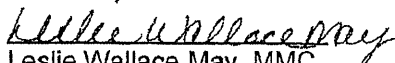
Section 4: That the City Clerk is directed to record the Final Assessments in a special book to be known as the "Improvement Lien Book".

Section 5. That this Resolution shall be in full force and effect immediately upon its passage and adoption.

Adopted this 22nd day of January, 2015.


Rebecca A. Tooley, Acting Mayor

Attest:


Leslie Wallace May, MMC
City Clerk

Tooley Aye
Sarbone Aye
Belvedere Aye
Welch Aye

EXHIBIT "A"

Final cost for Cullum Road Utility Conversion Special Assessment District. Public Improvements

Florida power & Light (FPL) CIAC Fees	\$825,707.00
Design Fees	\$ 40,461.38
Service Line Installation for Farmer Irrigation Pumps	\$ 4,867.62
Project management by City Staff	<u>\$100,095.48</u>

TOTAL FINAL COST **\$971,131.48**

FINAL COST PER LINEAR FOOT: \$101.90

EXHIBIT "B"

Final Assessments

Property Owner*	Linear Feet	% of Cost	Final Assessment Amount
Gunther Motor Co.	1265	13.274%	\$128,907.99
Johns Family Partners LLLP	7230	75.866%	\$736,758.61
Seminole Properties II, Inc.	635	6.663%	\$ 64,706.49
Commerce Center at Coconut Creek	400	4.197%	\$ N/A**

*Property Owners complete Folio Numbers and legal descriptions attached

**Commerce Center at Coconut Creek is developed property and pursuant to City Code Section 13-142 is not required to underground distribution lines. Costs attributable to this parcel of \$40,758.39 are not subject to the special assessment and shall be an obligation of City.

Folio Number and Legal Description

Participant/Owner	Folio	Legal Description
Undeveloped		
Gunther Motor Co.	484218080010	Whitworth Plat No.1 164-B Tract A & C
Johns Family	484218010170	Palm Beach Farms 2-54 PB Tract 24 W 10 AC, less pt desc'd in OR
Partners LLP		21899 PGS 826 -841 - R/W Cullum
	484218010270	Palm Beach Farms 2-54 PB Tract 41, 49 Blk 89
	484218010260	Palm Beach Farms 2-54 PB Tract 40, 58 to 60 Blk 89
	484218010250	Palm Beach Farms 2-54 PB Tract 39 Blk 89
	484218010240	Palm Beach Farms 2-54 PB Tract 36, 37, 38 Blk 89
	484218010230	Palm Beach Farms 2-54 PB Tract 35 Blk 89
	484218010220	Palm Beach Farms 2-54 PB Tract 34 Blk 89
	484218010210	Palm Beach Farms 2-54 PB Tract 33 less N 20 for RD & less pt
	484218010310	des as, BEG at SE cor of TR 33, W 59.93, N 80, NELY
	484218010320	Palm Beach Farms 2-54 PB Tract 48 Blk 89
	484218010330	Palm Beach Farms 2-54 PB Tract 50 Blk 89
	484218010330	Palm Beach Farms 2-54 PB Tract 51 Blk 89
	484218010340	Palm Beach Farms 2-54 PB Tract 52 Blk 89
	484218010350	Palm Beach Farms 2-54 PB Tract 53 Blk 89
	484218010360	Palm Beach Farms 2-54 PB Tract 54 Blk 89
	484218010370	Palm Beach Farms 2-54 PB TR 55 less pt des as, beg at SE cor of
	484218030080	TR 55, W 15.45, N 630.10, NW 42.69, E 47.93
Seminole		Commerce Center of Coconut Creek 131-30B Tract G & Tract H less pt
Properties II, Inc.		des'c. in parcel 118 of CA92-18991
Subtotal		
Developed - Properties not part of Special Assessment		
Commerce Center		
at Coconut Creek	484218030060	Commerce Center of Coconut Creek 131-30B that pt of Tract F
		lying N of S/L of 265 ft FPL

Prepared by and return to:
Patricia A. Rathburn, Esq.
Assistant City Attorney
City of Coconut Creek Florida
4800 W. Copans Road
Coconut Creek, Florida 33063

COVER SHEET TO RESOLUTION NO. 2013-80

This is a cover sheet to the attached true copy of Resolution No. 2013-80 of the City of Coconut Creek, Florida, approving equalized assessments for the "Cullum Road Utility Conversion Special Assessment District" with respect to the properties described as:

