



MOCK • ROOS

CONSULTING ENGINEERS

Report of Engineer

Unit of Development 50th Street

Prepared for

ACME
Improvement District

July 2022

Revised September 2022

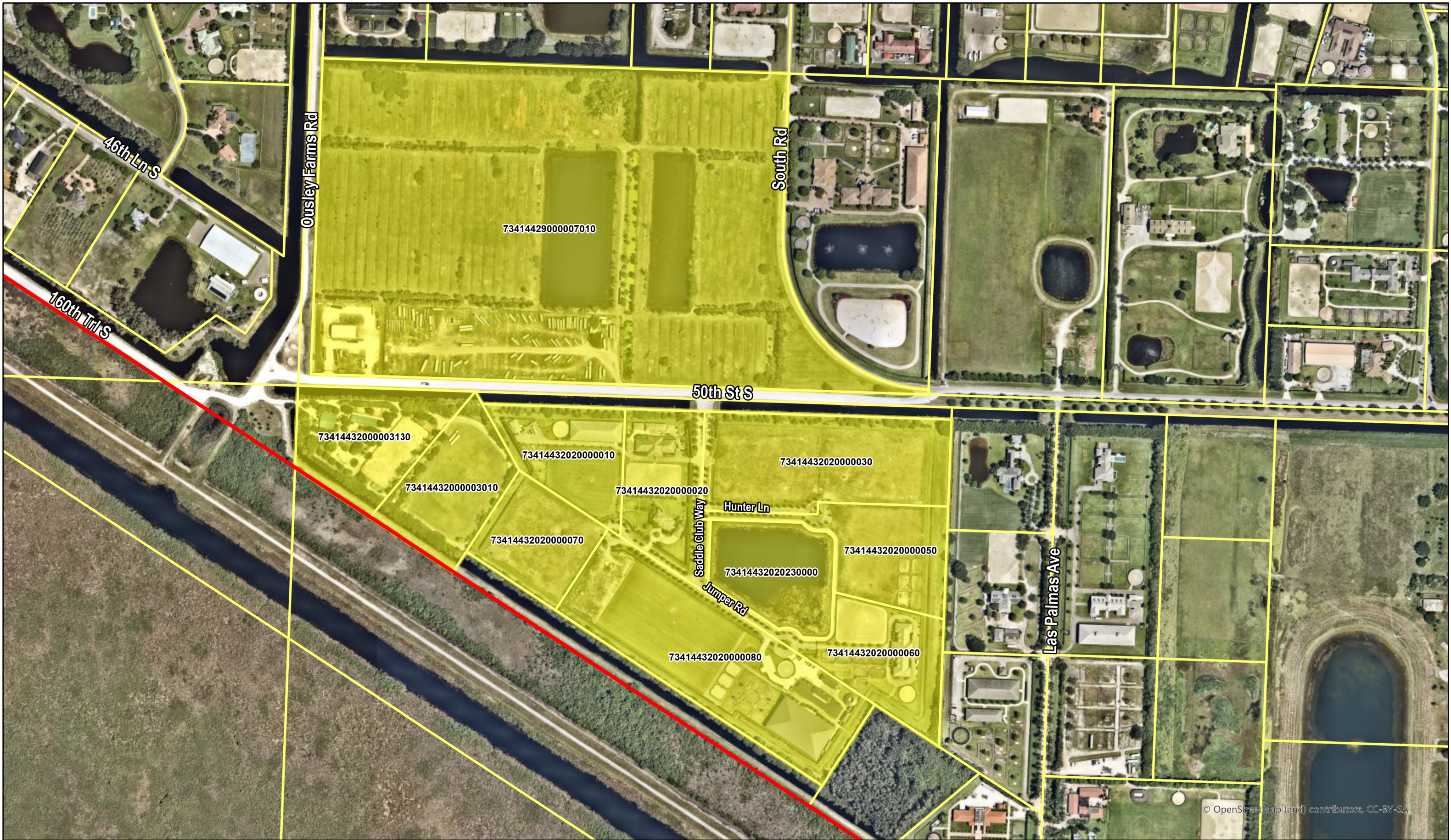
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000000 SHEET NO. 1	DATE	6/1/2022
	DRAWN	j Lambert
	SCALE	1 inch = 406 ft
	REQUESTED	Tanya Quickel
	FILENAME	Josh_Edit



Location Map
Unit of Development 50th St
Village of Wellington, FL

	Subject Parcels		Parcels		Wellington
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REPORT OF ENGINEER

This Report of Engineer (the “Report”) was prepared by Mock, Roos & Associates, Inc. (the “Engineer”) in its capacity as the Engineer for the Acme Improvement District, a dependent Special District of the State of Florida, (hereinafter referred to as “Acme”). The Engineer states as follows:

1. AUTHORIZATION

This Report was prepared by the Engineer pursuant to the applicable provisions of Chapter 298, Florida Status, and Chapter 2003-330, Laws of Florida, as amended (together the “Act”) and authorized by Resolution No. AC2022-04 adopted by Acme’s Board of Supervisors on the July 12, 2022 for its Unit of Development 50th Street (the “Unit of Development”)

2. PURPOSE

This Report has been prepared to assist Acme’s Board of Supervisors in its consideration of the proposed Plan of Improvements for the Unit of Development. The Report addresses all lands described in Exhibit C.

