



Sunshine
Water Control District

REGULAR MEETING AGENDA

April 12, 2023

**SUNSHINE
WATER CONTROL DISTRICT**

**AGENDA
LETTER**



April 5, 2023

Board of Supervisors
Sunshine Water Control District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Sunshine Water Control District will hold a Regular Meeting on April 12, 2023 at 6:30 p.m., at the Sartory Hall, 10150 NW 29 St., Coral Springs, Florida 33065. The agenda is as follows:

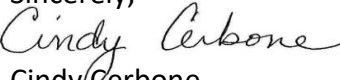
1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments **[3-Minute Time Limit]** *(Comments should be made from the microphone to ensure recording. Please state your name prior to speaking.)*
5. Administration of Oath of Office to Supervisor Carol Smith *(the following to be provided under a separate cover)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
6. Update: ROW Communications
7. Discussion: District Access at 9725 NW 36 Manor
8. Acceptance of Unaudited Financial Statements as of February 28, 2023
9. Approval of Minutes

- A. March 8, 2023 Landowners' Meeting
 - B. March 8, 2023 Regular Meeting
10. Supervisors' Communications
11. Staff Reports
- A. District Counsel: *Lewis, Longman & Walker, P.A.*
 - I. Amera Corporation Appraisal
 - II. City Village Project Special Exception Application
 - B. District Engineer: *Craig A. Smith & Associates*
 - I. Presentation: Monthly Engineer's Report
 - II. Permit Application(s)
 - CJC Capital, LLC [Ladybird Academy] Permit 2022-14 Extension Request
 - C. District Engineering Consultant: *John McKune*
 - D. District Field Supervisor: *Cory Selchan*
 - E. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: May 10, 2023 at 6:30 PM [Presentation of Fiscal Year 2024 Budget]
 - QUORUM CHECK

| | | | |
|-------------|------------------------------------|--------------------------------|-----------------------------|
| JOE MORERA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| IVAN ORTIZ | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| CAROL SMITH | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

- 12. Public Comments
- 13. Adjournment

Should you have any questions, please contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**SUNSHINE
WATER CONTROL DISTRICT**

7

RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: matthew ruggiano <matthewruggiano@gmail.com>

Sent: Tuesday, March 14, 2023 10:14 AM

To: info@sunshinewcd.net

Subject: 9725 NW 36 MNR

Hello Sunshine District,

ATTN: Corey.

The following is in reference to my personal property which Sunshine Water Control District technicians use to gain access to the waterway behind my property. The property Address is

9725 NW 36 MNR
Coral Springs, FL 33065

I will be installing a hedge landscape barrier around my property for privacy and security reasons. This will ultimately eliminate access to the waterway for S.D. techs.

However,

If S.D. is willing to fund the construction/ installation of a privacy gate, continued access to the waterway via my property will be happily permitted.

I believe this is a good option as this will allow S.D. access to the same loading area the department has used for several years.

I have attached a PDF file containing an aerial image of the property with references to the loading area and property lines. At the end of this email I have labeled each of the indications marked on the aerial photo for easy reference. Please review thoroughly.

In addition, have attached photographs of the property where the gate can be constructed. This location is at the northeast corner of the property and is accessible via Coral Hills Drive. Other than a gate, this entry point is the same entry point which has been used by S.D. in the past.

The installation of the barrier around my property has begun and I plan to be completed by summer of 2023. My only requests for the gate would be that it provide privacy and relatively strong structural security.

For now, the access point will remain open for sunshine district technicians until a conclusion is made on the installation of an access gate.

Please do not hesitate to contact me via email or phone. My information is attached below. I will be happy to provide additional details or answer any questions.

I am looking forward to working with Sunshine District and I hope we can come to a conclusion that will benefit both parties.

Thank You Kindly.

Matthew Ruggiano
Matthewruggiano@gmail.com
(954) 798 1175

9725 Nw 36 MNR
Coral Springs, FL 33065.

The following is in reference to the attached PDF aerial image of the property.

The Red line indicates the property line.

The yellow line(s) indicates where the barrier(s) around the property have been or will be installed.

The black star indicates the location of where the gate will need to be located in order for Sunshine district techs to access the property.

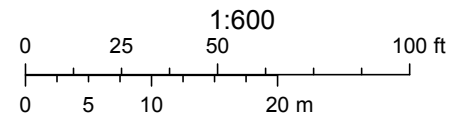
(This location is at the north east corner of the property and is accessible via Coral Hills Drive. Other than a gate, this entry point remains the same as the previous entry point which has been used by S.D. in the past.)

The Blue Star indicates the waterway access and vessel loading/ docking point.

The dotted blue line indicates the path on the property which will remain clear for S.D. vehicles to access the water way.



March 13, 2023











**SUNSHINE
WATER CONTROL DISTRICT**

**UNAUDITED
FINANCIAL
REPORTS**

**SUNSHINE
WATER CONTROL DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**SUNSHINE
WATER CONTROL DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

| | General Fund | Debt Service Fund Series 2021 | Total Governmental Funds |
|---|---------------------|-------------------------------------|--------------------------------|
| ASSETS | | | |
| Centennial Bank | \$ 4,420,025 | \$ - | \$ 4,420,025 |
| Centennial Bank - escrow | 81,037 | - | 81,037 |
| DS - Series 2021 | - | 297,848 | 297,848 |
| Investments | | | |
| State Board of Administration | | | |
| A Investment account | 5,258 | - | 5,258 |
| A Bank maintenance reserve account | 2,755 | - | 2,755 |
| A Renewal & replacement reserve account | 2,050 | - | 2,050 |
| A Equipment replacement reserve account | 216 | - | 216 |
| Centennial Bank - MMA | 260,095 | - | 260,095 |
| FineMark Bank - MMA | 249,013 | - | 249,013 |
| FineMark Bank - ICS | 12,068,134 | - | 12,068,134 |
| Iberia Bank - MMA | 5,535 | - | 5,535 |
| Undeposited funds | 340 | - | 340 |
| Due from general fund | - | 837,096 | 837,096 |
| Total assets | <u>\$17,094,458</u> | <u>\$ 1,134,944</u> | <u>\$ 18,229,402</u> |
| LIABILITIES | | | |
| Liabilities: | | | |
| Retainage payable | 30,709 | - | 30,709 |
| Due to debt service | 837,096 | - | 837,096 |
| Deposits payable/trash bonds | 214,500 | - | 214,500 |
| Cost recovery deposits | 52,878 | - | 52,878 |
| Pension payable | 3,158 | - | 3,158 |
| Total liabilities | <u>1,138,341</u> | <u>-</u> | <u>1,138,341</u> |
| FUND BALANCES | | | |
| Assigned: | | | |
| 3 months working capital | 1,760,312 | - | 1,760,312 |
| Disaster recovery | 3,500,000 | - | 3,500,000 |
| Truck replacement | 180,000 | - | 180,000 |
| Restricted for | | | |
| Debt service | - | 1,134,944 | 1,134,944 |
| Unassigned | 10,515,805 | - | 10,515,805 |
| Total fund balances | <u>15,956,117</u> | <u>1,134,944</u> | <u>17,091,061</u> |
| Total liabilities and fund balances | <u>\$17,094,458</u> | <u>\$ 1,134,944</u> | <u>\$ 18,229,402</u> |

**SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

| | Current Month | Year to Date | Adopted Budget | % of Budget |
|---|------------------|------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessments | \$ 102,022 | \$ 3,235,146 | \$ 3,610,139 | 90% |
| Interest and miscellaneous | 3,343 | 18,803 | 9,000 | 209% |
| Permit review fees | - | 1,400 | 2,450 | 57% |
| Cost recovery | - | - | 17,500 | 0% |
| Total revenues | <u>105,365</u> | <u>3,255,349</u> | <u>3,639,089</u> | 89% |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Supervisors | 100 | 400 | 1,800 | 22% |
| Supervisor health care benefits | - | 2,369 | 25,000 | 9% |
| Supervisors reimbursement | - | 174 | 7,500 | 2% |
| Management/accounting/recording | 5,478 | 27,389 | 65,734 | 42% |
| DSF & CPF accounting | 1,280 | 6,398 | 15,355 | 42% |
| Dissemination fee | 83 | 416 | 1,000 | 42% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Trustee | - | - | 5,000 | 0% |
| Audit | - | - | 11,500 | 0% |
| Legal | 12,765 | 50,741 | 95,000 | 53% |
| Legal - legislative representation | - | - | 53,100 | 0% |
| Retirement plan consulting | - | - | 10,000 | 0% |
| Human resource services | 630 | 3,149 | 7,557 | 42% |
| Communication | - | - | 7,500 | 0% |
| Dues/subscriptions | - | 4,000 | 4,500 | 89% |
| Rent - operations facility | 4,055 | 20,281 | 48,666 | 42% |
| Insurance | - | 25,118 | 35,440 | 71% |
| Legal advertising | 155 | 598 | 2,500 | 24% |
| Office supplies and expenses | - | - | 1,500 | 0% |
| Postage | 197 | 452 | 1,200 | 38% |
| Postage-ROW clearing | - | - | 500 | 0% |
| Printing and binding | 117 | 583 | 1,400 | 42% |
| Website | - | 1,109 | 3,000 | 37% |
| ADA website compliance | - | - | 210 | 0% |
| Contingencies | - | 4,966 | 5,000 | 99% |
| Total administrative expenses | <u>24,860</u> | <u>148,143</u> | <u>410,712</u> | 36% |
| Field operations | | | | |
| Salaries and wages | 32,376 | 166,294 | 437,561 | 38% |
| FICA taxes | 2,475 | 12,865 | 33,473 | 38% |
| Special pay | - | 1,534 | 2,000 | 77% |
| Bonus program | - | - | 2,500 | 0% |
| 401a retirement plan | 3,235 | 19,772 | 43,756 | 45% |
| Health insurance | 26,269 | 115,689 | 325,000 | 36% |
| Workers' compensation insurance | - | 12,520 | 15,000 | 83% |
| Engineering | 2,520 | 10,290 | 100,000 | 10% |
| Engineering - capital outlay westchester | - | - | 7,500 | 0% |
| Engineering - capital outlay ps1 & ps2 | 11,004 | 81,683 | 42,472 | 192% |
| Engineering - capital outlay ps1 h/s/c | 2,181 | 8,069 | 134,000 | 6% |
| Engineering - capital outlay NW 123 ave | - | - | 12,550 | 0% |
| Engineering - capital outlay Riverside drive | - | - | 251,586 | 0% |
| Engineering - capital outlay University drive | - | - | 89,627 | 0% |
| Engineering - telemetry | - | - | 75,500 | 0% |
| Consulting engineer services | - | - | 25,000 | 0% |
| Cost recovery | 4,865 | 12,372 | 17,500 | 71% |
| Water quality testing | - | 1,406 | 5,224 | 27% |
| Telephone | 100 | 302 | 1,800 | 17% |

**SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

| | Current Month | Year to Date | Adopted Budget | % of Budget |
|--|----------------------|----------------------|----------------------|----------------|
| Electric | 591 | 27,985 | 85,000 | 33% |
| Insurance | - | 59,625 | 55,529 | 107% |
| Repairs and maintenance | | | | |
| Canal banks | - | - | 75,000 | 0% |
| Canal dredging | - | - | 50,000 | 0% |
| Culvert inspection & cleaning | - | - | 100,000 | 0% |
| Dumpster service | 825 | 3,357 | 13,000 | 26% |
| Truck & tractor | - | 5,614 | 21,000 | 27% |
| Other | 1,134 | 2,798 | 21,000 | 13% |
| Operating supplies | | | | |
| Chemicals | - | 42,912 | 90,000 | 48% |
| Fuel | 966 | 5,162 | 20,000 | 26% |
| Fuel-pump station generator | - | - | 35,000 | 0% |
| Triploid carp | - | - | 19,755 | 0% |
| Uniforms | 150 | 619 | 3,217 | 19% |
| Other | 42 | 1,017 | 4,000 | 25% |
| Permit fees, licenses, schools | 650 | 830 | 5,000 | 17% |
| Capital outlay - westchester culvert | 7,189 | 20,915 | 288,125 | 7% |
| Capital outlay - pump station 1 & 2 | - | 96,082 | 1,444,200 | 7% |
| Capital outlay - ps1 hydra/struc/canal | - | - | 625,440 | 0% |
| Capital outlay - NW 123 Ave | - | - | 150,000 | 0% |
| Capital outlay - Riverside drive | - | - | 985,000 | 0% |
| Capital outlay - University drive | - | - | 150,000 | 0% |
| Capital outlay - telemetry | - | - | 340,000 | 0% |
| Field equipment | - | - | 35,000 | 0% |
| Pump station telemetry | 190 | 1,433 | 40,000 | 4% |
| Contingencies | 2,091 | 2,296 | 5,000 | 46% |
| Total field operations | <u>98,853</u> | <u>713,441</u> | <u>6,282,315</u> | 11% |
| Other fees and charges | | | | |
| Tax collector | 1,020 | 32,335 | 37,606 | 86% |
| Property appraiser | 1,020 | 32,335 | 37,606 | 86% |
| Property tax bills - fire & EMS assessment | - | 33 | 100 | 33% |
| Total other fees & charges | <u>2,040</u> | <u>64,703</u> | <u>75,312</u> | 86% |
| Total expenditures | <u>125,753</u> | <u>926,287</u> | <u>6,768,339</u> | 14% |
| Excess/(deficiency) of revenues over/(under) expenditures | (20,388) | 2,329,062 | (3,129,250) | |
| Fund balance - beginning | 15,976,505 | 13,627,055 | 13,725,082 | |
| Fund balance - ending | | | | |
| Assigned: | | | | |
| 3 months working capital | 1,760,312 | 1,760,312 | 1,760,312 | |
| Disaster recovery | 3,500,000 | 3,500,000 | 3,500,000 | |
| Truck replacement | 180,000 | 180,000 | 180,000 | |
| Unassigned | 10,515,805 | 10,515,805 | 5,155,520 | |
| Total fund balance - ending | <u>\$ 15,956,117</u> | <u>\$ 15,956,117</u> | <u>\$ 10,595,832</u> | |

**SUNSHINE
WATER CONTROL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

| | Current Month | Year To Date | Adopted Budget | % of Budget |
|--|---------------------|---------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll | \$ 23,977 | \$ 760,342 | \$ 848,359 | 90% |
| Interest | 1,019 | 4,860 | - | N/A |
| Total revenues | <u>24,996</u> | <u>765,202</u> | <u>848,359</u> | 90% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 470,000 | 0% |
| Interest | - | 181,247 | 362,493 | 50% |
| Total debt service | <u>-</u> | <u>181,247</u> | <u>832,493</u> | 22% |
| Other fees and charges | | | | |
| Tax collector | 240 | 7,600 | 8,837 | 86% |
| Property appraiser | 240 | 7,600 | 8,837 | 86% |
| Total other fees and charges | <u>480</u> | <u>15,200</u> | <u>17,674</u> | 86% |
| Total expenditures | <u>480</u> | <u>196,447</u> | <u>850,167</u> | 23% |
| Excess/(deficiency) of revenues over/(under) expenditures | 24,516 | 568,755 | (1,808) | |
| Fund balances - beginning | 1,110,428 | 566,189 | 253,407 | |
| Fund balances - ending | <u>\$ 1,134,944</u> | <u>\$ 1,134,944</u> | <u>\$ 251,599</u> | |

SUNSHINE

Water Control District

Special Assessment Revenue Refunding Bonds, Series 2021

\$12,010,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+ |
|--------------|------------------------|----------|-----------------------|------------------------|
| 11/01/2022 | | - | 181,246.25 | 181,246.25 |
| 05/01/2023 | 470,000.00 | 3.050% | 181,246.25 | 651,246.25 |
| 11/01/2023 | - | - | 174,078.75 | 174,078.75 |
| 05/01/2024 | 490,000.00 | 3.050% | 174,078.75 | 664,078.75 |
| 11/01/2024 | - | - | 166,606.25 | 166,606.25 |
| 05/01/2025 | 500,000.00 | 3.050% | 166,606.25 | 666,606.25 |
| 11/01/2025 | - | - | 158,981.25 | 158,981.25 |
| 05/01/2026 | 515,000.00 | 3.050% | 158,981.25 | 673,981.25 |
| 11/01/2026 | - | - | 151,127.50 | 151,127.50 |
| 05/01/2027 | 530,000.00 | 3.050% | 151,127.50 | 681,127.50 |
| 11/01/2027 | - | - | 143,045.00 | 143,045.00 |
| 05/01/2028 | 550,000.00 | 3.050% | 143,045.00 | 693,045.00 |
| 11/01/2028 | - | - | 134,657.50 | 134,657.50 |
| 05/01/2029 | 565,000.00 | 3.050% | 134,657.50 | 699,657.50 |
| 11/01/2029 | - | - | 126,041.25 | 126,041.25 |
| 05/01/2030 | 585,000.00 | 3.050% | 126,041.25 | 711,041.25 |
| 11/01/2030 | - | - | 117,120.00 | 117,120.00 |
| 05/01/2031 | 600,000.00 | 3.050% | 117,120.00 | 717,120.00 |
| 11/01/2031 | - | - | 107,970.00 | 107,970.00 |
| 05/01/2032 | 615,000.00 | 3.050% | 107,970.00 | 722,970.00 |
| 11/01/2032 | - | - | 98,591.25 | 98,591.25 |
| 05/01/2033 | 635,000.00 | 3.050% | 98,591.25 | 733,591.25 |
| 11/01/2033 | - | - | 88,907.50 | 88,907.50 |
| 05/01/2034 | 655,000.00 | 3.050% | 88,907.50 | 743,907.50 |
| 11/01/2034 | - | - | 78,918.75 | 78,918.75 |
| 05/01/2035 | 675,000.00 | 3.050% | 78,918.75 | 753,918.75 |
| 11/01/2035 | - | - | 68,625.00 | 68,625.00 |
| 05/01/2036 | 690,000.00 | 3.050% | 68,625.00 | 758,625.00 |
| 11/01/2036 | - | - | 58,102.50 | 58,102.50 |
| 05/01/2037 | 720,000.00 | 3.050% | 58,102.50 | 778,102.50 |
| 11/01/2037 | - | - | 47,122.50 | 47,122.50 |
| 05/01/2038 | 735,000.00 | 3.050% | 47,122.50 | 782,122.50 |
| 11/01/2038 | - | - | 35,913.75 | 35,913.75 |
| 05/01/2039 | 760,000.00 | 3.050% | 35,913.75 | 795,913.75 |
| 11/01/2039 | - | - | 24,323.75 | 24,323.75 |
| 05/01/2040 | 785,000.00 | 3.050% | 24,323.75 | 809,323.75 |
| 11/01/2040 | - | - | 12,352.50 | 12,352.50 |
| 05/01/2041 | 810,000.00 | 3.050% | 12,352.50 | 822,352.50 |
| Total | \$11,885,000.00 | - | \$3,947,462.50 | \$15,832,462.50 |

**SUNSHINE
WATER CONTROL DISTRICT**

MINUTES A

DRAFT

**MINUTES OF MEETING
SUNSHINE WATER CONTROL DISTRICT**

A Meeting of the Landowners of the Sunshine Water Control District was held on March 8, 2023, at 6:30 p.m., at Sartory Hall, 10150 NW 29 St., Coral Springs, Florida 33065.

Present at the meeting were:

| | |
|-----------------------------|--|
| Jamie Sanchez | District Manager |
| Cindy Cerbone | Wrathell, Hunt and Associates, LLC (WHA) |
| Andrew Kantarzhi | Wrathell, Hunt and Associates, LLC (WHA) |
| Al Malefatto | District Counsel |
| Orlando Rubio | District Engineer |
| Cory Selchan | Field Ops Superintendent |
| Joe Morera | Landowner |
| Ivan Ortiz | Landowner |
| Other Members of the Public | |

FIRST ORDER OF BUSINESS

Call to Order

Ms. Sanchez called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Affidavit of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

**Election of Chair and Secretary for the
Purpose of Conducting the Landowners'
Meeting**

All in attendance agreed to Ms. Sanchez serving as Chair and Secretary to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Determination of a Quorum Present

Ms. Sanchez stated that two Sunshine Water Control District (SWCD) Landowners were present and a quorum was established.

39 **FIFTH ORDER OF BUSINESS** **Election of Supervisor**

40

41 **A. Nominations**

- 42 • **Seat Currently Held by Mr. Ivan Ortiz (*three-year term*)**

43 Mr. Morera nominated Mr. Ivan Ortiz.

- 44 • **Seat Currently Held by Ed Khouri (*two-year term*)**

45 Mr. Morera nominated Ms. Carol Smith.

46 No other nominations were made.

47 **B. Casting of Ballots (*in order of nominations*)**

- 48 • **Determine Number of Voting Units Represented**

49 A total of two voting units were represented, as follows:

50 Mr. Morera 1 voting unit

51 Mr. Ortiz 1 voting unit

52 Mr. Morera and Mr. Ortez may each cast up to one vote per Seat.

- 53 • **Determine Number of Voting Units Assigned by Proxy**

54 No voting units were assigned by proxy.

55 The following votes were cast by Mr. Morera:

56 Ivan Ortiz 1 vote

57 Carol Smith 1 vote

58 The following votes were cast by Mr. Ortiz:

59 Ivan Ortiz 1 vote

60 Carol Smith 1 vote

61 **C. Ballot Tabulation and Results**

62 Ms. Sanchez reported the following ballot tabulation, results and term lengths:

63 Ivan Ortiz 2 votes 3-Year Term

64 Carol Smith 2 votes 2-Year Term

65

66 **SIXTH ORDER OF BUSINESS**

District Engineer’s Annual Report to Landowners [Florida Statutes 298.14] (*to be provided at meeting*)

67

68

69

70 Mr. Rubio presented the District Engineer’s Annual Report to Landowners dated March
71 8, 2023, for Fiscal Year 2022. He gave a brief overview of the current capital projects and costs,
72 listed the planned capital projects to be considered for Fiscal Year 2023 and the right-of-way
73 (ROW) permit approvals that occurred in Fiscal Year 2021/2022.

74

75 **SEVENTH ORDER OF BUSINESS**

Landowners’ Questions/Comments

76

77 There were no Landowners’ questions or comments.

78

79 **EIGHTH ORDER OF BUSINESS**

Adjournment

80

81 There being no further business to discuss, the meeting adjourned at 6:39 p.m.

82

83

84

85

86

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

87
88
89
90
91
92

Secretary/Assistant Secretary

President/Vice President

**SUNSHINE
WATER CONTROL DISTRICT**

MINUTES B

DRAFT

**MINUTES OF MEETING
SUNSHINE WATER CONTROL DISTRICT**

The Board of Supervisors of the Sunshine Water Control District held a Regular Meeting on March 8, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 6:30 p.m., at Sartory Hall, 10150 NW 29 St., Coral Springs, Florida 33065.