Folio #484218080010

Tract A& C of the WHITWORTH PLAT NO. 1 according to the Plat thereof recorded in Plat Book 164 at Page 1 of the Public Records of Broward County Florida; and

Folio #484218010170

The West 10 acres of Tract 24, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida less the portion described in OR Book 21899 at Pages 826 through 841 of the Public Records of Broward County, Florida for R/W for Cullum Road; and

Folio # 484218010270

Tracts 41 and 49, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010260

Tracts 40 and 58-60, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010250

Tract 39, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010240

Tracts 36, 37 and 38, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010230

Tract 35, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010220

Tract 34, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010210

Tract 33, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida, less the North 20 feet for RD and Less the Portion described as: Beginning at the SE Corner of Tract 33, then West 59.93 feet, then North 80 feet; then Northeasterly 42.51feet, then North 200 feet, then Northeast 100 feet, then North 230.77 feet, then Easterly 20.08 feet, then Southerly 640.22 to a POB; and

Folio #484218010310

Tract 48, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010320

Tract 50, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010330

Tract 51, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010340

Tract 52, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010350

Tract 53, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010360

Tract 54, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida; and

Folio #484218010370

Tract 55, Block 89 of PALM BEACH FARMS CO. PLAT NO. 3 recorded in Plat Book 2 page 54 of the Public Records of Palm Beach County, Florida less the portion described as: Beginning at the SE Corner of Tract 55, then West 15.45 feet, then North 630.10 feet, then North West 42.69 feet, then East 47.93 feet to the North East Corner of Tract 55, then South 660.22 to POB; and

Folio #484218030080

Tract G and Tract H, of the COMMERCE CENTER AT COCONUT CREEK, according to the Plat thereof recorded in Plat Book 131, page 30 of the Public Records of Broward County, Florida, LESS: that portion of Tract H described as Parcel 118 under Case 92-18891 and more particularly described in the Warranty Deed recorded 7/19/96 in OR Book 25158 at page 255 of the Public Records of Broward County, Florida, and LESS Tract 1 P/P/A Seminole Coconut Creek 179-171.

All property situate lying and being in Broward County, Florida.

RESOLUTION NO. 2013-80

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA. AMENDING RESOLUTION NO. 2013-31 BY APPROVING THE EQUALIZED ASSESSMENTS FOR THE "CULLUM ROAD UTILITY CONVERSION SPECIAL ASSESSMENT DISTRICT," IN THE AMOUNTS AND PURSUANT TO THE METHODOLOGY PROVIDED IN RESOLUTION NO. 2013-31, AS AMENDED; PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 28, 2013, the City Commission adopted Resolution No. 2013-31, which Resolution declared a Special Assessment for a public improvement project to convert existing overhead Florida Power & Light (FPL) distribution lines to underground distribution lines in the area described as being located along Cullum Road from Lyons Road west to State Road 7 and on Northwest 54 Avenue from Cullum Road south to Northwest 40 Street; and

WHEREAS, on May 23, 2013, the City Commission adopted Resolution 2013-57 setting July 25, 2013, at 7:00 p.m., in the City Commission Chambers, 4800 West Copans Road, Coconut Creek, Florida, 33063, as the time and place for owners of the property to be assessed, or any other persons interested in the special assessment project, to appear before the City Commission and give testimony and be heard as to the propriety and advisability of making such improvements and funding them with a special assessment; as to the cost thereof; as to the manner of payments therefore, and as to the amount thereof to be assessed against each property to be improved; and

WHEREAS, on July 25, 2013, the City Commission at the request of two of the affected property owners and with the concurrence of City staff, continued the public hearing on the special assessment until August 8, 2013 to provide the parties additional time to review the methodology and payment options with respect to the affected properties; and

WHEREAS, on August 8, 2013, the City Commission heard testimony from the public, City staff, and consultants with respect to the special assessment; and

WHEREAS, at the conclusion of testimony, the City determined that the properties within the Cullum Road Utility Conversion Special Assessment District will be specially benefited from the conversion from overhead to underground utility lines and that the cost of said conversion as established and adopted in Resolution 2013-31, a copy of which is attached hereto and made a part hereof as "Exhibit A," should be ratified and adopted; and

WHEREAS, on August 8, 2013, the City adopted Resolution 2013-79 ratifying and approving the Cullum Road Utility Conversion Special Assessment District; and

WHEREAS, thereafter, City met as an Equalizing Board on August 8, 2013, to hear and consider any and all complaints as to the special assessments set forth in Resolution 2013-31; and

WHEREAS, upon conclusion of testimony, the City acting as an Equalizing Board, determined that the method of payment and the allocation of the special assessments against the properties included within Resolution 2013-31 should be modified and amended so as to make same more fair and just as to all parties affected, and therefore that an adjustment was warranted;

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

Section 1: That the City Commission of the City of Coconut Creek hereby ratifies and confirms the levy of a special assessment for the public improvement project for the Special Assessment District established by Resolution 2013-31, attached hereto and made a part hereof as Exhibit "A" as equalized, and as modified and amended as set forth herein.

