

RESOLUTION NO. 2010-10

A RESOLUTION OF THE CITY OF LAKE WALES, FLORIDA, AUTHORIZING AND ADOPTING A NON-AD VALOREM ASSESSMENT WITHIN THE AREA OF THE CITY DESCRIBED HEREIN FOR THE PURPOSE OF STREET LIGHTING SERVICES, FACILITIES AND PROGRAMS WITHIN A NEW "BROOKSHIRE STREET LIGHTING DISTRICT" IN THE CITY OF LAKE WALES, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS OF SPECIAL BENEFIT AND THE LOGICAL RELATIONSHIP BETWEEN THE STREET LIGHTING AND THE BENEFIT RECEIVED; SPECIFYING THE TOTAL ESTIMATED COST OF THE STREET LIGHTING AND THE TOTAL AMOUNT TO BE LEVIED AGAINST EACH SUBJECT PARCEL; SPECIFYING THE UNIT OF MEASUREMENT FOR, AND THE ESTIMATED MAXIMUM ANNUAL AMOUNT OF SAID ASSESSMENT TO BE LEVIED AGAINST EACH PARCEL WITHIN THE DESCRIBED AREA; PROVIDING FOR ANNUAL ADJUSTMENTS TO THE AMOUNT OF THE ASSESSMENT; PROVIDING FOR CERTAIN OTHER AUTHORIZATIONS AND DELEGATIONS OF AUTHORITY IN RELATION THERETO; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the residential property within the Brookshire subdivision has decorative street lighting infrastructure to enhance the aesthetics of the subdivision; and

WHEREAS, the style, number and placement of street lights relating to the Brookshire subdivision has been controlled by the Developer and the Brookshire Homeowners Association and in no way was mandated by the City of Lakes Wales; and

WHEREAS, the decorative street lighting has been leased under an equipment lease agreement, instead of purchased from Progress Energy; and

WHEREAS, developers who have acquired lots for home construction have not moved forward with their development and the lots have now gone back into receivership, with the original developer seeking return of the lots; and

WHEREAS, the builders have failed to pay funds to the Homeowner's Association as required in the contract, thus creating revenue shortfalls for the Homeowner's Association which have made it unable to pay the costs associated with street lighting; and

WHEREAS, this inability to pay for street lighting costs has created a public safety problem meriting the intervention of the City; and

WHEREAS, the property owners representing a majority of the parcels located within the Brookshire Special Assessment Area have petitioned the Lake Wales Commission to establish a Street Lighting District for the purpose of providing street lights in said area; and

WHEREAS, the City Commission of the City of Lake Wales, Florida (the "City Commission") enacted its Street Lighting Assessment Ordinance, enabling the City to levy non-ad valorem assessments on properties within the jurisdictional limits of the City that are specially benefited by street lighting services, facilities and programs; and

WHEREAS, the City Commission intends for city staff to providing billing and collection services for fiscal year 2010/2011 relating to the Brookshire Street Lighting Assessment; and

WHEREAS, Section 197.3632, Florida Statutes, provides a uniform method for collection of non-ad valorem assessments by local governments; and the City anticipates using the uniform method for collection of the non-ad valorem assessment in accordance with Florida Statute beginning in fiscal year 2011/2012 and proceeding years; and

WHEREAS, the City wishes to hereby levy and collect a non-ad valorem assessment on specially benefited real property located in the Brookshire Street Lighting District, in the manner provided for in this Resolution, for the purpose of paying street lighting services, facilities and programs costs related thereto; and

WHEREAS, after providing the required notice by mail and by publication to the affected property owners with respect to the levy of the non-ad valorem assessment, the City Commission will hold a public hearing to hear testimony and receive evidence in considering the adoption of the Final Assessment Resolution and the Non-Ad Valorem Assessment Roll for the assessment of properties within the Brookshire Special Assessment Area; and

WHEREAS, the City Commission intends for the final non-ad valorem assessment roll for properties within the Brookshire Special Assessment Area to be certified by the City Manager, or her designee, prior to September 15, 2011.

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

Section 1. Authority. This Resolution is adopted pursuant to Ordinance No. 2010 – 10, Section 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. Purpose and Definitions. This Resolution constitutes the Initial Assessment Resolution as defined in the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

Section 3. Provision and Funding of Street Lighting Services.