Present were:

| | |
|------------|----------------|
| Joe Morera | President |
| Ivan Ortiz | Vice President |

Also present were:

| | |
|------------------|--|
| Cindy Cerbone | District Manager |
| Jamie Sanchez | Wrathell, Hunt and Associates, LLC (WHA) |
| Andrew Kantarzhi | Wrathell, Hunt and Associates, LLC (WHA) |
| Al Malefatto | District Counsel |
| Orlando Rubio | District Engineer |
| Steve Smith | Craig A. Smith & Associates (CAS) |
| Cory Selchan | Field Superintendent |
| Mark Sirchio | Rio-Bak Corporation (RBC) |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Morera called the meeting to order at 6:40 p.m.

▪ **Administration of Oath of Office to Newly Elected Supervisors**

This item, previously the Fifth Order of Business, was presented out of order.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ivan Ortiz.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Morera and Ortiz were present. Supervisor-elect Smith was not present.

38 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

39
40 All present recited the Pledge of Allegiance.

41
42 **FOURTH ORDER OF BUSINESS** **Public Comments [3-Minute Time Limit]**
43 *(Comments should be made from the*
44 *microphone to ensure recording. Please*
45 *state your name prior to speaking.)*

46
47 There were no public comments.

48
49 **FIFTH ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
50 **Elected Supervisors** *(the following to be*
51 *provided under a separate cover)*

52
53 Mr. Ortiz was already familiar with the following items:

- 54 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 55 **B. Membership, Obligations and Responsibilities**
- 56 **C. Financial Disclosure Forms**
 - 57 **I. Form 1: Statement of Financial Interests**
 - 58 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 59 **III. Form 1F: Final Statement of Financial Interests**
- 60 **D. Form 8B – Memorandum of Voting Conflict**

61
62 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**
63 **Canvassing and Certifying the Results of**
64 **the Landowners’ Election of Supervisors**
65 **for the Sunshine Water Control District**

66
67 Ms. Sanchez presented Resolution 2023-01 and read the title. She recapped the
68 Landowners’ Election results as follows:

| | | | |
|----|-----------------|---------|-------------|
| 69 | Mr. Ivan Ortiz | 2 votes | 3-Year Term |
| 70 | Ms. Carol Smith | 2 votes | 2-Year Term |

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On MOTION by Mr. Morera and seconded by Mr. Ortiz, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors for the Sunshine Water Control District, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-02. Mr. Ortiz nominated the following slate of officers:

- | | |
|----------------|---------------------|
| Joe Morera | President |
| Ivan Ortiz | Vice President |
| Carol Smith | Secretary |
| Craig Wrathell | Assistant Secretary |
| Cindy Cerbone | Assistant Secretary |
| Jamie Sanchez | Assistant Secretary |

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Ortiz and seconded by Mr. Morera, with all in favor, Resolution 2023-02, Designating Certain Officers of the District; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2023.

On MOTION by Mr. Ortiz and seconded by Mr. Morera, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

108 **NINTH ORDER OF BUSINESS**

Approval of February 8, 2023 Regular Meeting Minutes

109
110

111 Ms. Sanchez presented the February 8, 2023 Regular Meeting Minutes. The minutes will
112 be amended to reflect edits submitted by the District Engineer.

113

114 **On MOTION by Mr. Ortiz and seconded by Mr. Morera, with all in favor, the**
115 **February 8, 2023 Regular Meeting Minutes, as amended to incorporate**
116 **changes submitted to Management by the District Engineer, were approved.**

117
118

- 119 **▪ District Engineer: *Craig A. Smith & Associates* – Monthly Engineer’s Report (MER)**

120 **This item, previously Item 11BI, was presented out of order.**

121 Mr. Rubio presented the Monthly Engineer’s Report and discussed the electrical repairs
122 at Pump Stations 1 and 2 and the West Outfall Canal Phase 2B improvements and other work at
123 Pump Station 1.

124 Mr. Morera asked when the work at Pump Station 1 commenced. Mr. Rubio stated
125 February 21, 2023. Asked if the work is progressing as planned, Mr. Rubio replied affirmatively.

126 Mr. Selchan stated there were a few minor issues with the sub-contractors but the
127 project is on schedule.

128 **Mr. Sirchio left the meeting.**

129

130 **TENTH ORDER OF BUSINESS**

Supervisors’ Communications

131

132 Mr. Ortiz stated he is glad to be back on the Board and thanked Mr. Morera for his vote
133 of confidence at the Landowners’ meeting.

134 Mr. Morera distributed parking passes for the upcoming 17th Annual Coral Springs
135 Festival of the Arts event at The Walk; additional information can be found on the Coral Springs
136 Festival of the Arts website.

137 Mr. Morera stated the Governor has yet to sign the legislation and asked if any
138 responses were received from residents who were sent right-of-way obstruction letters. Mr.
139 Selchan stated only four of the residents who responded to the letter removed their

140 obstructions; the rest have not and there is a rumor that they are not going to do it. Asked for
141 the next steps, Mr. Malefatto stated Code Enforcement can be notified.

142 Discussion ensued regarding enforcement, doorhangers, sending another letter,
143 wording of the letter, an April 1, 2023 deadline, obtaining estimates to remove the
144 obstructions, recouping costs from impacted individuals, Canal Z project, litigation and
145 attorneys' fees.

146 The consensus was for Staff to draft and send a last-chance letter to residents.

147 Ms. Cerbone will include an update on ROW communications on the next agenda and
148 list the addresses of those that have not complied.

149

150 ELEVENTH ORDER OF BUSINESS

Staff Reports

151

152 A. District Counsel: *Lewis, Longman & Walker, P.A.*

153 Mr. Malefatto reported the following:

154 ➤ The legislation that was previously proposed passed both houses of the Legislature and
155 the bill was sent to the Governor's office for execution.

156 ➤ If the Governor does not sign the bill within 10 business days, it becomes law
157 automatically.

158 ➤ The Amera Downtown Development Co., wishes to purchase the former City Hall site
159 and a drainage easement from the District. Staff recently received a Title Report and a letter
160 from an Amera Engineer stating that the property will be utilized for the collection system for
161 stormwater runoff at the site and discharging into the canal via the drainage easement. The
162 next step is to have the property appraised. The appraisal company will provide an asking price
163 and, based on that amount, Amera will make an offer to the District.

164 Mr. Malefatto will keep the Board apprised as the progress of the transaction.

165 B. District Engineer: *Craig A. Smith & Associates*

166 I. Presentation: Monthly Engineer's Report

167 This item was presented following the Ninth Order of Business.

168 II. Permit Applications(s)

169 Mr. Rubio recommended approval of the following permit request:

- 170 • **FP&L Permit 2022-11 Extension Request**

171

172 **On MOTION by Mr. Ortiz and seconded by Mr. Morera, with all in favor,**
173 **extension of Florida Power & Light ROW Permit No. 2022-11 for 180 days, for**
174 **the directional bore of 2-6" HDPE Conduit under Canal "MM", was approved.**

175

176

177 Mr. Rubio discussed other permit requests currently under review. He recently attended
178 a pre-application meeting with Mr. Selchan and representatives from Kimley-Horn regarding a
179 Habitat for Humanity construction project on Riverside Drive and NW 82nd Drive.

180 Discussion ensued regarding the construction project, City Engineer, a canal survey, de-
181 mucking, a waiver and a storage unit building that is under construction on Coral Ridge Drive
182 and 30th Street.

183 **C. District Engineering Consultant: *John McKune***

184 There was no report.

185 **D. District Field Supervisor: *Cory Selchan***

186 Mr. Selchan reported the following:

- 187 ➤ The District had 0.01" of rainfall in the past month. Typical rainfall is 2.8".
188 ➤ The capital improvement at Pump Station 1 is progressing nicely.
189 ➤ Complaint calls from residents have been minimal.

190 Mr. Selchan welcomed Mr. Ortiz back to the Board.

191 Discussion ensued about a memorial ceremony and tree planting for Mr. Prudhomme.

192 Mr. Morera stated the Board previously addressed staffing compensation and pensions
193 and stated it is time to recognize Mr. Selchan for his direction, leadership and effective
194 management of the District on a daily basis. He proposed giving Mr. Selchan with a \$5,000
195 bonus in the next payment cycle. Mr. Ortiz voiced his agreement.

196

197 **On MOTION by Mr. Ortiz and seconded by Mr. Morera, with all in favor,**
198 **authorizing a \$5,000 bonus for Mr. Selchan in the next payment cycle, was**
199 **approved.**

200

201

202 E. District Manager: *Wrathell, Hunt & Associates, LLC*

203 Ms. Sanchez stated Staff will ask about holding meetings at Sartory Hall.

204 Ms. Cerbone stated the proposed Fiscal Year 2024 budget will be presented at the next
205 meeting. She urged Mr. Selchan and Mr. Rubio to contact Management’s office with
206 projections and funding needs.

- 207 • NEXT MEETING DATE: April 12, 2023 at 6:30 P.M.

- 208 ○ QUORUM CHECK

209

210 TWELFTH ORDER OF BUSINESS

Public Comments

211

212 No members of the public spoke.

213

214 THIRTEENTH ORDER OF BUSINESS

Adjournment

215

216 There being nothing further to discuss, the meeting adjourned at 7:34 p.m.

217

218

219

220

221

222

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

223
224
225
226
227
228

Secretary/Assistant Secretary

President/Vice President

**SUNSHINE
WATER CONTROL DISTRICT**

**STAFF
REPORTS
AI**

**APPRAISAL OF
A 20,015 SQUARE FOOT PARCEL OF MIXED USE
ZONED LAND WITHIN A DRAINAGE CANAL RIGHT-
OF-WAY
LOCATED AT
WEST SAMPLE ROAD
CORAL SPRINGS, FLORIDA 33065**

FOR

**MICHAEL RAHAEL
THE AMERA CORPORATION**

BY

**ROBERT B. BANTING, MAI, SRA
CERT GEN RZ4**

AND

**BEAU M. ARNOLD
CERT GEN RZ2937**

WITH

**ANDERSON & CARR, INC.
521 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401**

**DATE OF INSPECTION: JANUARY 23, 2023
DATE OF REPORT: JANUARY 26, 2023
CURRENT DATE OF VALUE: JANUARY 23, 2023**

**A&C JOB NO.: 2220598.000
CLIENT REFERENCE: WEST SAMPLE ROAD CANAL PARCEL**



ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

January 26, 2023

Michael Rahael
The Amera Corporation
2900 North University Drive
Coral Springs, FL 33065

Dear Mr. Rahael:

Pursuant to your request, we have personally appraised the real property being a 20,015 square foot parcel of mixed use zoned land. The site is irregular in shape and varies from roughly 45 feet in width at the south end to roughly 50 feet in width at the north end of the site with total depth of roughly 390 feet. The subject property is located on the north side of West Sample Road, roughly 715 feet west of North University Drive, within the municipal limits of the City of Corals Springs. The property has no assigned address.

The majority of the subject site has been excavated and improved as a drainage canal. The property is currently utilized as part of the local drainage system. The property, as-is, is not a candidate for physical development on a stand-alone basis due to its long narrow shape and the existing canal right-of-way. However, it could be filled and assembled into an adjacent parcel. It is the appraisers understanding that it is the client's intent to do so.