Section 2. That Resolution 2013-31 is amended as follows:

Resolution 2013-31 Exhibit "B" attached to and made a part of such Resolution is hereby deleted and are replaced with Exhibit "B-1" attached hereto and made a part hereof.

Section 9 of Resolution 2013-31 is amended as follows:

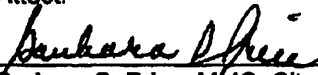
Section 9: That the Special Assessments shall be due and payable in full without interest if paid within thirty (30) days after the public improvements are completed and a resolution accepting the improvements has been adopted by the City Commission (the "Resolution Date"). If not paid in full within said thirty-day period, then interest shall accrue on the unpaid balance of any property's unpaid assessment at the rate of four percent (4%) per annum from the Resolution Date until paid. Payment of the assessment and accrued interest shall be due and payable in full on or before the eighth anniversary of the Resolution Date from the owner or owners of the assessed property as of the date payment is made. The special assessment and any accrued interest thereon shall be a lien running with the land and City shall have all of the rights and remedies of a municipal creditor under all applicable Florida laws.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

Adopted this 8th day of August, 2013 on a motion by Commissioner Sarbone and seconded by Commissioner Belvedere

Ayes 5
Nays 0
Absent or
Abstaining 0


Rebecca A. Tooley, Mayor

Attest:

Barbara S. Price, MMC, City Clerk

Tooley Aye
Aronson Aye
Sarbone Aye
Belvedere Aye
Welch Aye

EXHIBIT "A"

RESOLUTION NO. 2013-31

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, DECLARING A SPECIAL ASSESSMENT PURSUANT TO THE AUTHORITY SET FORTH IN CHAPTER 170, FLORIDA STATUTES, TO PAY FOR THE COST OF CONVERSION OF EXISTING OVERHEAD FLORIDA POWER & LIGHT DISTRIBUTION LINES LOCATED ALONG CULLUM ROAD FROM LYONS ROAD WEST TO STATE ROAD 7 AND ON NW 54TH AVENUE FROM CULLUM ROAD SOUTH TO NW 40TH STREET TO UNDERGROUND DISTRIBUTION LINES; DESIGNATING THE LAND UPON WHICH SAID SPECIAL ASSESSMENT SHALL BE LEVIED; PROVIDING THE MANNER IN WHICH SAID ASSESSMENTS SHALL BE MADE; PROVIDING AN EFFECTIVE DATE

WHEREAS, in October 2005, Hurricane ~~Wilma~~ extensively damaged power and communication grids in Coconut Creek causing major power outages for several days; and

WHEREAS, the City determined that it would be in the best interest of the City to begin the process of converting overhead power lines to underground lines to avoid or alleviate power interruptions in the future; and

WHEREAS, to encourage municipalities to commence conversion from overhead to underground power lines, the Florida Public Service Commission established the Government Adjustment Factor (GAF) waiver program providing for a 25% credit of the total cost for converting overhead Florida Power & Light (FPL) distribution lines to underground, for projects consisting of three (3) contiguous poles miles in no more than three (3) phases; and

WHEREAS, the City identified an area that would benefit from the conversion and has caused the conversion from overhead to underground utility lines to be

completed in such area for Phase I and Phase II of the project, and has by Resolution No. 2012-102 approved an Agreement with FPL to complete Phase III; and

WHEREAS, Phase III consists of approximately 1.88 pole miles along certain sections of Cullum Road from Lyons Road west to State Road 7 (SR 7); along NW 54th Avenue from Cullum Road south to NW 40th Street; and within a utility easement of FPL transmission/distribution lines (the "Phase III Area"), all more specifically identified and defined in Exhibit "A" and Exhibit "B" attached hereto; and

WHEREAS, the City has determined that the unimproved property adjacent to the Phase III conversion will be specially benefited by the Phase III improvements and the cost reduction for said improvements afforded by the GAF which benefit is unique to said properties and different in degree from the benefits provided to the community as a whole; and