(A) A Street Lighting District is hereby established for all land within the following described area all lying and being within the City of Lake Wales, Polk County, Florida:

The SW ¼ of the SW ¼ of Section 11, Township 29 South, Range 27 East, LESS highway right-of-way and EXCEPT the North 256 feet and the South 10 feet of the West 250 feet of the North 266 feet; and The North ½ of the NW ¼ of the NW ¼ of Section 14, Township 29 South, Range 27 East, LESS a small triangular-shaped piece of land on the South side described in Deed Book 419, Page 455, Public Records of Polk County, Florida, LESS highway right-of-way.

(B) The name of this District shall be “Brookshire Street Lighting District” and the District shall include the thirty-one (31) existing light poles, **Exhibit A**.

(C) Upon the composition of street lighting assessments for street lighting services, facilities and programs against assessed property located in the Brookshire Street Lighting District, the City shall provide street lighting services to such assessed property. The electricity costs relating to street lighting services for the Brookshire Street Lighting District shall be funded by available City revenues other than street lighting assessment proceeds.

(D) It is hereby ascertained, determined, and declared that each parcel of assessed property located within the Brookshire Street Lighting District will be benefited by the City’s provision of street lighting services, facilities and programs in an amount not less than the street lighting assessment imposed against such parcel.

Section 4. Special Assessment. There is hereby authorized and adopted a non-ad valorem assessment to be levied, collected and enforced against those specially benefited properties located in the Brookshire Street Lighting District, **Exhibit B**, to pay for the street lighting services, facilities, programs and collection costs related thereto,

Section 5. Special Benefit. The City Commission does hereby find that: (a) a reasonable methodology has been applied in determining which parcels of property in the jurisdictional limits of the City are specially benefited by the Brookshire street lighting; (b) there is a logical relationship between the street lighting and the benefit received by the parcels of property in the Brookshire assessment area; (c) each parcel determined to be specially benefited by the street lighting, pursuant to the methodology employed, is included in the Brookshire Street Lighting District; and (d) the unit of measurement identified in Section 7 herein fairly and reasonably apportions the street lighting assessment among all parcels in the Brookshire Street Lighting District proportionate to the special benefit received by each such parcel from the street lighting. The City Commission has hereby found and determined that the benefited properties receive from the street lighting certain special benefits to include:

- a) Aesthetic enhancements to the street and related neighborhood area;
- b) Enhanced attractiveness and potential improved marketability of the benefited properties; and
- c) Potential increase in property values.

Section 6. Total Estimated Cost and Levy. The total annual cost of providing street lighting services, excluding electricity costs, will be funded through a street lighting assessment using an apportionment method. Total annual costs, excluding electricity costs, for Brookshire street lighting is estimated to be \$12,575 annually and is subject to adjustment once the actual costs are determined. The Brookshire street lighting assessment will be equally apportioned between the total number of parcels within the Brookshire Street Lighting District.

Section 7. Units of Measurement. The unit of measurement for the calculation of the street lighting assessment pursuant to this Resolution shall be the number of parcels located in the Brookshire Street Lighting District.

Section 6. Levy Against Each Parcel. The number of units, the estimated maximum annual apportionment of the street lighting assessment applied to each of the benefited properties and the maximum obligation for which each of the benefited properties is subject to lien shall be as set forth in **Exhibit C** hereto. The amount of the street lighting assessment levied against each of the benefited properties is subject to approval and adjustment each year by City Commission adopting or reaffirming the non-ad valorem assessment roll, beginning in fiscal year 2011/2012.

Section 7. Determination of Street Lighting Assessed Costs; Establishment of Initial Street Lighting; Lien.

- (a) The Street Lighting Assessed Costs, **Exhibit D**, to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the following fiscal years, commencing October 1st are as follows:

<u>Fiscal Year</u>	<u>Street Lighting District</u>	<u>Annual Total</u>	<u>Annual Per Parcel</u>	<u># of Parcels</u>
2010/2011	Brookshire	\$ 14,179.26	162.98	87
2011/2012	Brookshire	15,167.58	174.34	87

- (b) The estimated Street Lighting Assessments are hereby established to fund the specified Street Lighting Assessed Costs determined to be assess in the fiscal year listed above. No portion of

such Street Lighting Assessed Costs are attributable to capital improvements necessitated by new growth or development.

