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REAL ESTATE

JUDY D. MONTEIRO
DENISE B. PAOLUCCI

June 9, 2015

D. Albrey Arrington, Ph.D., Executive Director
Clint Yerkes, Deputy Executive Director
Loxahatchee River Environmental Control District
2500 Jupiter Drive
Jupiter, Florida 33458-8964

Re: **Resolution 2015-19 and FINAL Assessment Roll for FOX RUN**

Dear Albrey & Clint:

Attached to this letter is Transfer of Property Lien, Resolution 2015-19, Exhibit "A" Final Assessment Roll, Exhibit A Map, and the most recent Exhibit "B" list of property owners, as part of the Resolution.

A **SUGGESTED MOTION** for the Board at the JUNE 18, 2015 meeting is as follows:

"THAT THE GOVERNING BOARD approve Resolution **2015-19** adopting the **FOX RUN FINAL Assessment Roll and Exhibits.**"

Sincerely,

Curtis L. Shenkman

Curtis L. Shenkman

RESOLUTION NO. 2015-19

A RESOLUTION OF THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT RELATING TO THE **FOX RUN** ASSESSMENT AREA IMPROVEMENTS; ADOPTING THE ASSESSMENT ROLL FOR **FOX RUN** ASSESSMENT AREA IMPROVEMENTS; CONFIRMING SAID SPECIAL ASSESSMENT ROLL AS ATTACHED HERETO AS EXHIBITS "A" AND "B"; PROVIDING FOR ELLIS RULE COMPLIANCE; PROVIDING FOR DECLARING LINE AVAILABLE FOR CONNECTION; PROVIDING THE SPECIAL ASSESSMENTS SHALL BE COLLECTED AS NON-AD VALOREM SPECIAL ASSESSMENTS ON THE REAL ESTATE TAX BILL; AUTHORIZING THE DISTRICT CLERK TO PREPARE AND DELIVER THE NON-AD VALOREM SPECIAL ASSESSMENT ROLL TO THE PALM BEACH COUNTY AND MARTIN COUNTY PROPERTY APPRAISERS, TAX COLLECTORS, AND FLORIDA DEPARTMENT OF REVENUE; PROVIDING FOR CONSISTENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Governing Board of the Loxahatchee River Environmental Control District (hereinafter called the "District") has authorized the sewer improvements constructed in the **FOX RUN** Assessment Area; and

WHEREAS, The District's previous Resolutions **2013-21 & 2015-15** were approved by the District's Governing Board and directed the preparation of the Assessment Roll.

WHEREAS, the Governing Board, on the 18th day of JUNE, 2015 at 6:50 P.M., sat as Board of Adjustment as provided in District Rule 31-11.005, and held the Public Hearings under Florida Statutes Chapter 197.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE DISTRICT THAT:

Section 1. The Governing Board confirms the Special Assessment Roll attached hereto as Exhibits "A" and "B" without further modification. The unit of measurement for each assessment area is that each parcel is **assessed equally as served by a simplex and assessed equally as serviced by a duplex.**

Section 2. The Special Assessment is in compliance with the "Ellis Rule" requirement of District Rule 31-10.011, and Resolution Nos. **2013-21 & 2015-15** of the District.

Section 3. In accordance with District Rule Chapter 31-11, and Florida Statutes Chapter 197, said Special Assessment Liens shall remain liens co-equal with the lien of all State, County, District and Municipal taxes, superior in dignity to all other liens, titles, and claims, until paid. Any failure to so pay these non-ad valorem Special Assessments shall be a default hereunder and will cause a tax certificate to be issued against the property which may result in a loss of title.

RESOLUTION 2015-19

Loxahatchee River Environmental Control District

Section 4. Availability for Connection and Required Connection.

The waste water and sewerage system was “Available” for connection in accordance with District Rule 31-3.003(3) and Florida Statutes 381.0065(2)(a) when the Florida Department of Health released the system for service on April 3, 2015, which is the date of actual “Availability”. In accordance with Florida Statutes 381.00655, the affected property owners shall be required to connect to the sewerage system within one (1) year of the actual Availability.

Section 5. The **District Clerk, as the designee of the chairman** of the Governing Board, **is directed to certify the non-ad valorem assessment roll, on a compatible electronic medium tied to the property identification number** and deliver it to the tax collector by September 15 of each year, or as otherwise provided for in the agreements with the tax collector. The certification shall be made on **Form DR-408A**.

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

Section 7. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED BY THE GOVERNING BOARD OF THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, THIS 18th day of JUNE, 2015.