WHEREAS, the City has determined that it is in the best interest of the City to provide for the reimbursement of the costs expended by the City in completing the Phase III improvements by providing for payment of such costs by levying and collecting special assessments on the abutting, adjoining, contiguous or other property specially benefited by the Phase III improvements; and

WHEREAS, The City of Coconut Creek is the municipal government with authority over this area;

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

:

Section 1: That the City Commission of the City of Coconut Creek, hereby establishes a public improvement project consisting of undergrounding overhead utilities in the areas referred to as the Phase III Area as identified and further defined in Exhibit

"A" and Exhibit "B" attached hereto.

Section 2: The City Commission of the City of Coconut Creek further determines to pay for the expenses of such public improvement project by a Special Assessment pursuant to the authority set forth in Chapter 170, Florida Statutes to be levied on those properties specially benefited by such improvements as identified and defined in Exhibit "A" and Exhibit "B".

Section 3: That the location of the Phase III Underground Utility Conversion Special Assessment is along Cullum Road from Lyons Road west to State Road 7 (SR 7); along NW 54th Avenue from Cullum Road south to NW 40th Street; and within a utility easement of FPL transmission/distribution lines (the "Phase III Area"), all more specifically identified and defined in the Assessment Plat set forth in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Section 4: That the property included within the Special Assessment for the Phase III Underground Utility Conversion is hereby defined as all unimproved lots and lands adjoining and contiguous or bounding and abutting the public improvements and specially benefited thereby, more specifically defined in the Assessment Plat attached hereto as Exhibit "A" and Exhibit "B".

Section 5: That the total estimated cost of the public improvements is One Million One Hundred Twenty Six Thousand Three Hundred Fifty Nine Dollars (\$1,126,359) as more particular defined in Exhibit "C" entitled "Engineers Opinion of Costs" and Exhibit "D" entitled "Phase III Underground Utility Conversion Special Assessment", which exhibits are attached hereto and made a part hereof.

Section 6: That the public improvement project cost of is One Million One Hundred Twenty Six Thousand Three Hundred Fifty Nine Dollars (\$1,126,359) shall be paid by special assessment on the lands described in Section 4 hereof, as more specifically described in Exhibits "A" and "B" hereof.

Section 7: That a list of current owners of property included of the Phase III Underground Utility Conversion Special Assessment as determined by the latest available tax rolls is attached hereto and made a part hereof as Exhibit "E".

Section 8: That the special assessments against the property specially benefited by the public improvements shall be each property's prorated cost of the improvements as set forth in the Engineers Opinion of Cost attached as Exhibit "C" according to the foot frontage of the respective parcels.

Section 9: That the Special Assessments shall be due and payable in full without interest if paid within thirty (30) days after the public improvements are completed and a resolution accepting the improvements has been adopted by the City Commission (the "Resolution Date"). If not paid in full within said thirty day period, then interest shall accrue on the unpaid balance of any property's unpaid assessment at the rate of eight percent (8%) per annum from the Resolution Date until paid and payments on the assessment shall be due and payable in equal annual installments commencing one year after the Resolution Date but not to exceed eight installments.

Section 10. That there is on file with the City Clerk of the City of Coconut Creek an assessment plat, plans, specifications, cost estimates, agreements and plat information of the public improvement project, which are available for public inspection.

Section 11: That this resolution shall be in full force and effect immediately upon its passage and adoption.

Adopted this 28th day of March, 2013 on a motion by
Commissioner Belvedere and seconded by Vice Mayor Aronson.