Improvements and maintenance responsibilities identified in the Plan of Improvements for Public Infrastructure include:

- (A) Construction of a roadway system including a twenty-two (22) foot wide paved roadway section of 50th Street South, a paved roundabout at the 50th Street and 50th Street South Intersection, which also connects roadway improvements along South Road, curb and gutter, and guardrail.
- (B) Construction of a surface water management system, generally described as roadway drainage structures and drainage pipe and connecting elements to the Acme surface water management system.
- (C) The design, permitting, plan review and inspection fees and expenses of the Improvements.

At the time of this Report, no improvements have been constructed by Acme for the Unit of Development and there has been no financing of any type by Acme authorized for construction of improvements.

3. DEFINITIONS

- (A) Except as the hereinafter set forth, all capitalized terms and phrases used in the Report shall have the meaning ascribed thereto in the Act; provided the following terms have the following meanings:
- (B) “Assessable Real Property” means that real property identified in the attached Exhibit D-1 and located within the Unit of Development which will receive benefits from implementation of the proposed Plan of Improvements.

- (C) "Exempt Acres" means real property located within the Unit of Development which will not be the subject of the levy of non-ad valorem assessment by Acme, including by way of example but not limitation: (i) real property owned by Acme and the Board of Trustees of the Internal Improvement Trust Fund, (ii) Condominium Common Area, (iii) Homeowner/Property Association Common Area as to which benefits have been determined, assessed and apportioned with the non-ad valorem assessments otherwise attributable thereto to be re-allocated and levied on a per computed acreage basis to the remaining Assessable Real Property subject to an Association's Declaration of Covenants, Restrictions and Reservations, and (iv) public road rights-of-way.
- (D) "Plan of Improvements" means the Plan of Improvements for the Unit of Development, a copy of which is on file in the administrative offices of Acme and is incorporated herein by this reference.

4. CONDITIONS

The findings and opinions of the Engineer expressed in this Report are subject to the following understandings and conditions:

- (A) In rendering the findings and opinions set forth herein, the Engineer has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, individuals or entities having an interest in some of all of the real property which comprises the Unit of Development, engineering professionals, property appraisers, surveyors, developers, and Acme's staff and consultants.
- (B) The factual information contained herein relating to the: (i) quantity of acreage, (ii) description of the real property located within the Unit of Development, and (iii) names of the owners of said acreage, was supplied by the Palm Beach County Tax Collector's Office and the Property Appraiser's Office.
- (C) The estimated cost of construction of the proposed Plan of Improvements was based, in part, upon cost estimates developed by the Engineer.

5. FINDINGS

Subject to and conditioned upon the above, the Engineer finds and reports as follows:

- (A) The Engineer has visited and viewed the Unit of Development.
- (B) Attached hereto as Exhibit A is a description of all lands located either within or outside of the Unit of Development that need to be acquired by purchase or condemnation.
- (C) All Assessable Real Property located within the Unit of Development will be improved and benefited from the implementation of the Plan of Improvements.

(D) Attached hereto as Exhibit C and incorporated herein is the estimated cost of:

- (1) constructing and implementing the proposed Plan of Improvements.
- (2) the probable expense of the initial organization and administration of the Unit of Development and Improvements authorized in the proposed Plan of Improvements

(E) Attached hereto as Exhibit D and incorporated herein is the following:

- (1) the name(s) of the fee title owner(s) and Assessable Real Property
- (2) parcel control numbers of the Assessable Real Property
- (3) the number of acres of Assessable Real Property
- (4) the Amount of Determined Benefits
- (5) the Amount of Determined Damages
- (6) the number of acres to be taken for rights-of-way, Acme works, etc.

6. RECOMMENDATIONS

Acme will need funding in order to: (A) maintain and preserve the works of the proposed Plan of Improvements (including their subsequent repair, upgrade, relocation, restoration and/or replacement when needed), and (B) pay its expenses relating to administration and management of the Unit of Development.