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT:
VOTE

STEPHEN B. ROCKOFF, Chairman

GORDON M. BOGGIE

HARVEY M. SILVERMAN

JAMES D. SNYDER

DR. MATT H. ROSTOCK

EXHIBIT "A" - SIMPLEX
FINAL ASSESSMENT ROLL – SIMPLEX SYSTEMS
LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
FOX RUN ASSESSMENT AREA

TOTAL COSTS AND EXPENSES RELATED TO THE IMPROVEMENTS. The District shall consider the **total** costs and expenses related to the improvements in the **FOX RUN** Assessment Area shall be **\$8,082.02** per parcel of property in the **FOX RUN** Area (**SIMPLEX SYSTEMS**).

APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE PROPERTY OWNERS. The District shall pay from the District's general funds ten percent (10%) of the total cost to the District of construction, reconstruction, labor, materials, acquisition, or property rights, surveys, design, engineering, and legal fees, administration expenses, and all other expenses necessary or incidental to completion of the specially assessed improvement and each lot or parcel of land subject to this special assessment shall be responsible for ninety percent (90%) of the total cost.

ASSESSMENT BASED ON PARCEL OF PROPERTY. Each Parcel of Property in the **FOX RUN** Assessment Area identified on EXHIBIT "B" - SIMPLEX shall be currently assessed in the amount of **\$7,273.82**.

PAYMENT OF ASSESSMENT. As to Parcels of **FOX RUN** Assessment Area Property in EXHIBIT "B" - SIMPLEX, the **\$7,273.82** assessment may be paid, interest free, at the office of the District on or before May 1, 2016.

Owners who do not pay the \$7,273.82 assessment on or before May 1, 2016 shall have the \$7,273.82 principal added to the tax roll as a non-ad valorem assessment to accrue interest at six and seven eights percent (6.875%) per annum, to be collected in twenty (20) equal annual installments of \$679.94, commencing with the November 1, 2016 Real Estate Tax Bill.

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT

By: _____
D. Albrey Arrington, District Clerk, Executive Director

EXHIBIT "A" - DUPLEX
FINAL ASSESSMENT ROLL – DUPLEX SYSTEMS
LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
FOX RUN ASSESSMENT AREA

TOTAL COSTS AND EXPENSES RELATED TO THE IMPROVEMENTS. The District shall consider the **total** costs and expenses related to the improvements in the **FOX RUN** Assessment Area shall be **\$14,887.41** per parcel of property in the **FOX RUN** Area (**DUPLEX SYSTEMS**).

APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE PROPERTY OWNERS. The District shall pay from the District's general funds ten percent (10%) of the total cost to the District of construction, reconstruction, labor, materials, acquisition, or property rights, surveys, design, engineering, and legal fees, administration expenses, and all other expenses necessary or incidental to completion of the specially assessed improvement and each lot or parcel of land subject to this special assessment shall be responsible for ninety percent (90%) of the total cost.

ASSESSMENT BASED ON PARCEL OF PROPERTY. Each Parcel of Property in the **FOX RUN** Assessment Area identified on EXHIBIT "B" – DUPLEX shall be currently assessed in the amount of **\$13,398.67**.

PAYMENT OF ASSESSMENT. As to Parcels of **FOX RUN** Assessment Area Property in EXHIBIT "B" - DUPLEX, the **\$13,398.67** assessment may be paid, interest free, at the office of the District on or before May 1, 2016.

Owners who do not pay the \$13,398.67 assessment on or before May 1, 2016 shall have the \$13,398.67 principal added to the tax roll as a non-ad valorem assessment to accrue interest at six and seven eights percent (6.875%) per annum, to be collected in twenty (20) equal annual installments of \$1,252.48, commencing with the November 1, 2016 Real Estate Tax Bill.

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT

By: _____
D. Albrey Arrington, District Clerk, Executive Director

PREPARED BY AND RETURN TO: WC-53
Curtis L. Shenkman, Esquire
DeSantis, Gaskill, Smith & Shenkman, P.A.
11891 U.S. Highway One, Suite 100
North Palm Beach, Florida 33408

**TRANSFER OF PROPERTY LIEN TO NON-AD
VALOREMTAX BILL & CERTIFICATION OF SPECIAL
ASSESSMENT ROLL FOR FOX RUN SPECIAL ASSESSMENTS**

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, a special district of the State of Florida created and existing pursuant to Chapter 2002-358, Laws of Florida (the "District"), gives public notice that the District's Governing Board as of and effective on the 18th day of JUNE, 2015, passed Resolution 2015-19 which is attached hereto, approving the non-ad valorem tax bill, AND TRANSFERRING THE RECORDED LIEN ON PROPERTIES IDENTIFIED AS BEING PART OF THE **FOX RUN** AREA LISTED IN THE FOLLOWING DOCUMENTS, as recorded in the Public Records of **PALM BEACH** County, Florida:

1. Pending Lien Notice of Intent to Assess, and Resolution 2013-21, recorded on **JANUARY 3, 2014 in Official Record Book 26540, Pages 0603 through 0610, in the Public Records of PALM BEACH County, Florida.**

Any inquiries as to payment of special assessments should be directed to:

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
2500 Jupiter Park Drive
Jupiter, Florida 33458
(561) 747-5700

IN WITNESS WHEREOF, the undersigned, Executive Director of the Loxahatchee River Environmental Control District, hereby certifies on June 18, 2015, the information contained herein is true and accurate.