The purpose of this appraisal is to estimate the market value of the fee simple estate of the subject property as of January 23, 2023. The intended use of the report is to assist the client and intended user in establishing a purchase or selling price. The intended user of this appraisal report is The Amera Corporation and/or otherwise specified in writing. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

- ESTABLISHED 1947 -

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Michael Rahael
Page 2
January 26, 2023

We have utilized the sales comparison approach to value, the most common method used for valuing properties such as the subject property.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what the final effect this event may have on the national economy, the local economy or the market in which the subject property is located. The stock market responded negatively at first but has recovered. The real estate market is much slower to react and different segments of the market appear to have been affected in different ways. For example, retail store sales and the lodging industries appear to have been adversely affected while the local industrial and residential markets seem to have been mostly unaffected and are experiencing unprecedented growth at this time. We have attempted to take this into consideration in this report. The reader is cautioned that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated.

As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of January 23, 2023 was:

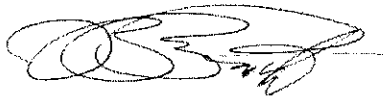
**CURRENT MARKET VALUE
(AS-IS):**

\$100,000


The following presents our analysis and conclusions in a narrative appraisal report. This letter must remain attached to the report, which contains 52 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Your attention is directed to the General Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting, MAI, SRA
Cert Gen RZ4



Beau M. Arnold
Cert Gen RZ2937

RBB/BMA:cmp

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Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4
Qualifications for Beau M. Arnold, Cert Gen RZ2937
Addendum: legal descriptions



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Client: Michael Rahael
The Amera Corporation

Intended User The Amera Corporation and/or otherwise specified in writing

Intended Use: Establishing a purchase or selling price

Taxpayer of Record: Sunshine Water Control District

Property Rights Appraised: Fee simple estate

Extraordinary Assumptions: None

Hypothetical Conditions: None

Unusual Market Externality: Covid-19 Pandemic

Location: Site is located on the north side of West Sample Road, roughly 715 feet west of North University Drive, within the municipal limits of the City of Corals Springs.

Site/Land Area: The subject site contains 20,015 square feet or 0.46 acres.

Zoning: DT-MU - Downtown Mixed-Use by Coral Springs

Land Use Plan: LAC - Local Activity Center by Coral Springs

Flood Zone & Map Reference: Zone AE, Community Panel Number 12011C0145H, effective date of August 18, 2014

Census Tract: 0203.11

Current Use: Drainage Canal

Highest and Best Use: Assemblage for mixed use redevelopment

ANDERSON CARR

Exposure Time: 9 to 18 months

Marketing Time: 9 to 18 months

Estimated Property Values:

Value via Cost Approach: N/A
Value via Income Capitalization Approach: N/A
Value via Sales Comparison Approach: \$100,000

**CURRENT MARKET VALUE
(AS-IS):**

\$100,000

Date of Inspection: January 23, 2023
Date of Report: January 26, 2023
Date of Value: January 23, 2023

Appraisers: Robert B. Banting, MAI, SRA
Cert Gen RZ4

Beau M. Arnold
Cert Gen RZ2937



CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported general limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

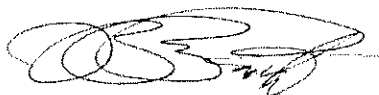
The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

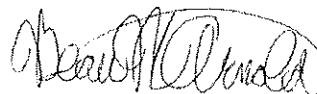
Beau M. Arnold has made a personal inspection of the property that is the subject of this report. Robert B. Banting, MAI, SRA has not made a personal inspection of the property that is the subject of this report, but has reviewed site level and aerial photography of the subject property.

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.



Robert B. Banting, MAI, SRA
Cert Gen RZ4
rbanting@andersoncarr.com
561-833-1661



Beau M. Arnold
Cert Gen RZ2937
barnold@andersoncarr.com
561-833-1661

GENERAL LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee being charged is for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Anderson & Carr, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, their designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit when possible. All are considered appropriate for inclusion to the best of our knowledge and belief.

10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.
11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status as of the date of the photos.
12. Unless otherwise stated in this report, the appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. If applicable, the distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.
14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.
15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.
16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, restriction, or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.
18. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

20. This appraisal report has been prepared for the exclusive benefit of the client and intended users, The Amera Corporation and/or otherwise specified in writing. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

21. The global outbreak of a novel coronavirus known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The stock market has already responded negatively but has mostly recovered. However, the real estate market is much slower to react and different segments of the market appear to have been affected in different ways. For example, retail store sales and the lodging industries appear to have been adversely affected while the local industrial and residential markets seem unaffected. There is very little market data available at this time to make quantifiable adjustments for this situation. We have attempted to take this into consideration in this report. The reader is cautioned that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated.

22. ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

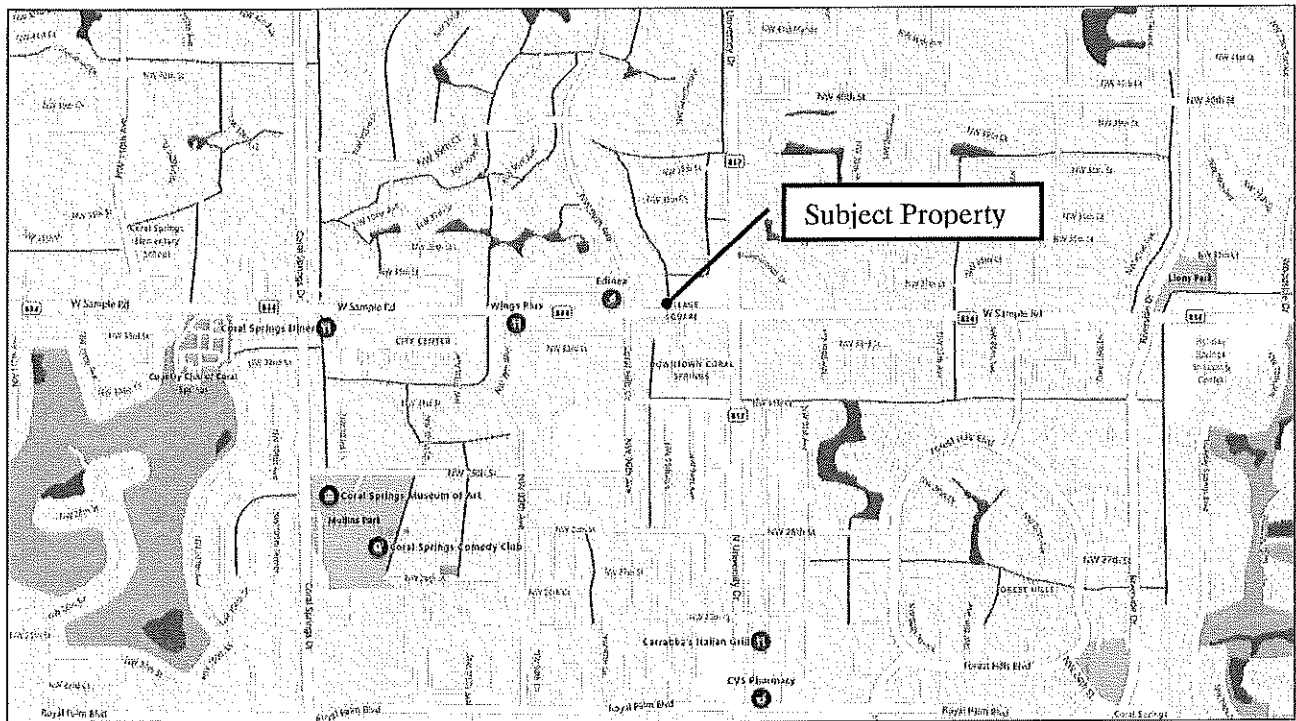
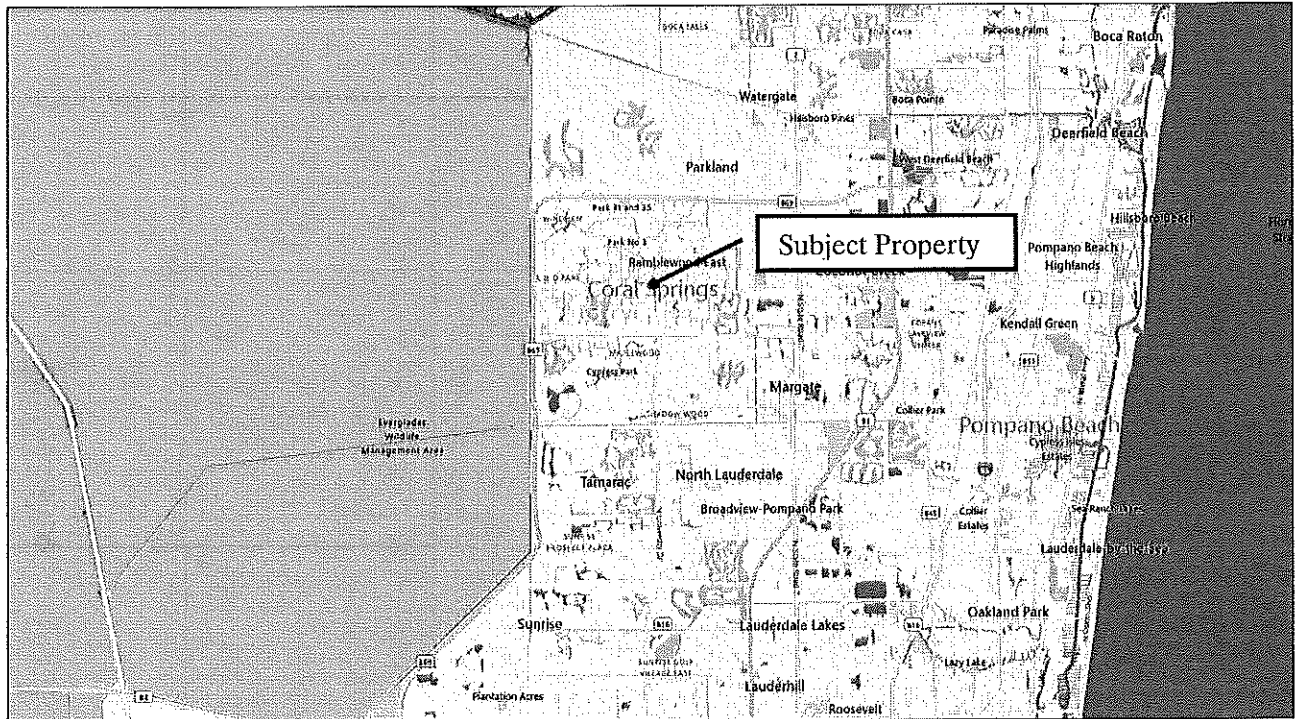
EXTRAORDINARY ASSUMPTIONS

No Extraordinary Assumptions were utilized in the preparation of this appraisal.