Ayes 4
Nays 0
Absent or
Abstaining 1

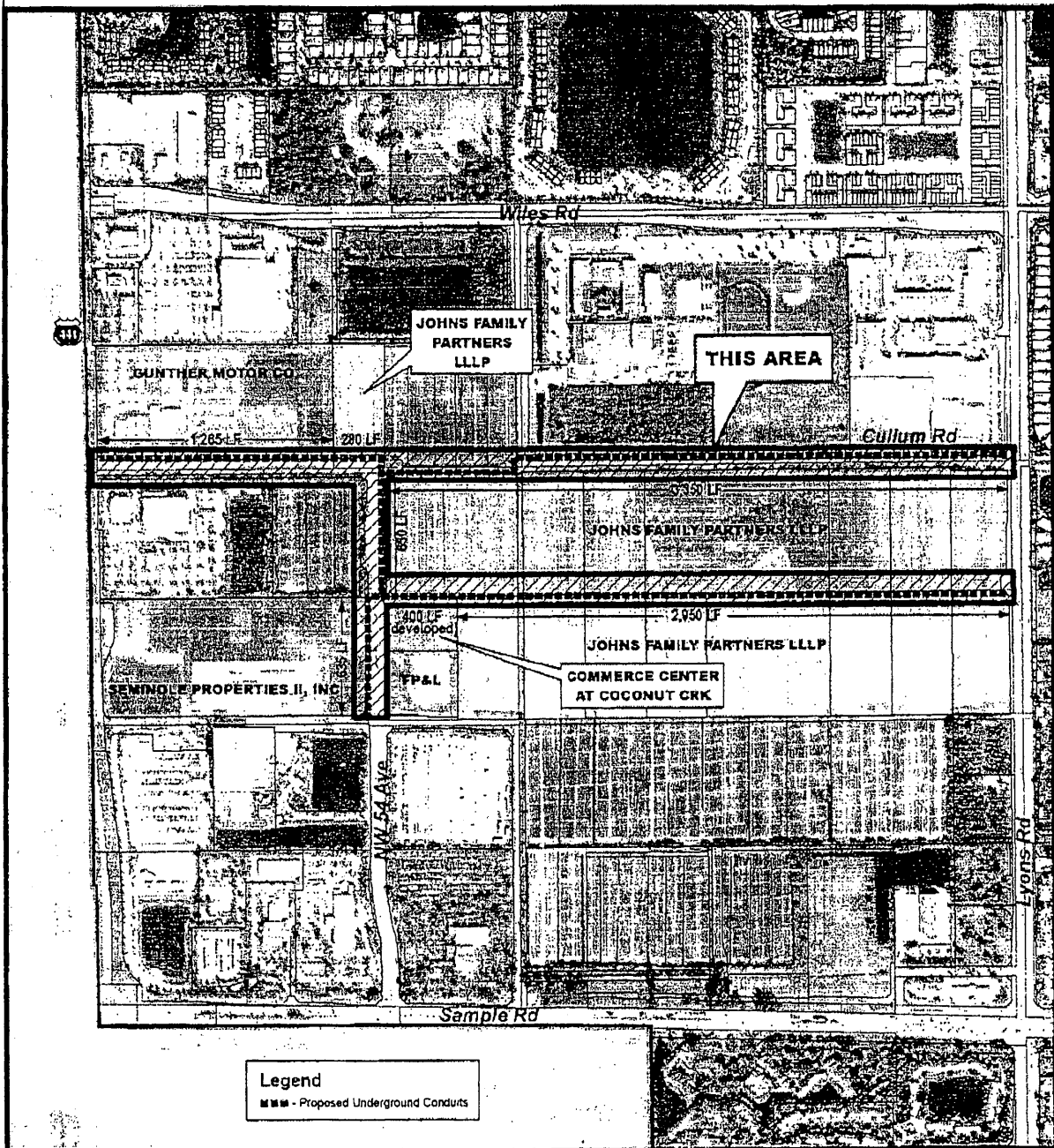

Rebecca A. Tooley, Mayor

Attest:


Barbara S. Price, MMC
City Clerk

Tooley	<u>Aye</u>
Aronson	<u>Aye</u>
Sarbone	<u>Absent</u>
Belvedere	<u>Aye</u>
Welch	<u>Aye</u>

Overhead to Underground - Phase III



Coconut Creek City Commission
Utilities & Engineering Department
March 28, 2013
Underground Utility Special Assessment



0 500 1,000 Feet
Map Scale = 1:9,000 (1" = 750')