- (c) The estimated Street Lighting Assessments established in this Initial Assessment Resolution shall be the stated assessment rates applied by the City Manager in preparation of the preliminary Assessment Roll for the fiscal years listed above, as provided in Section 8 of this Initial Assessment Resolution.
- (d) It is the intent of the City Commission that the lien created hereby, by imposition of the street lighting assessment, shall be for the outstanding amount of the respective benefited property's apportionment of the street lighting assessment (as such apportionment is indicated in **Exhibit C** hereto).

Section 8. Preliminary Assessment Roll and Notice. The City Commission does hereby authorize and direct the appropriate City official to (a) prepare a Preliminary Non-Ad Valorem Assessment Roll in accordance with the Street Lighting Assessment Ordinance, (b) maintain the same on file in the City Clerk's Office open to public inspection and (c) publish in a newspaper of general circulation and send by first class United States mail to the owners of the benefited properties, in accordance with Section 197.3632, Florida Statutes, notice of the levy of the street lighting assessment and of the date, time and place of the City Commission meeting at which the Final Assessment Resolution and the Non-Ad Valorem Assessment Roll will be considered for adoption.

Section 9. Certification of Non-Ad Valorem Assessment Roll. The City Commission does hereby authorize and direct the City Manager, or her designee to certify by September 15, 2011, the Non-Ad Valorem Assessment Roll for the Brookshire Street Lighting District for fiscal year 2011/2012. Such Non-Ad Valorem Assessment Roll to be certified shall consist of all adjustments, if any, as authorized herein and will be provided on compatible electronic medium to the Tax Collector of Polk County, Florida, in accordance with Section 197.3632(5), Florida Statutes.

Section 10. Payment of Assessment. Fiscal year 2011/2012 street lighting assessment shall be placed on the Polk County Real Estate Ad-Valorem Tax Bill and shall be due and payable annually at the time required for payment of such tax bill, with any discounts or penalties associated therewith.

Section 11. Release of Lien. In the event any benefited property's apportionment of the street lighting assessment becomes delinquent or a tax certificate has been issued and remains outstanding against such benefited property, that property's full apportionment of the street lighting assessment shall be subject to mandatory payment. The mandatory payment in full of a benefited property's apportionment of the street lighting assessment shall release the lien created hereby against such property.

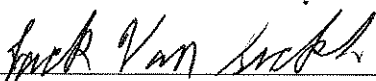
Section 12. Reallocation Upon Future Subdivision. If any specially-benefited tax parcel included in the Brookshire Street Lighting District is subdivided into separate tax parcels, the assessment imposed against such tax parcel shall be reallocated among the new tax parcels upon assignment of a distinct tax identification number to each new separate tax parcel or any combination of tax parcels by the Polk County Property Appraiser.

Section 13. Other Authorizations. The proper officials and employees of the City are hereby authorized to (a) do all things necessary to carry out the terms and conditions of this Resolution consistent with the intent of the City Commission, including contracting with the Polk County Property Appraiser and the Polk County Tax Collector to administer the levy and collection of the street lighting assessment, provided that any such proposed agreements or contracts shall be presented to the City Commission for its consideration and (b) record a copy of this Resolution or any other necessary papers in the Public Records of Polk County, Florida, to provide additional constructive notice and preserve the status of the lien created hereby on all properties in the Brookshire assessment area against all the world, including any subsequent purchasers of the affected properties.

Section 14. Severability. If any section, subsection, sentence, clause, phrase, or portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

This Resolution is adopted this 20th day of July, 2010.