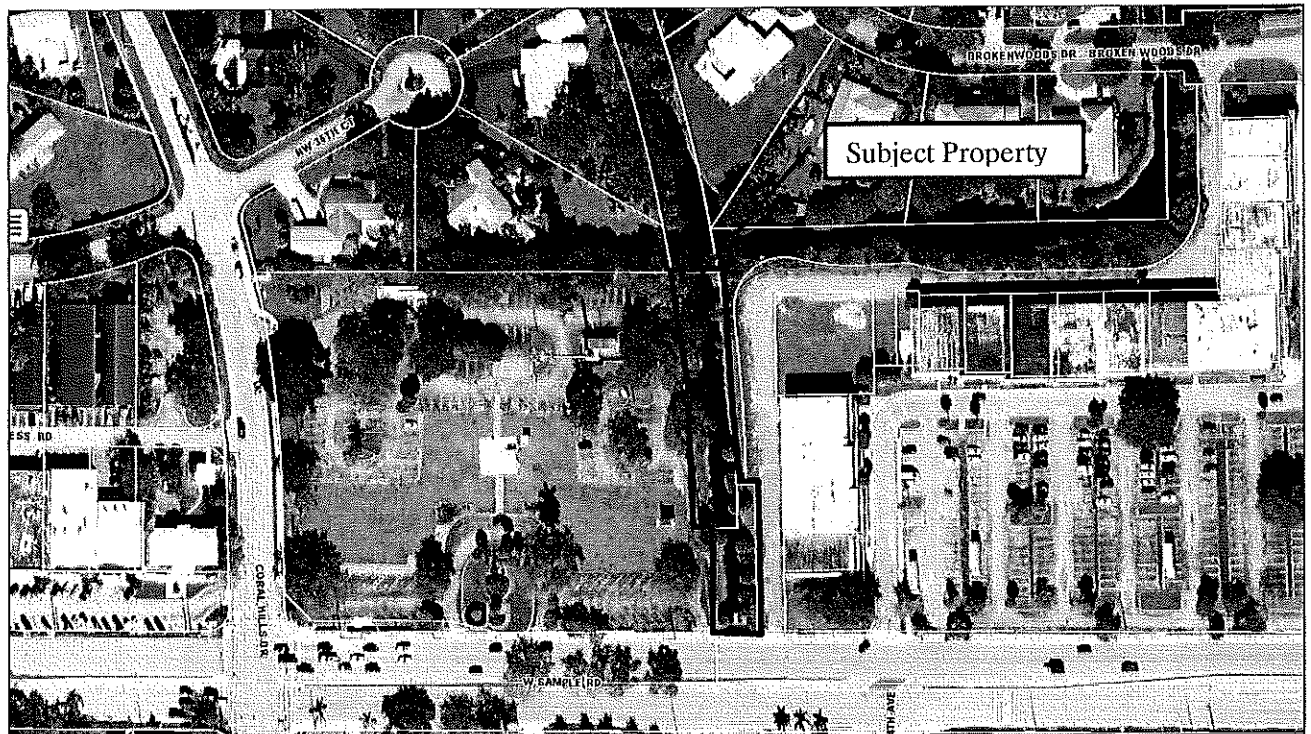
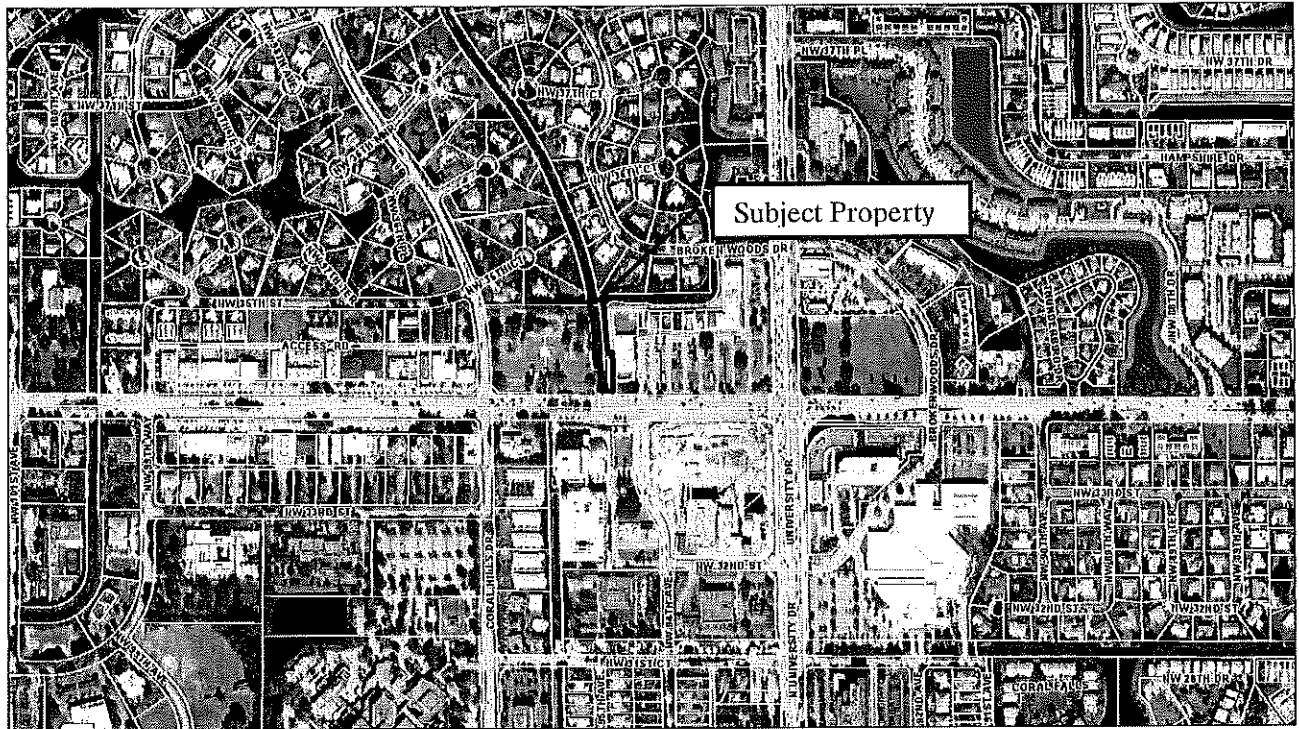
HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were utilized in the preparation of this appraisal.

AREA/LOCATION MAPS



AERIAL PHOTOGRAPHS



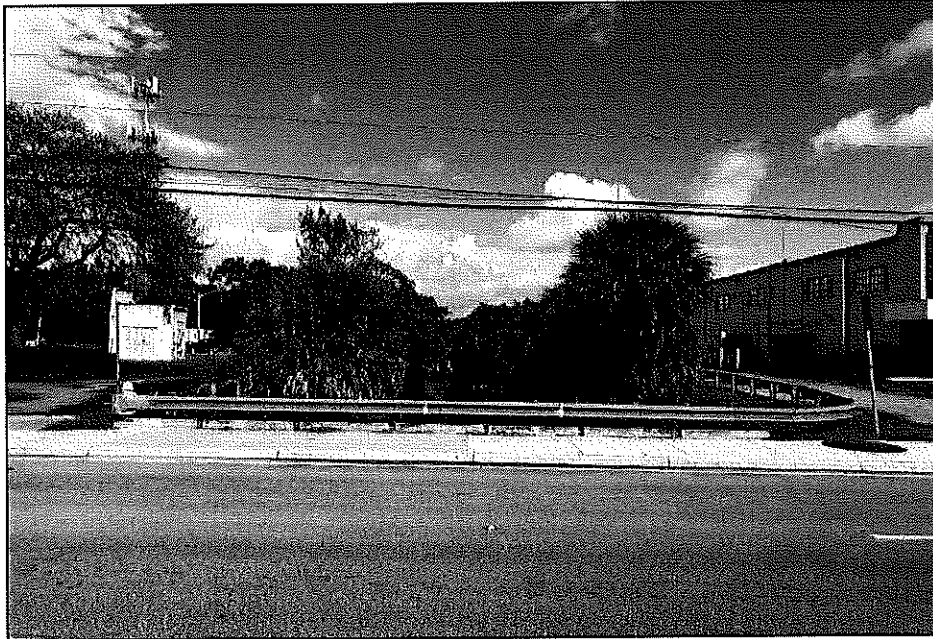
SUBJECT PROPERTY PHOTOS (TAKEN JANUARY 23, 2023)



Looking east on West Sample Road, subject is ahead on the left



Looking west on West Sample Road, subject is on the right



Subject looking north from West Sample Road



Subject looking north from the south end



Northern portion of the subject looking northwest



Southern portion of the subject looking southeast

ANDERSON CARR

PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate, of the subject property as of January 23, 2023.

PROPERTY APPRAISED

The subject a 20,015 square foot parcel of mixed use zoned land. The site is irregular in shape and varies from roughly 45 feet in width at the south end to roughly 50 feet in width at the north end of the site with total depth of roughly 390 feet. The subject property is located on the north side of West Sample Road, roughly 715 feet west of North University Drive, within the municipal limits of the City of Corals Springs. The property has no assigned address.

The majority of the subject site has been excavated and improved as a drainage canal. The property is currently utilized as part of the local drainage system. The property, as-is, is not a candidate for physical development on a stand-alone basis due to its long narrow shape and the existing canal right-of-way. However, it could be filled and assembled into an adjacent parcel. It is the appraisers understanding that it is the client's intent to incorporate the subject property into a mixed use development planned for adjacent properties they own on the east and west sides.

LEGAL DESCRIPTION

The subject consists of two separate Broward County Property Appraiser Property ID numbers. The legal descriptions for each parcel were taken from surveys provided by the client, copies of which are provided in the addendum of this report.

Broward County Property Appraiser Property ID 4841 16 10 0330

THAT CANAL AND MAINTENANCE AREA, "VILLAGE SQUARE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 4, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CANAL AND MAINTENANCE AREA; THENCE THE NEXT SIX (6) COURSES AROUND THE BOUNDARY OF SAID CANAL AND MAINTENANCE AREA: 1) NORTH 01°00'43" WEST 113.61 FEET; 2) NORTH 88°59'14" EAST 25.00 FEET; 3) NORTH 01°00'43" WEST 47.00 FEET; 4) NORTH 88°59'17" EAST 20.00 FEET; 5) SOUTH 01°00'43" EAST 161.77 FEET; 6) NORTH 89°31'59" WEST 45.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 6,079 SQUARE FEET, MORE OR LESS.

Broward County Property Appraiser Property ID 4841 16 17 0020

THAT PORTION OF THE 50' DISTRICT CANAL & MAINTENANCE RIGHT-OF-WAY CANAL "M", RECORDED IN OFFICIAL RECORDS BOOK 3133, PAGE 181 AND OFFICIAL RECORDS BOOK 3260, PAGE 726, LYING WITHIN PARCEL "B", "CORAL HILLS - SAMPLE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 244, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°59'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" 50.00 FEET; THENCE NORTH 01°00'43" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG THE WEST LINE OF SAID PARCEL "B" 47.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1630.00 FEET, A CENTRAL ANGLE OF 08°10'00", FOR AN ARC DISTANCE OF 232.34 FEET TO A POINT OF NON-TANGENCY ON THE NORTH LINE OF SAID PARCEL "B"; THENCE SOUTH 89°41'56" EAST ALONG SAID NORTH LINE 50.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 81°06'21" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THIS AND THE FOLLOWING COURSE BEING ALONG THE EAST LINE OF SAID PARCEL "B", HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 07°52'58", FOR AN ARC DISTANCE OF 231.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°00'43" EAST 47.00 FEET TO THE POINT OF **BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 13,936 SQUARE FEET, MORE OR LESS.

DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in establishing a purchase or selling price. The intended user of the report is The Amera Corporation and/or otherwise specified in writing.

This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation.

CLIENT

Michael Rahael
The Amera Corporation
2900 North University Drive
Coral Springs, FL 33065

DEFINITIONS

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate.

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

TYPICAL BUYER PROFILE

The typical buyer of properties similar to the subject are adjacent property owners who incorporate them into existing or new developments.

SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and determined the sales comparison approach to be applicable in this assignment.

The cost and income capitalization approaches are not applicable in the valuation of land.