EXHIBIT B

Undergrounding Phase III Area

Participant/Owner	Linear Ft.	Folio	Legal Description
Undeveloped			
Gunther Motor Co.	1265	484218080010	Whitworth Plat No.1 164-B Tract A & C
Johns Family Partners LLLP	7230	484218010170	Palm Beach Farms 2-54 PB Tract 24 W 10 AC, less pt desc'd in OR 21899 PGS 826 -841 - R/W Cullum
		484218010270	Palm Beach Farms 2-54 PB Tract 41, 49 Blk 89
		484218010260	Palm Beach Farms 2-54 PB Tract 40, 58 to 60 Blk 89
		484218010250	Palm Beach Farms 2-54 PB Tract 39 Blk 89
		484218010240	Palm Beach Farms 2-54 PB Tract 36, 37, 38 Blk 89
		484218010230	Palm Beach Farms 2-54 PB Tract 35 Blk 89
		484218010220	Palm Beach Farms 2-54 PB Tract 34 Blk 89
		484218010210	Palm Beach Farms 2-54 PB Tract 33 less N 20 for RD & less pt des as, BEG at SE cor of TR 33, W 59.93, N 80, NELY
		484218010310	Palm Beach Farms 2-54 PB Tract 48 Blk 89
		484218010320	Palm Beach Farms 2-54 PB Tract 50 Blk 89
		484218010330	Palm Beach Farms 2-54 PB Tract 51 Blk 89
		484218010340	Palm Beach Farms 2-54 PB Tract 52 Blk 89
		484218010350	Palm Beach Farms 2-54 PB Tract 53 Blk 89
		484218010360	Palm Beach Farms 2-54 PB Tract 54 Blk 89
		484218010370	Palm Beach Farms 2-54 PB TR 55 less pt des as, beg at SE cor of TR 55, W 15.45, N 630.10, NW 42.69, E 47.93
Seminole Properties II, Inc	635	484218030080	Commerce Center of Coconut Creek 131-30B Tract G & Tract H less pt des'c. in parcel 118 of CA92-18991
Subtotal	9130		
Developed - Properties not part of Special Assessment			
Commerce Center at Coconut Crk	400	484218030060	Commerce Center of Coconut Creek 131-30B that pt of Tract F lying N of S/L of 265 ft FPL
Subtotal	400		
TOTAL	9530		

EXHIBIT C

ENGINEERS OPINION OF COST

TOTAL ESTIMATED COST OF PHASE III

Florida Power & Light Co. (FPL) CIAC Fees	\$825,707
Design (Consultant)	\$85,000
AT & T & Comcast localized adjustment, where required	\$100,000
Restoration - easement, right-of-way, pavement, sidewalk, etc.	\$100,000
City Engineering staff-design and project management coordination	\$65,000
Total cost for 9,530 linear feet	\$1,175,707
Cost per linear foot	\$123.37

EXHIBIT D

Phase III Underground Utility Special Assessment

LINEAR FOOTAGE ADJACENT TO PROPERTIES AND PRO-RATED COSTS

OWNER			
<i>Undeveloped</i>	Linear feet	%	Cost*
Gunther Motor Co.	1265	13.27%	\$156,062
Johns Family Partners LLLP	7230	75.87%	\$891,958
Seminole Properties II, Inc.	635	6.66%	\$78,339
Sub-Total	9130	95.80%	\$1,126,359
<i>Developed**</i>			
Commerce Center at Coconut Crk	400	4.03%	N/A
Sub-Total	400	4.03%	N/A
TOTAL	9530	100%	\$1,126,359

* Rounded off to the nearest dollar

** Pursuant to Section 13-142 existing developed property is not required to underground distribution lines adjacent to it. For this parcel only, cost is to be borne by the City.

EXHIBIT "E"

Ownership of Parcels as per Broward County Tax Rolls March 19, 2013

Gunther Motor Co.

Johns family Partners LLP

Seminole Properties II, Inc.

City of Coconut Creek
 Cullum Road Special Assessment - Balance Rollforward
 9/30/2022

**Johns Family
 Partners LLLP**

Assessed 1/22/2015	\$ 736,758.61	
2015 Interest	20,265.91	<i>*Prorated for partial year (251 days)</i>
Balance 9/30/2015	<u>757,024.52</u>	
2016 Interest	30,280.98	
Balance 9/30/2016	<u>787,305.50</u>	
2017 Interest	31,492.22	
Balance 9/30/2017	<u>818,797.72</u>	
2018 Interest	32,751.91	
Balance 9/30/2018	<u>851,549.63</u>	
2019 Interest	34,061.99	
Balance 9/30/2019	<u>885,611.61</u>	
2020 Interest	35,424.46	
Balance 9/30/2020	<u>921,036.08</u>	
2021 Interest	36,841.44	
Balance 9/30/2021	<u>957,877.52</u>	
2022 Interest	38,315.10	
Balance 9/30/2022	<u>\$ 996,192.62</u>	
October 2022 & November 2022 Interest	6,659.48	
Balance 12/1/2022	<u>\$ 1,002,852.10</u>	
December 2022 & prorated January 2023 Interest	5,676.93	
Balance 1/22/2023	<u>\$ 1,008,529.03</u>	