WITNESSES:

LOXAHATCHEE RIVER ENVIRONMENTAL
CONTROL DISTRICT

By: _____
D. Albrey Arrington, Ph.D.
Executive Director
[DISTRICT SEAL]

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on June 18, 2015, by D. Albrey Arrington, Ph.D., EXECUTIVE DIRECTOR of the LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, a special district of the State of Florida, on behalf of the District, who is personally known to me.

(Notary Seal)

NOTARY PUBLIC, STATE OF FLORIDA

Mr. Michael Langella
re: 6499 Fox Run Cir
6499 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0010

Mr. & Mrs. Paul Matheny
re: 6491 Fox Run Cir
PO Box 2836
Jupiter FL 33468
00-42-40-27-02-000-0020

Mr. & Mrs. Robert Preston
re: 6483 Fox Run Cir
6483 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0030

Ms. Lisa Troute
re: 6475 Fox Run Cir
6475 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0040

Mr. William Shea
re: 6467 Fox Run Cir
6467 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0050

Mr. & Mrs. William Shea
re: 6452 Fox Run Cir
6452 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0060

Mr. & Mrs. David Kidwell
re: 6422 Fox Run Cir
6422 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0070

Mr. & Mrs. Richard Holler
re: 6362 Fox Run Cir
6362 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0090

Mr. Clifford Budd
re: 6332 Fox Run Cir
6332 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0100

Mr. J Casanova/G Kristoferdottir
re: 6302 Fox Run Cir
6302 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0110

Mr. & Mrs. Steven Kravitz
re: 6272 Fox Run Cir
6272 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0120

Mr. & Mrs. Clarence Vogel
re: 6242 Fox Run Cir
6242 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0140

Ms. Monika Krumbock
re: 6212 Fox Run Cir
6212 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0150

Mr. & Mrs. Elliott Wilke
re: 6271 Fox Run Cir
6271 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0160

Mr. & Mrs. Scott Hoffman
re: 6323 Fox Run Cir
6323 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0170

Mr. & Mrs. Charles Venuti
re: 6339 Fox Run Cir
6339 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0180

Mr. & Mrs. Paul Fassler
re: 6373 Fox Run Cir
6373 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0190

Mr. & Mrs. Robert Allan
re: 6393 Fox Run Cir
6393 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0200

Mr. & Mrs. Richard Farmer
re: 6411 Fox Run Cir
6411 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0210

Mr. & Mrs. Terence McDowell
re: 6431 Fox Run Cir
6431 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0220

Mr. & Mrs. John Rothwell
re: 6432 Fox Run Cir
8 Karlton Cir
Andover MA 01810
00-42-40-27-02-000-0230

Ms. Catherine Devine
re: 6410 Fox Run Cir
6410 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0240

Ms. D Barboni/M Leone
re: 6390 Fox Run Cir
6390 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0250

Mr. William Lang
re: 6372 Fox Run Cir
6372 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0260

Mr. & Mrs. John Lurvey
re: 6340 Fox Run Cir
6340 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0270

Mr. J Cassells/L Passarella
re: 6320 Fox Run Cir
6320 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0280

Mr. & Mrs. David Sweet
re: 6240 Fox Run Cir
6240 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0290

Mr. J Weiss/M Tomer
re: 6211 Fox Run Cir
6211 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0300

Ms. Susan Grandey
re: 6269 Fox Run Cir
6269 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0310

Mr. & Mrs. Thomas Farnan
re: 6321 Fox Run Cir
6321 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0320

Mr. & Mrs. Russell Mills
re: 6341 Fox Run Cir
6341 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0330

Mr. & Mrs. Robert Fincham
re: 6371 Fox Run Cir
6371 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0340

Mr. & Mrs. Robert Brumwell
re: 6391 Fox Run Cir
6391 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0350

Mr. & Mrs. Paul Morgan
re: 6490 Fox Run Cir
6490 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0360

Mr. & Mrs. William Hinkelman
re: 6498 Fox Run Cir
6498 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0370

Mr. & Mrs. A J Dickerson
re: 6390 197th PI N
6390 197th PI N
Jupiter FL 33458
00-42-40-27-02-000-0380

Mr. & Mrs. Gardner Dickinson
re: 6372 197th PI N
6372 197th PI N
Jupiter FL 33458
00-42-40-27-02-000-0390