Jack Van Sickle, Mayor/Commissioner
City of Lake Wales, Florida

ATTEST:



Clara VanBlargan, City Clerk

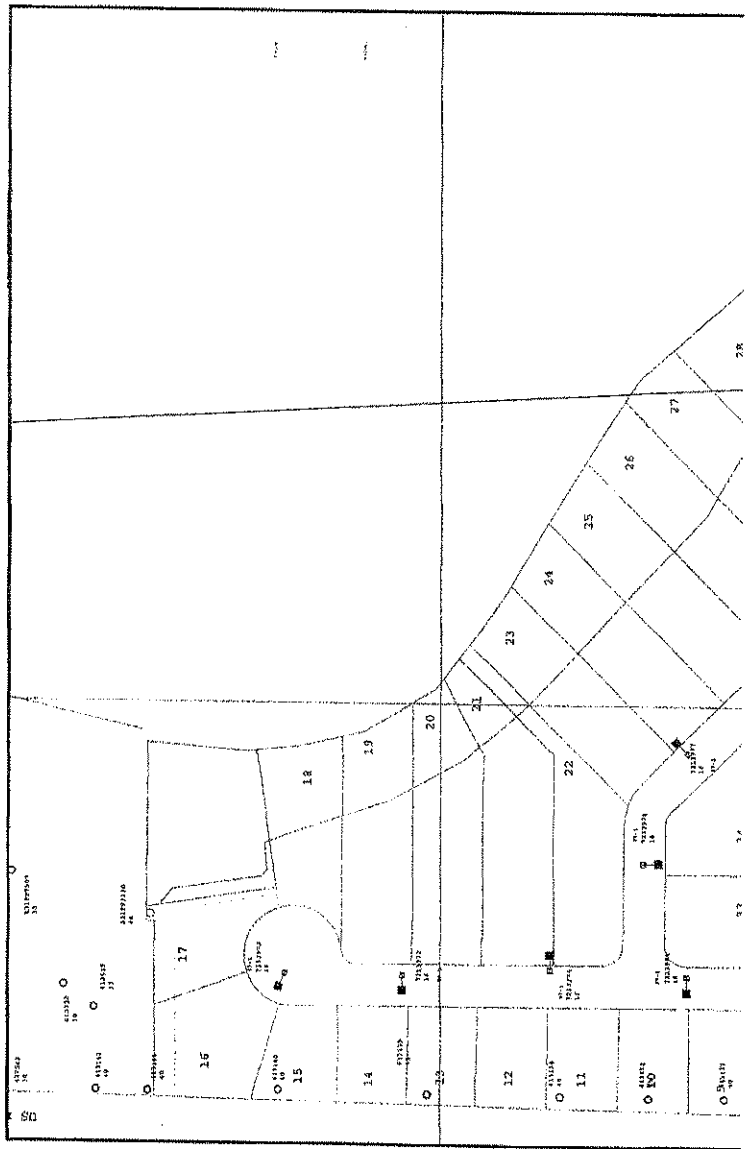


Exhibit B
Brookshire Special Assessment Area Map

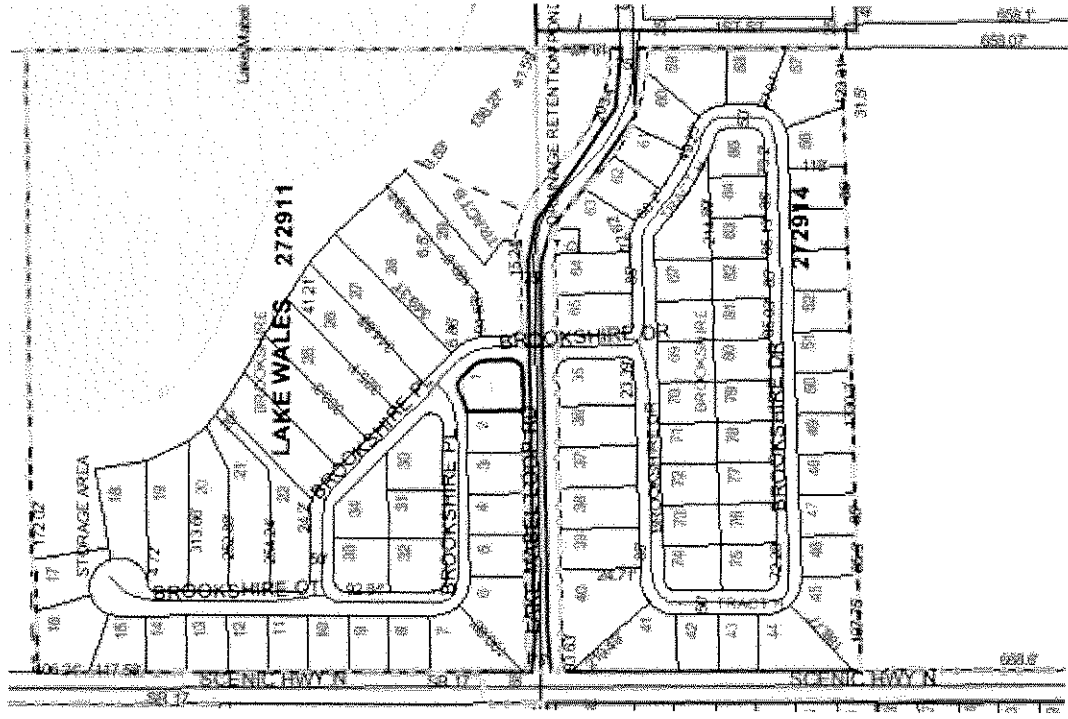


Exhibit - C
 Brookshire Preliminary Assessment Roll & Maximum Obligation Assessment

OWNER NAME_1	OWNER NAME_2	PARCEL_ADDRESS_1	PARCEL_ADDRESS_2	PARCEL_ID	FY 10/11	FY 11/12
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000010	162.98	174.34
Jarvis, Eloise M		4620 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000020	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000030	162.98	174.34
Kensington Lakeside, LLC		267 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000040	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000050	162.98	174.34
Kensington Lakeside, LLC		4596 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000060	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000070	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000080	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000090	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000100	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000110	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000120	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000130	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000140	162.98	174.34
Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000150	162.98	174.34
Tyshawn Clerk &	Allison N. Clerk	4731 Brookshire Ct.	Lake Wales, FL 33898	27-29-11-859500-000160	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000170	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000180	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000190	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000200	162.98	174.34