Since these expenses may fluctuate, the Engineer recommends that an annual "Maintenance Assessment" be determined, assessed, apportioned, and levied by Acme's Board of Supervisors upon the Assessable Real Property located within the Unit of Development for the purpose of defraying the above-described costs and expenses.

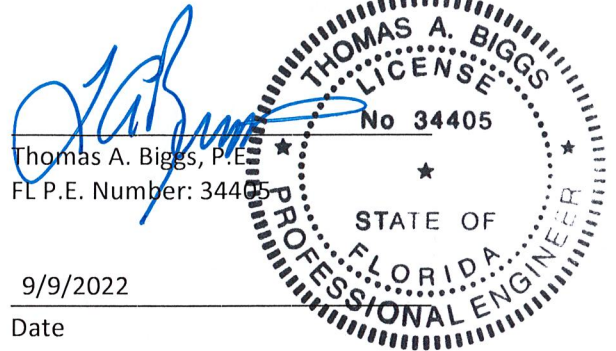
The Maintenance Assessment should be determined, assessed, apportioned, and levied upon the Assessable Real Property within the Unit of Development pursuant to the Act and in accordance with the allocation and apportionment of the Amount of Determined Benefits as set forth in attached Exhibit D-2.

7. PLAN MODIFICATIONS

During development and implementation of the Plan of Improvements it may be necessary to make some modifications and deviations to the Plan of Improvements. Therefore, if such modifications or deviations do not change the overall primary objective of the Plan of Improvements and the costs for same do not exceed the total of the Amount of Determined Benefits as herein determined, such changes will not materially affect the benefits accruing to the Assessable Real Property as long as the Assessable Real Property received the same or greater total Amount of Determined Benefits as set forth herein.

This Report, including the recommendations and findings contained herein, is not intended nor should it be construed as limiting or restricting Acme's authority to exercise alternative or additional procedures for the levy and assessment of special assessments.

UNIT OF DEVELOPMENT 50TH STREET
Report of Engineer
July 2022 (Revised September 2022)



Thomas A. Biggs, P.E.
FL P.E. Number: 34405

9/9/2022

Date

Mock, Roos & Associates, Inc.
5720 Corporate Way
West Palm Beach, FL 33407
Phone: 561-683-3113
Fax: 561-478-7248

*If this document is not signed and sealed, it is a copy and is being provided for informational purposes only.
The signed and sealed original of this document is filed with Acme Improvement District, 12300 Forest Hill
Blvd., Wellington, Florida 33414.*

EXHIBIT "A"

**PROPOSED
PLAN OF IMPROVEMENTS
For
UNIT OF DEVELOPMENT 50TH STREET**

A true and correct copy of the Plan of Improvements, as may be amended or revised from time to time, for Unit of Development 50th Street is on file in the administrative offices of Acme Improvement District located at 12300 Forest Hill Blvd., Wellington, Florida and is incorporated herein by this reference.

EXHIBIT "B"

**DESCRIPTION OF LANDS TO BE ACQUIRED
BY PURCHASE OR CONDEMNATION**

NONE

EXHIBIT "C"

**ESTIMATED COST FOR IMPLEMENTATION OF
THE PLAN OF IMPROVEMENTS AND ORGANIZATIONAL EXPENSES
FOR UNIT OF DEVELOPMENT 50TH STREET**

PUBLIC INFRASTRUCTURE IMPROVEMENT COST ESTIMATE

The following lists the components of Public Infrastructure (the "Improvements") included in the proposed Plan of Improvements for the Unit of Development 50th Street together with their estimated costs of design, permitting, implementation and construction. An estimate for administrative, engineering, legal fees and contingencies associated with the improvements is also included.

Roadway System		\$ 2,395,000
Surface Water Management System		<u>\$ 1,390,000</u>
	Sub-Total	\$3,785,000
Contingency	@ 10%	\$ 378,500
Engineering, Legal & Administration	@ 15%	<u>\$ 567,750</u>
	Sub-Total	\$ 946,250
PUBLIC INFRASTRUCTURE COST ESTIMATE		\$4,731,250

EXHIBIT "D"