Mr. & Mrs. Bradford Brown
re: 6106 Creekside Trl
6106 Creekside Trl
Jupiter FL 33458
00-42-40-27-17-000-0010

Mr. David Kirkbride
re: 6118 Creekside Trl
6118 Creekside Trl
Jupiter FL 33458
00-42-40-27-17-000-0020

Mr. & Mrs. Adam Gumson
re: 6130 Creekside Trl
6130 Creekside Trl
Jupiter FL 33458
00-42-40-27-17-000-0030

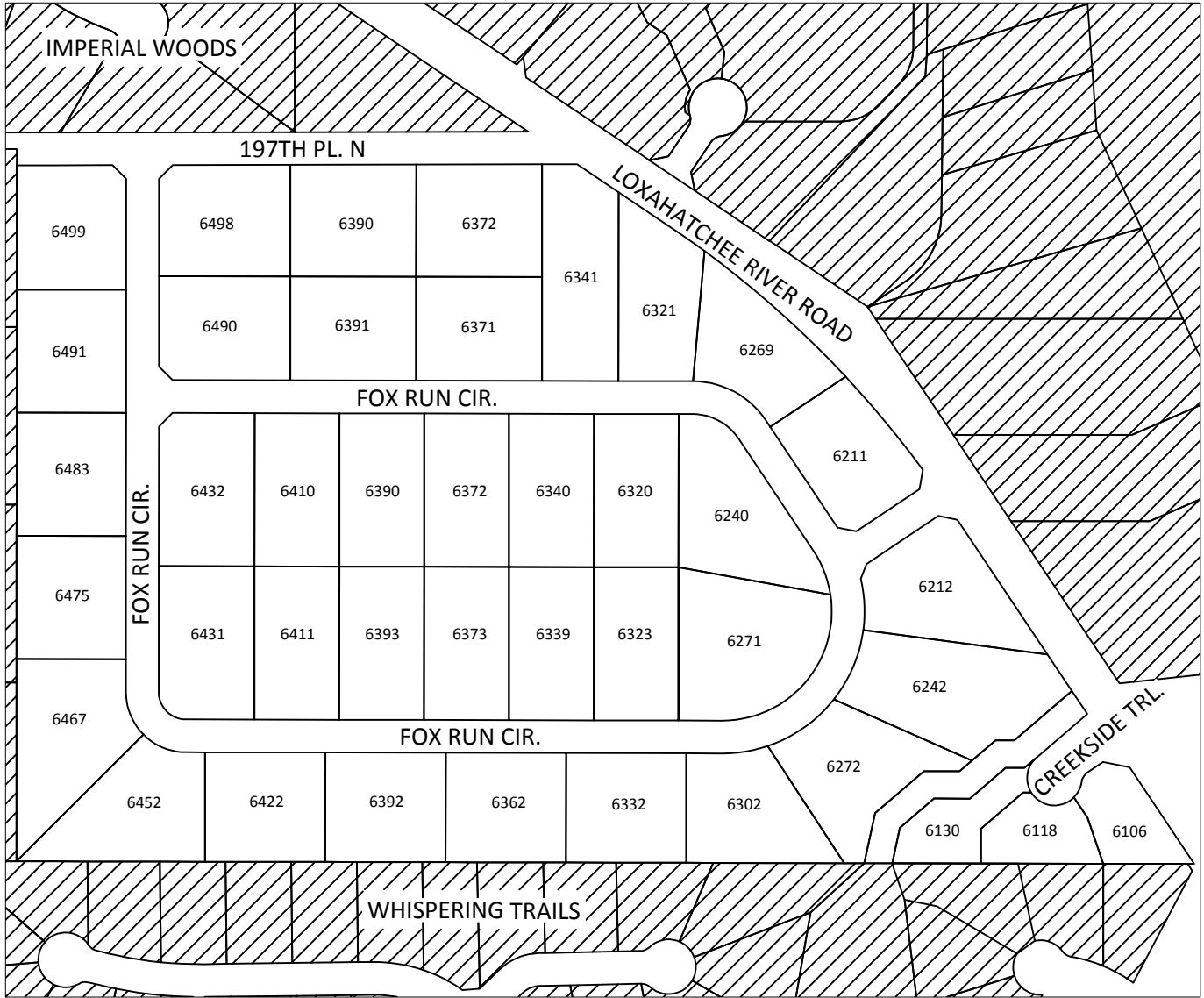
Mr. & Mrs. Joseph Huertas
re: 6392 Fox Run Cir
6392 Fox Run Cir
Jupiter FL 33458
00-42-40-27-02-000-0080

EXHIBIT "B"

FOX RUN

LOW PRESSURE SEWER SYSTEM

ASSESSMENT AREA



LEGEND

NOT IN ASSESSMENT AREA

JUPITER, FLORIDA