In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information sources such as the Broward County Property Appraiser's public access system and the Broward County Clerk's Office, as well as subscription based information services such as CoStar.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

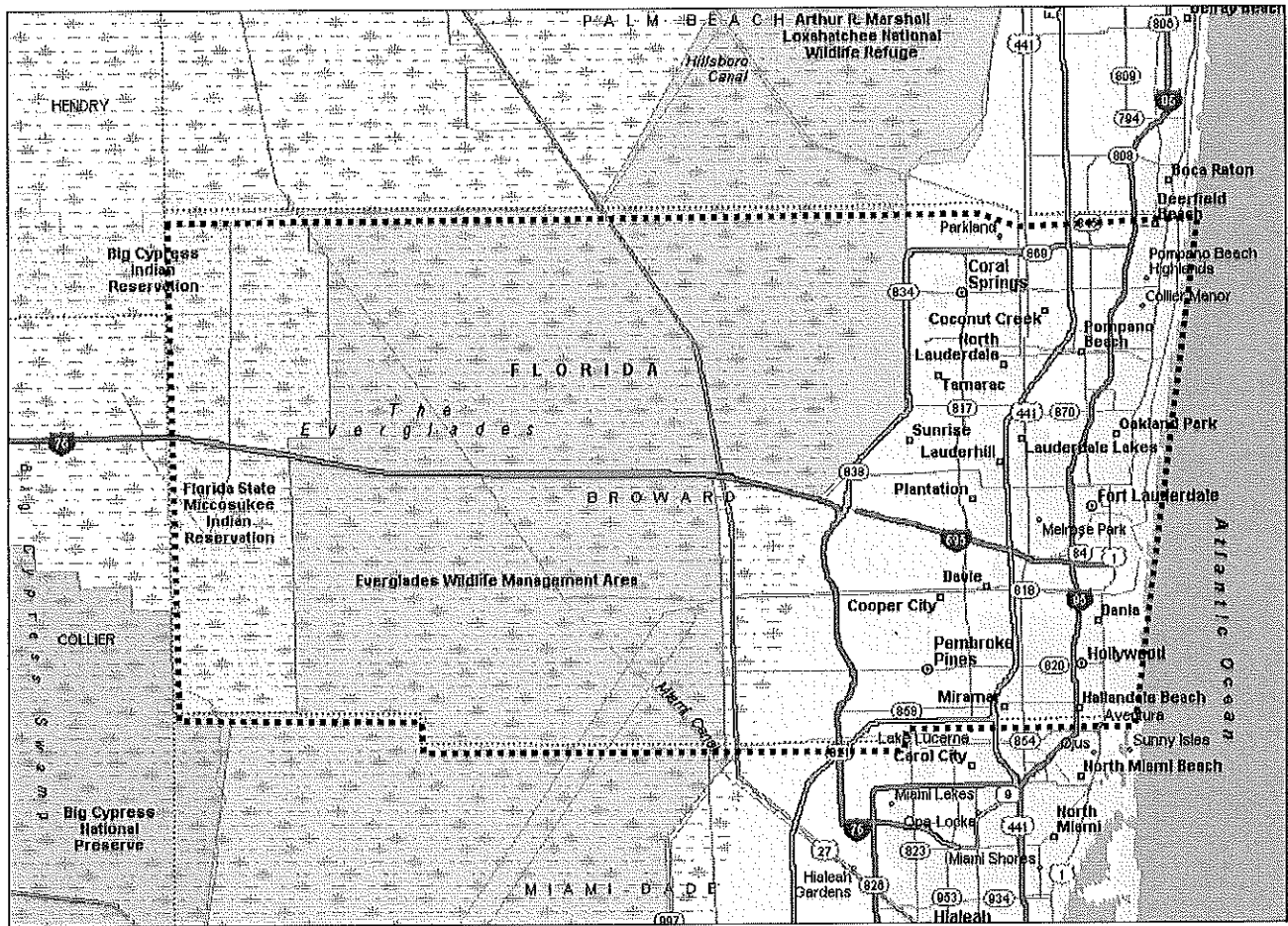
We inspected the exterior of the subject property and the comparables. Physical data pertaining to the subject property was obtained from an inspection of the premises and public information sources such as the Broward County Property Appraiser's records. Other data pertaining to the subject property was obtained from the Broward County Clerk's and Tax Collector's offices and local planning and zoning departments.

The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

Per USPAP Standard Rule 2-2 this analysis is an Appraisal Report presented in written format. The analysis and conclusions of this appraisal assignment are presented in a narrative appraisal report.

BROWARD COUNTY/ FT LAUDERDALE MSA



Geography

The entirety of Broward County makes up the Ft. Lauderdale Metro Statistical Area. It is situated on the southeast coast of Florida between Miami-Dade County to the south and Palm Beach County to the north. Its eastern border is the Atlantic Ocean, and Hendry and Collier Counties are to the west. It has a total land area of 1,228 square miles. The western 800 square miles encompass the Everglades Wildlife Management Area and are protected from development. The eastern portion of the county consists of approximately 400 square miles containing 23 miles of beachfront, as well as 300 miles of navigable waterways. The county has thirty-one incorporated municipalities with the largest being Fort Lauderdale, the county seat.

Broward is the second most populous county in the state, preceded by neighboring Miami-Dade County to the south and followed by Palm Beach County to the north. According to the most recent available data from the U.S. Census Bureau, the estimated population is 1,869,235.



Broward County along with Miami-Dade to the south and Palm Beach to the north are known as the “Gold Coast”. This area is approximately 110 miles from north to south, but only 20 miles at its widest point. This is the second longest urbanized area in the United States, just behind the New York Metropolitan area.

Transportation

Vehicular Travel

With a population of over 1.8 million, the area has an extensive roadway system in place. Numerous east-west thoroughfares service the increasing needs of a growing population. Interstate 95, Florida’s Turnpike, and the Sawgrass Expressway are the major north-south links. Interstate 595 and Interstate 75 are the major east-west connections in Broward County. Interstate 75, also known as Alligator Alley, connects Florida’s East Coast to the West Coast.

Airport

The Fort Lauderdale/Hollywood International Airport (FLL) serves 32.5 million passengers and is ranked 19th in the U.S. in total passenger traffic with more than 700 flights per day. FLL offers non-stop service to over 75 U.S. cities and global connectivity to more than 60 international destinations. As an economic engine in Broward County, FLL supports a total output of \$13.2 billion and over 139,920 jobs. Major improvements are underway with terminal expansion and modernization as well as opening a new runway. Broward County is also home to three smaller executive style airports; Fort Lauderdale Executive, Pompano Air Park, and North Perry Airport.

Rail Service and Transit

There are two main rail corridors that run through Broward County, the Florida East Coast railway and CSX railway, partially owned by the Florida Department of Transportation to run the Tri-Rail commuter trains. AmTrak is the passenger train that runs north-south connecting the area to other parts of the Eastern Seaboard. Brightline, the express intercity high-speed rail system runs service between Miami and West Palm Beach with a single intermediate stop in Ft. Lauderdale. It began service in May 2018, with an extension from West Palm to Orlando via Melbourne planned to open in 2021. Tri-Rail and BrightLine offer an inexpensive alternative to automobile travel on crowded I-95 and Broward County Transit operates a connecting bus service throughout the county.

Port Everglades and Intracoastal Waterway

Port Everglades currently ranks as the third largest cruise port in the world with 10 cruise lines serving almost 4 million passengers in 2019. FLL is located approximately a 10 minute ride from the port making it an easy transition for cruise passengers. Port Everglades has a long history of providing petroleum to South Florida. Today one-fifth of Florida’s energy requirements come from petroleum that is stored and distributed by companies located at Port Everglades. Port Everglades is a department of Broward County government and has a significant impact on Broward County’s economy. It is a self-supporting Enterprise Fund, and does not rely on local tax dollars for operations. The total value of economic activity related to Port Everglades is over \$30 billion with 230,747 jobs supported directly and indirectly by port industries.

The Intracoastal Waterway runs through Broward County connecting municipalities and neighborhoods earning this area the nickname “Venice of America”.

Economy

The Fort Lauderdale Metro has regained the jobs lost in the early months of the coronavirus pandemic. Jobs in leisure and hospitality were most impacted, however, as of March 2022 unemployment is 2.8%, down from the 5.6% unemployment rate in March 2021.

The area benefits from a diverse workforce where no one industry accounts for more than 20% of jobs. This helps to insulate Fort Lauderdale Metro from higher losses as a proportion of the workforce during downturns.

FORT LAUDERDALE EMPLOYMENT BY INDUSTRY IN THOUSANDS

| Industry | CURRENT JOBS | | CURRENT GROWTH | | 10 YR HISTORICAL | | 5 YR FORECAST | |
|--|--------------|------------|----------------|--------------|------------------|--------------|---------------|--------------|
| | Jobs | LQ | Market | US | Market | US | Market | US |
| Manufacturing | 28 | 0.4 | 4.17% | 5.30% | 1.14% | 0.58% | -0.11% | 0.25% |
| Trade, Transportation and Utilities | 189 | 1.2 | 6.61% | 7.23% | 1.51% | 0.91% | 1.07% | 0.50% |
| Retail Trade | 106 | 1.2 | 7.35% | 8.43% | 0.80% | 0.43% | 1.28% | 0.42% |
| Financial Activities | 66 | 1.3 | 3.32% | 2.41% | 2.21% | 1.40% | 0.99% | 0.64% |
| Government | 101 | 0.8 | 0.46% | 0.43% | 0.40% | -0.19% | 1.07% | 0.88% |
| Natural Resources, Mining and Construction | 50 | 1.1 | 3.36% | 6.92% | 5.09% | 2.56% | 1.06% | 0.92% |
| Education and Health Services | 111 | 0.8 | 7.18% | 6.20% | 1.44% | 1.62% | 1.55% | 1.64% |
| Professional and Business Services | 147 | 1.2 | 5.10% | 7.65% | 1.96% | 1.90% | 2.35% | 1.42% |
| Information | 19 | 1.2 | 4.68% | 5.27% | 0.93% | 0.28% | 1.17% | 2.13% |
| Leisure and Hospitality | 89 | 1.1 | 32.25% | 30.92% | 1.23% | 0.90% | 2.31% | 3.21% |
| Other Services | 35 | 1.1 | 15.57% | 12.82% | 0.79% | 0.50% | 1.83% | 0.94% |
| Total Employment | 635 | 1.0 | 7.59% | 7.66% | 1.58% | 1.04% | 1.49% | 1.22% |

Source: Oxford Economics
LQ = Location Quotient



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Commercial Real Estate

Industrial

Leasing- Fort Lauderdale Metro has some of the highest industrial vacancies in Florida due to a wave of new supply, about 200 basis points higher than the National Index. There has been an addition of more than 9 million SF of industrial space since 2018. Vacancies should stabilize once the 900,000 SF under construction are delivered and leased.

Rent- At more than \$14/SF, the average industrial rent in Fort Lauderdale is the highest among South Florida markets, one of the highest in the country and is about 50% higher than the national average.

Construction- Industrial supply additions have picked up in Fort Lauderdale in the past seven years, particularly in the past three. About 9 million SF has been built since the start of 2018 and about 13 million, nearly 10% of the market's total inventory, has been built since 2013. About 3 million delivered in 2020 and slightly more is due to complete in 2021.

Sales – Industrial investment in Fort Lauderdale was impacted by the coronavirus pandemic and annual volume is about 15% behind the market's 10-year average, but up from the six-year low reached in 21Q1.