Keith J. Samuel &	Zenaida Samuel	4706 Brookshire Ct	Lake Wales, FL 33898	27-29-11-859500-000210	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000220	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000230	162.98	174.34
Gerardo Dudamel &	Militza C Dudamel	4530 Brookshire Pl	Lake Wales, FL 33898	27-29-11-859500-000240	162.98	174.34
Mary K. Elizak &	William Elizak	4524 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000250	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000260	162.98	174.34
Charles Franik Gadsdon &	Jessie W Gadsdon	4512 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000270	162.98	174.34
Laura A. Ryan		4506 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000280	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000290	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000300	162.98	174.34
Orlando Holiday Homes LLC		4609 Brookshire Pl.	Lake Wales, FL 33898	27-29-11-859500-000310	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000320	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000330	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000340	162.98	174.34
Loubert Jean Philippe &	Joceline Jean Philippe	297 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000350	162.98	174.34
Scott D. Markley &	Tina F. Markley	291 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000360	162.98	174.34
Carmen E. Alvarado &	Jose R. Rivera	285 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-589500-000370	162.98	174.34
Liliane I. McDougall		279 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000380	162.98	174.34
Karrie E Crum		273 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000390	162.98	174.34
Ionie Tithe &	Iha A. Mills	267 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000400	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000410	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000420	162.98	174.34
Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000430	162.98	174.34