**LEGAL DESCRIPTION
UNIT OF DEVELOPMENT 50TH STREET**

All of the plat of *Saddle Club of Wellington*, according to the plat thereof, as recorded in Plat Book 110, Page 103, of the Public Records of Palm Beach County, Florida, together with parcels of land lying in Sections 29 and 32, Township 44 South, Range 41 East, Palm Beach County, Florida, all being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of Section 32-44-41;
Thence, South 88°25'16" East, along the North line of Section 32, a distance of 732.00 feet;
Thence, South 29°38'59" East, a distance of 58.47 feet to a point on the South line of Acme C-25 Canal, as recorded in Deed Book 1037, Page 686, of the Public Records of Palm Beach County, Florida;
Thence, South 88°25'16" East, along said South line, a distance of 1935.02 feet to the Northeast corner of said *Saddle Club of Wellington* plat;
Thence, South 01°53'10" West, along the East line of *Saddle Club of Wellington* Plat, a distance of 1339.14 feet;
Thence, North 57°08'58" West, a distance of 314.58 feet;
Thence, South 32°51'02" West, a distance of 398.00 feet to a point on the North line of Acme C-27 Canal, as recorded in Deed Book 1037, Page 686, of the Public Records of Palm Beach County, Florida;
Thence, North 57°08'58" West, along said South line, a distance of 1752.00 feet;
Thence, South 32°51'02" West, a distance of 100.00;
Thence, North 57°08'58" West, a distance of 780.35 feet;
Thence, North 01°51'44" East, a distance of 336.94 feet to the *Point of Beginning*.

PARCEL 2

Commencing at the Southwest corner of Section 29-44-41;
Thence, North 01°51'36" East, along the West line of Section 29, a distance of 50.24 feet;
Thence, South 88°08'31" East, a distance of 50.00 feet to the *Point of Beginning*;
Thence, North 01°51'36" East, a distance of 1295.04 feet;
Thence, South 88°26'23" East, a distance of 1922.55 feet;
Thence, South 01°48'44" West, a distance of 650.66 feet to the point of curvature of a circular curve, concave to the Northeast, having a radius of 622.46 feet and a central angle of 90°14'00";
Thence, Southeasterly along the arc of said curve, an arc distance of 980.29 feet to the point of tangency;
Thence, South 88°25'16" East, a distance of 13.00 feet;
Thence, South 01°48'44" West, a distance of 20.00 feet to a point on the North line of 50th Street South;
Thence, North 88°25'16" West, along said North line, a distance of 2561.63 feet to the *Point of Beginning*.

EXHIBIT D-1

ASSESSABLE REAL PROPERTY, BENEFITS, AND DAMAGES

	Column 1	Column 2	Column 3
	Owner of Property	Description of Property – PCN #	Number of Computed Acres*
1	Santa Cecilia Stables, LLC	73414432020000010	4
2	Santa Cecilia Stables, LLC	73414432020000020	5
3	El Manto, LLC	73414432020000030	9
4	Kevin & Rene Sergent	73414432020000050	5
5	Kevin & Rene Sergent	73414432020000060	5
6	Greenview Partners, LLC	73414432020000070	4
7	Jumper Dreams Corp	73414432020000080	12
8	Far Niente Stables IX, LLC	73414429000007010	59
9	Happy Horse, LLC	73414432000003010	5
10	Narvaja Roberto	73414432000003130	6
11	VDC RR, LLC	73414432020230000	5
		Total	119

* Note: The Computed Acreage listed above represents only that acreage, as converted to Computed Acreage, within each Property Control Number that is a part of the Unit of Development.

PUBLIC INFRASTRUCTURE Columns

Column 4	Column 5	Column 6
Amount of Determined Benefit	Amount of Determined Damages	Number of Acres to be Dedicated for Right-of-Way, Acme Works, Preserve, etc.
Benefits have been determined to be no less than \$7,096,875 The Amount of Determined Benefit should be allocated/apportioned in accordance with "Exhibit D-2"	None	None

EXHIBIT D-2

BENEFIT ASSESSMENT DETERMINATION AND APPORTIONMENT

The Amount of Determined Benefits shall be apportioned to the Assessable Real Property on a computed acreage basis with each tract or parcel of land of less than one acre in area assessed as a full acre, and each tract or parcel of more than one acre in area which contains a fraction of an acre to be assessed at the nearest whole number of acres with a fraction of one-half acre or more assessed as a full acre.

There are currently 119 computed acres resulting in an apportionment of the minimum Amount of Determined Benefits of \$7,096,875 at the rate of \$59,637.61 per computed acre.

Any additional computed acres shall receive an equivalent Amount of Determined Benefits apportioned to said additional computed acreage at the rate of \$59,637.61 per computed acre. Any reduction in the current number of computed acres shall not result in a reduction of the current minimum Amount of Determined Benefits, but rather the current minimum Amount of Determined Benefits shall be re-apportioned among the remaining computed acres.

Any non-ad valorem assessments otherwise attributable to Homeowner/Property Association Common Area property for which benefits have herein been determined, assessed and apportioned but which Common Area property is statutorily exempt from the levy of non-ad valorem assessments shall be re-allocated and levied on a per computed acreage basis to the remaining Assessable Real Property subject to the applicable Association's Declaration of Covenants, Restrictions and Reservations, and (iv) public road rights-of-way.