Overview

Fort Lauderdale Industrial

| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
|------------------------|----------------------------|--------------|-------------------|
| 3.2M | 2.6M | 6.4% | 6.9% |

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|------------------------|--------------------|--------------|----------------|-------------------|-------------------|---------------|--------------------|
| Logistics | 105,841,427 | 6.7% | \$13.52 | 8.2% | 453,870 | 0 | 1,108,275 |
| Specialized Industrial | 14,277,722 | 4.4% | \$14.84 | 9.7% | 111,822 | 0 | 33,491 |
| Flex | 18,898,178 | 6.2% | \$15.92 | 7.5% | (9,947) | 0 | 0 |
| Market | 138,817,327 | 6.4% | \$13.98 | 7.9% | 555,345 | 0 | 1,139,766 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|----------------------|----------|--------------------|------------------|-----------|---------|-------------|---------|
| Vacancy Change (YOY) | 0.3% | 6.4% | 5.5% | 10.0% | 2009 Q4 | 3.3% | 2017 Q4 |
| Net Absorption SF | 2.6M | 1,501,601 | 1,645,604 | 4,983,321 | 2005 Q3 | (3,231,208) | 2009 Q3 |
| Deliveries SF | 3.2M | 1,839,258 | 1,446,468 | 5,280,934 | 2000 Q2 | 46,748 | 2012 Q4 |
| Rent Growth | 6.9% | 3.5% | 5.2% | 8.4% | 2018 Q3 | -6.0% | 2009 Q4 |
| Sales Volume | \$663M | \$458M | N/A | \$1.4B | 2019 Q1 | \$83.5M | 2010 Q1 |

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Office

Leasing- Office vacancies in Fort Lauderdale have been climbing for the past three years, as it has at the national level, but the rates remain below the National Index. Net absorption has been negative in nine of the past ten quarters, a result of weakening demand even prior to the coronavirus pandemic.

Rent- Rents have grown by nearly 1% in Fort Lauderdale, outperforming the National Index where losses are around 1.5% annually. At about \$31/SF, the average office rent in Fort Lauderdale is the lowest among the three major South Florida metros.

Construction- The amount of office space under construction in Fort Lauderdale has decreased over the past year but remains over 1 million SF. About 25% of the space under construction is listed for lease, which could allow for vacancy compression in the coming years.

Sales- Office sales as of 20Q4 are back in line with the metro's 10-year quarterly average. An increase in the frequency of large deals pushed volume in 21Q2 to a five-year quarterly high and annual volume is less than 15% below pre-pandemic levels.

Overview

Fort Lauderdale Office

| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
|------------------------|----------------------------|--------------|-------------------|
| 1.2M | (781K) | 12.0% | 0.9% |

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|-----------------|-------------------|--------------|----------------|-------------------|-------------------|---------------|--------------------|
| 4 & 5 Star | 19,315,170 | 19.6% | \$41 | 25.8% | (118,514) | 0 | 1,072,984 |
| 3 Star | 30,815,975 | 10.9% | \$29.75 | 14.3% | 10,446 | 0 | 26,133 |
| 1 & 2 Star | 21,388,271 | 6.8% | \$25.04 | 8.0% | 39,528 | 0 | 0 |
| Market | 71,519,416 | 12.0% | \$31.52 | 15.7% | (68,540) | 0 | 1,099,117 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|----------------------|----------|--------------------|------------------|-----------|---------|-------------|---------|
| Vacancy Change (YOY) | 2.2% | -10.5% | 13.4% | 13.5% | 2011 Q3 | 6.8% | 2006 Q3 |
| Net Absorption SF | (781K) | 598,308 | (24,865) | 2,608,645 | 2005 Q1 | (1,151,127) | 2020 Q3 |
| Deliveries SF | 1.2M | 903,615 | 364,887 | 3,204,486 | 2001 Q4 | 7,907 | 2013 Q3 |
| Rent Growth | 0.9% | 2.0% | 2.3% | 10.7% | 2006 Q3 | -8.7% | 2009 Q3 |
| Sales Volume | \$839M | \$848M | N/A | \$1.2B | 2018 Q4 | \$100.5M | 2009 Q3 |



Retail

Leasing- Retail vacancies have been on the upward path in Fort Lauderdale for the past four years. The virus and subsequent lockdowns interrupted retail leasing, but activity has been gradually coming back in recent months.

Rent- Retail rent growth has slowed in Fort Lauderdale in recent years as it has across the nation, but has improved in recent quarters. Fort Lauderdale is among the highest-rent retail markets in the nation but possibly due to high average asking rent, has seen some of the least annual growth of any Florida metro in the past 12 months.

Construction- There is about 500,000 SF of ongoing retail development in Fort Lauderdale, but the pipeline is cooling. The amount of space under construction has dropped nearly 60% from more than 1.2 million SF at the start of 2020.

Sales- Retail investment has been declining in Fort Lauderdale for the past five years and sales volume hit a 10-year low in 2020. Volume was over \$100 million in each of the past four quarters but lower than the \$200 million 10-year quarterly average.

Overview

| Fort Lauderdale Retail | | | |
|------------------------|----------------------------|--------------|-------------------|
| 12 Mo Deliveries in SF | 12 Mo Net Absorption in SF | Vacancy Rate | 12 Mo Rent Growth |
| 651K | 478K | 4.8% | 0.8% |

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|---------------------|--------------------|--------------|----------------|-------------------|-------------------|---------------|--------------------|
| Malls | 10,246,391 | 7.1% | \$28.30 | 6.7% | 35,298 | 0 | 32,717 |
| Power Center | 4,881,718 | 4.8% | \$29.01 | 7.2% | 0 | 0 | 18,871 |
| Neighborhood Center | 39,608,813 | 8.7% | \$25.72 | 8.0% | 9,455 | 0 | 113,578 |
| Strip Center | 8,864,871 | 3.8% | \$23.78 | 4.6% | 2,068 | 0 | 7,000 |
| General Retail | 44,443,134 | 2.8% | \$27.47 | 3.7% | 40,815 | 5,000 | 278,128 |
| Other | 1,719,755 | 4.3% | \$34.83 | 5.8% | 0 | 0 | 0 |
| Market | 109,842,782 | 4.8% | \$26.90 | 5.8% | 87,432 | 5,000 | 450,293 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|----------------------|----------|--------------------|------------------|-----------|---------|-------------|---------|
| Vacancy Change (YOY) | 0.1% | 5.4% | 4.6% | 8.5% | 2009 Q4 | 3.1% | 2006 Q2 |
| Net Absorption SF | 478K | 868,743 | 831,018 | 2,235,005 | 2017 Q1 | (1,925,248) | 2009 Q3 |
| Deliveries SF | 651K | 1,015,380 | 707,127 | 3,121,495 | 2008 Q3 | 187,543 | 2011 Q1 |
| Rent Growth | 0.8% | 1.7% | 3.6% | 5.4% | 2017 Q1 | -5.3% | 2010 Q1 |
| Sales Volume | \$710M | \$728.4M | N/A | \$1.2B | 2015 Q1 | \$142.7M | 2009 Q3 |



Residential Real Estate

BROWARD COUNTY

MARKET SNAPSHOT

| Single Family Homes | 2022 | 2021 | % Change |
|------------------------------|-----------|-----------|----------|
| Closed Sales | 1,202 | 1,028 | -26.0% |
| Median Sale Price | \$582,800 | \$495,000 | 13.6% |
| Original List Price Received | 98.3% | 100.0% | -1.7% |
| Median Days to Contract | 18 | 12 | 50.0% |
| Inventory (Active Listings) | 3,458 | 2,357 | 46.7% |
| Months Supply of Inventory | 2.5 | 1.5 | 66.7% |

| Townhouses/Condos | 2022 | 2021 | % Change |
|------------------------------|-----------|-----------|----------|
| Closed Sales | 1,498 | 1,707 | -16.6% |
| Median Sale Price | \$285,000 | \$220,000 | 20.5% |
| Original List Price Received | 99.2% | 97.0% | 1.3% |
| Median Days to Contract | 16 | 24 | -33.3% |
| Inventory (Active Listings) | 3,677 | 3,848 | -7.0% |
| Months Supply of Inventory | 2.1 | 2.1 | 0.0% |



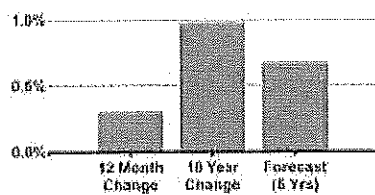
AUGUST

DEMOGRAPHIC TRENDS

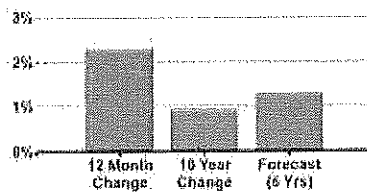
| Demographic Category | Current Level | | 12 Month Change | | 10 Year Change | | 5 Year Forecast | |
|-------------------------|---------------|-------------|-----------------|-------|----------------|-------|-----------------|------|
| | Metro | US | Metro | US | Metro | US | Metro | US |
| Population | 1,985,379 | 330,185,250 | 0.3% | 0.2% | 1.0% | 0.8% | 0.7% | 0.5% |
| Households | 708,110 | 123,334,477 | 0.2% | 0.1% | 0.8% | 0.7% | 0.6% | 0.4% |
| Median Household Income | \$68,589 | \$73,996 | 6.8% | 6.9% | 3.5% | 3.9% | 2.5% | 2.4% |
| Labor Force | 1,033,966 | 161,833,825 | 2.3% | 1.8% | 0.9% | 0.5% | 1.3% | 0.7% |
| Unemployment | 4.3% | 5.8% | -10.1% | -6.0% | -0.5% | -0.3% | - | - |

Source: Oxford Economics

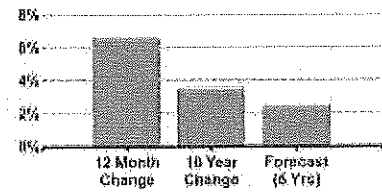
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



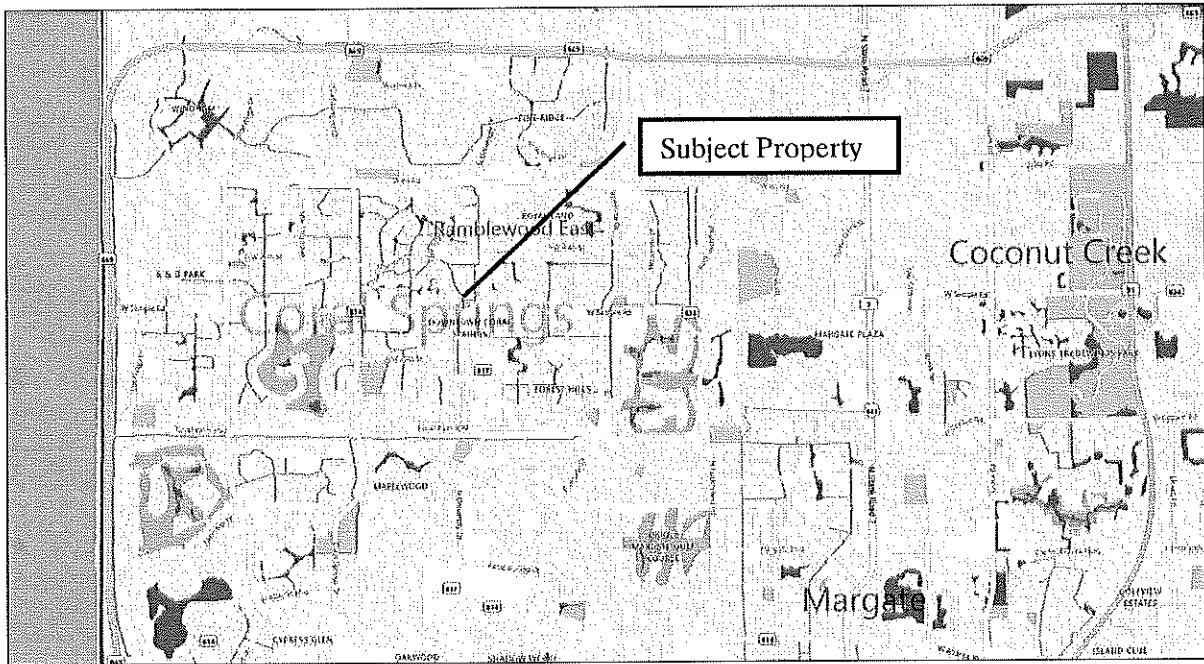
Source: Oxford Economics

Conclusion

The economic recovery that began at the end of 2011 continued to gradually improve until the COVID-19 pandemic shut down most of the world in March 2020. With the pandemic all but essential travel was halted, hotels and restaurants were closed and there was a shelter in place order for all residents. Southeast Florida, including the Fort Lauderdale Metro was more significantly affected than other less populated areas of Florida. The shut-down in March and April caused significant job loss in the entertainment and hospitality sectors, however, over half of the jobs were recovered in the following months. Florida opened back up and tourism flourished during spring and summer of 2021. Since late 2021 and during the first half of 2022, Florida has seen tremendous growth as many move to the state from other areas of the country.