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OWNER NAME 1	OWNER NAME 2	PARCEL ADDRESS 1	PARCEL ADDRESS 2	PARCEL ID	FY 10/11	FY 11/12
44 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000440	162.98	174.34
45 Louis Ephraim &	Jo Ann Ephraim	237 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000450	162.98	174.34
46 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000460	162.98	174.34
47 Flora L. Minitck &	Violet M. Stewart	225 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000470	162.98	174.34
48 Danny Posada &	Linda Posada	219 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000480	162.98	174.34
49 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000490	162.98	174.34
50 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000500	162.98	174.34
51 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000510	162.98	174.34
52 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000520	162.98	174.34
53 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000530	162.98	174.34
54 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000540	162.98	174.34
55 Orlando Holiday Homes LLC		177 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000550	162.98	174.34
56 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000560	162.98	174.34
57 Clyde D. Brinson &	Tanya N. Brinson	165 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000570	162.98	174.34
58 Alba Lugo, Miguel Lugo,	Stephanie Lugo & Brian Lugo	159 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000580	162.98	174.34
59 Thomas M. Phillips &	Leah R. Phillips	153 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000590	162.98	174.34
60 Miguel G. Arbona		147 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000600	162.98	174.34
61 Mary Hart		141 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000610	162.98	174.34
62 Christian Ramro &	Eileen Ramro	135 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000620	162.98	174.34
63 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000630	162.98	174.34
64 Karcie Crum &	Frances C. Crum	117 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000640	162.98	174.34
65 Raoul C. Perreira &	Erica La Touche Perreira	111 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000650	162.98	174.34
66 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000660	162.98	174.34
67 Christopher Cameron &	Stacy L. Cameron	116 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000670	162.98	174.34
68 Wallace G. Rainey		110 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000680	162.98	174.34
69 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000690	162.98	174.34
70 Johny Saint Louis &	Marie Gousse	296 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000700	162.98	174.34
71 Reel Hyppolite &	Guerda Hyppolite	290 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000710	162.98	174.34
72 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000720	162.98	174.34
73 Loren J. Western		278 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000730	162.98	174.34
74 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000740	162.98	174.34
75 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000750	162.98	174.34
76 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000760	162.98	174.34
77 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000770	162.98	174.34
78 Norma E. McLean		212 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000780	162.98	174.34
79 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000790	162.98	174.34
80 Cathyan J. Aris &	Raymond Aris	200 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000800	162.98	174.34
81 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000810	162.98	174.34
82 Abigail Y. Parker		188 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000820	162.98	174.34
83 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000830	162.98	174.34
84 RankinRevoicable Trust		176 Brookshire Dr.	Lake Wales, FL 33898	27-29-11-859500-000840	162.98	174.34
85 Orlando Holiday Homes LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000850	162.98	174.34
86 Kensington Lakeside, LLC		vacant	Lake Wales, FL 33898	27-29-11-859500-000860	162.98	174.34

Exhibit - C
 Brookshire Preliminary Assessment Roll & Maximum Obligation Assessment

OWNER NAME_1	OWNER NAME_2	PARCEL_ADDRESS_1	PARCEL_ADDRESS_2	PARCEL_ID	FY 10/11	FY 11/12
87	Kennington Lakeside, LLC	vacant	Lake Wales, FL 33898	27-29-11-859500-000870	162.98	174.34
Total					14,179.26	15,167.58

Exhibit D

Brookshire Street Lighting
Initial Estimate
7/20/2010

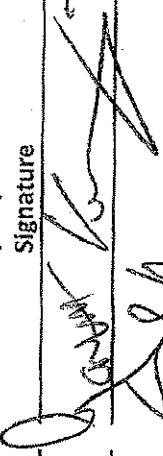

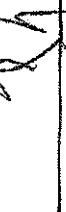








Cost Projections	Description	Progress Energy Monthly Billing	Estimated Annual Cost - 10/11	Estimated Annual Cost - 11/12	Cost Per Parcel 10/11	Cost Per Parcel 11/12
Equipment Rental	31 Conc Pole Sanibel 16	925.66	11,663.32	12,246.48	134.06	140.76
Maintenance	31 SV Sanibel 950oL	53.32	671.83	705.42	7.72	8.11
Sales Tax on Electric		9.62	121.21	127.27	1.39	1.46
Sales Tax on Equipment		68.53	863.48	906.65	9.93	10.42
	Estimated Equipment Lease and related costs		13,319.84	13,985.82	153.1	160.76
Polk Property Appraiser	Administrative Fee - 2%		-	279.72	-	3.22
Polk Tax Collector	Discount for Early Payment - 4%		559.00	587.00	6.43	6.75
	Review/Preparation of Annual Resolutions. Review/calculation of related costs.					
City of Lake Wales			300.42	315.04	3.45	3.62
	Total Equipment Lease, related costs, and collection costs		14,179.26	15,167.58	162.98	174.34

The Brookshire Home Owners Associations is responsible for all street lighting service prior to October 1, 2010.

City of Lake Wales, Florida

Petition for Creation of a Street Lighting District

Please note: There is an annual cost involved in the creation of a Street Lighting District. Property owners, within an approved Street Lighting District, pay an annual special service charge, via their property tax bills, for the street lights in their area.






	Property Owner Name (Please print)	Property Owner Signature	Address & Legal Description of Property Owned (Lot & Block Number, Parcel Number or Street)
1)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000010 Lot 1
2)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000030 Lot 3
3)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000040 Lot 4
4)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000050 Lot 5
5)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000060 Lot 6
6)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000070 Lot 7
7)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000080 Lot 8
8)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000090 Lot 9
9)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000100 Lot 10
10)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000110 Lot 11
11)	Kensington Lakeside, LLC Kenny Garrett		Parcel ID 272911859500000120 Lot 12

12)	Kensington Lakeside, LLC. Kenny Garrett	Parcel ID 272911859500000130	Lot 13
13)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000140	Lot 14
14)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000170	Lot 17
15)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000180	Lot 18
16)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000190	Lot 19
17)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000200	Lot 20
18)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000220	Lot 22
19)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000230	Lot 23
20)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000260	Lot 26
21)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000290	Lot 29
22)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000300	Lot 30
23)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000320	Lot 32
24)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000330	Lot 33
25)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000340	Lot 34
26)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000410	Lot 41
27)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000420	Lot 42

[Handwritten signatures and scribbles across the table rows, including a large signature at the top left and another at the bottom right.]

28)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000430	Lot 43
29)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000440	Lot 44
30)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000510	Lot 51
31)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000520	Lot 52
32)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000530	Lot 53
33)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000540	Lot 54
34)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000560	Lot 56
35)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000660	Lot 66
36)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000740	Lot 74
37)	Kensington Lakeside, LLC Kenny Garrett	Parcel ID 272911859500000750	Lot 75
38)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000150	Lot 15
39)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000310	Lot 31
40)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000460	Lot 46
41)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000490	Lot 49
42)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000500	Lot 50
43)	Orlando Holiday Homes Kenny Garrett	Parcel ID 2911859500000550	Lot 55
	Orlando Holiday Homes		Lot 63

[Handwritten signatures and scribbles across the table rows]

44)	Kenny Garrett		Parcel ID 2911859500000630
45)	Orlando Holiday Homes Kenny Garrett		Lot 69 Parcel ID 2911859500000690
46)	Orlando Holiday Homes Kenny Garrett		Lot 72 Parcel ID 2911859500000720
47)	Orlando Holiday Homes Kenny Garrett		Lot 76 Parcel ID 2911859500000760
48)	Orlando Holiday Homes Kenny Garrett		Lot 77 Parcel ID 2911859500000770

Orlando Holiday Homes
 Kenny Garrett

Orlando Holiday Homes
 Kenny Garrett

Orlando Holiday Homes
 Kenny Garrett

Orlando Holiday Homes
 Kenny Garrett

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Parcel ID 2911859500000790

Parcel ID 2911859500000810

Parcel ID 2911859500000830

Parcel ID 2911859500000850

Lot 79

Lot 81

Lot 83

Lot 85

49)

50)

51)

52)

City of Lake Wales, Florida

Petition for Creation of a Street Lighting District

Please note: There is an annual cost involved in the creation of a Street Lighting District. Property owners, within an approved Street Lighting District, pay an annual special service charge, via their property tax bills, for the street lights in their area.

	Property Owner Name (Please print)	Property Owner Signature	Address & Legal Description of Property Owned (Lot & Block Number, Parcel Number or Street)
1)	MERRY HART	<i>Merry Hart</i>	27-29-11-859500-000610 141 Brookshire Ln. #61
2)	Tom KULLIPS	<i>Tom Kullips</i>	27-29-11-859500-000590 153 Brookshire Dr. #59
3)	Miguel Arbonc	<i>Miguel Arbonc</i>	27-29-11-859500-000600 147 Brookshire Dr. Lot #60
4)	<i>Miguel Lopez</i>	<i>Miguel Lopez</i>	27-29-11-859500-000580 159 Brookshire Dr.
5)	<i>Scott Markley</i>	<i>Scott Markley</i>	27-29-11-859500-000360 291 Brookshire Dr.
6)	Zabrina McCune Parke	<i>Zabrina McCune</i>	27-29-11-859500-000820 188 Brookshire Drive
7)	Mary + Elizabeth	<i>Mary Elizabeth</i>	27-29-11-859500-000250 4534 Brookshire Pl
8)			
9)			
10)			
11)			

(Attach additional property owner signature sheets as needed)