Though the metro was significantly impacted by the pandemic, the economy has rebounded and the diversified economic base that ranges from the service sector to retail trade, agricultural production, and manufacturing, has benefited its economic recovery. The metro will also continue to benefit from its coastal location along the Atlantic Ocean for both tourism and trade as these sectors continue to be desirable.

CITY OF CORAL SPRINGS



The City of Coral Springs is located in the northwest corner of Broward County. It is bordered by Parkland and Boca Raton to the north and east, Tamarac to the south and Margate and Coconut Creek to the east.

The general boundaries are the Sawgrass Expressway to the north and west, West Atlantic Avenue to the south and SR 7 (US 441) to the east.

The neighborhood is within close proximity to the Sawgrass Expressway, Interstate 95 and the Florida Turnpike. Fort Lauderdale-Hollywood International airport is 25 miles to the south. Major north/south traffic arteries in the neighborhood include University Drive, Nob Hill/Pine Island Road, Coral Springs Drive, Coral Ridge Drive, S.R. 7/441 and the Sawgrass Expressway. The Sawgrass Expressway also provides the primary east/west access through the general area and direct access to I-95.

The predominant existing land use within the neighborhood is residential, with significant commercial development along the major thoroughfares, including retail strip shopping centers, office buildings, restaurants, gas stations, and banks.

Known as “the City in the Country,” Coral Springs has become a desirable South Florida community, known for its abundant parks, quality schools, numerous athletic programs, and attractive neighborhoods. Prior to its incorporation as a City in July 1963, the area that was to become Coral Springs was part of a huge tract of land acquired by Henry “Bud” Lyons between 1911 and 1939 that totaled over 20,000 acres of marshy wilderness in western Broward County.

ANDERSON CARR

Clearing and draining the land himself, with the help of workers from the Bahamas, most of the land was used to grow beans, earning him the nickname "Titan of the Bean Patch." Lyons died in 1952, leaving his vast land holdings to his family, who converted the land to be used for ranching, bringing in 5,000 head of cattle. After a series of wet hurricanes had flooded much of the southern portions of the State in 1947, Florida created the Central and Southern Florida Flood Control District (now the South Florida Water Management District) that built a network of canals and levees throughout South Florida. The canals helped to further drain the land that would become Coral Springs.

Coral Springs, officially chartered July 10, 1963, is a city in Broward County, Florida, United States, approximately 20 miles northwest of Fort Lauderdale; containing 24 square miles. According to the University of Florida Bureau of Economic and Business Research (BEBR) as of the April 1, 2022, the city had an estimated population of 134,816 a modest increase of 422 from 134,394 in 2020 Census. It is the fifth largest municipality by population in Broward County, which has a total estimated 2022 population of 1,969,099 people.

During the 1970s, 1980s, and 1990s; the young city grew rapidly, adding over 35,000 residents each decade. Coral Springs has a distinctive atmosphere among South Florida cities, due in part to its stringent codes designed to maintain the city's aesthetic appeal. The city government's effective fiscal management has maintained high bond ratings, and the city has won accolades for its overall livability, its low crime rate, and its family-friendly orientation

The City of Coral Springs passed its first comprehensive land use plan in 1987. City leaders are using a patient and conservative approach to growth. Despite being virtually surrounded by busy highways and busy communities, Coral Springs has been able to maintain a low-key, low-impact development feel. The landscape tends to more natural Florida landscape including numerous tall pine trees and cypress. Eight colleges are located within 20 miles of the neighborhood, including Florida Atlantic University in Boca Raton, and Nova Southeastern in Ft. Lauderdale. The area has one of the lowest crime rates in the State of Florida.

Uses immediately adjacent to the subject, include a vacant 4 acre parcel to the west, which was once home to the City Hall, which was razed in 2018, when a new city hall was completed across the street on the south side of West Sample Road. Adjacent to the east is a defunct strip shopping center that is pending redevelopment. To the north of the subject is single family housing selling in the \$500,000 to \$1,000,000 range and upwards.

The newest development in the immediate area is at the southwest corner of University Drive and West Sample Road. It is a mixed use development on the site of a former office tower. It is called Cornerstone Downtown and is slated to contain 457 multifamily residential units, 149,177 square feet of retail, 39,305 square feet of office space and a hotel. As of the date of value the multifamily component has come substantially out of the ground, while the other parts of the project have yet to.

ANDERSON CARR

Conclusion

The subject neighborhood is an established and affluent residential and commercial hub of northern Broward County. The city residents enjoy seclusion in their gated communities while being convenient to excellent educational facilities, fine area restaurants, shopping, cultural venues, and sporting venues. Its attributes should ensure its status as one of the more desirable places to live in Broward. This western portion of Broward County has experienced substantial residential and commercial growth over the past few decades, and this trend is projected to continue although at a slower rate as the supply of developable land dwindles.

Considering all of the amenities available to property owners in Coral Springs and the good traffic artery system servicing the city, the future outlook is good.

PROPERTY DATA

Taxpayer of Record

Sunshine Water Control District

Broward County Property Control Number(s)

4841 16 17 0020 and 4841 16 10 0330

Proposed Assessed Value and Taxes for 2023

The following information was taken from the Broward County Property Appraiser's and Tax Collector's web sites.

| PROPOSED 2023 SUBJECT ASSESSMENTS & TAXES | | | | | | | | | | |
|---|-----------------|--------------|---------------------|--------------------|-----------------------------|------------------|---------------|----------------|--------------------|-----------|
| Parcel ID | Appraised Value | | | | Assessed and Taxable Values | | | Taxes | | |
| | Land | Improvements | Extra Feature Value | Total Market Value | Assessed Value | Exemption Amount | Taxable Value | Ad Valorem Tax | Non Ad Valorem Tax | Total Tax |
| 4841 16 17 0020 | \$1,400 | \$0 | \$0 | \$1,400 | \$1,400 | \$1,400 | \$0 | \$0 | \$0 | \$0 |
| 4841 16 10 0330 | \$1,820 | \$0 | \$0 | \$1,820 | \$1,820 | \$1,820 | \$0 | \$0 | \$0 | \$0 |
| Totals | \$3,220 | \$0 | \$0 | \$3,220 | \$3,220 | \$3,220 | \$0 | \$0 | \$0 | \$0 |

A typical informed buyer would recognize the possibility of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

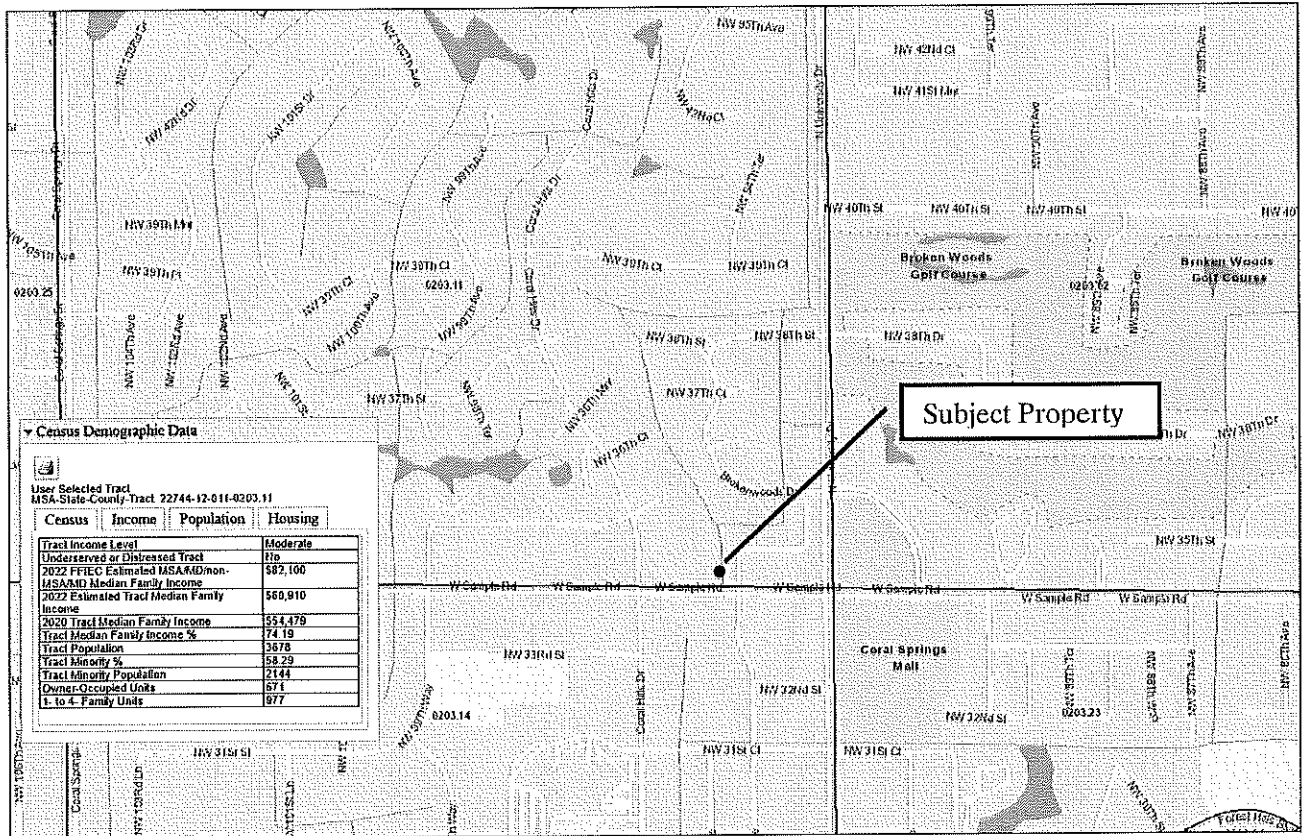
Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year's delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee, or other investor in the property fully investigate the tax status of the subject property with the County's Tax Collectors office.

ANDERSON CARR

Census Tract

The subject property is located in census tract 0203.11.

Census Tract Map



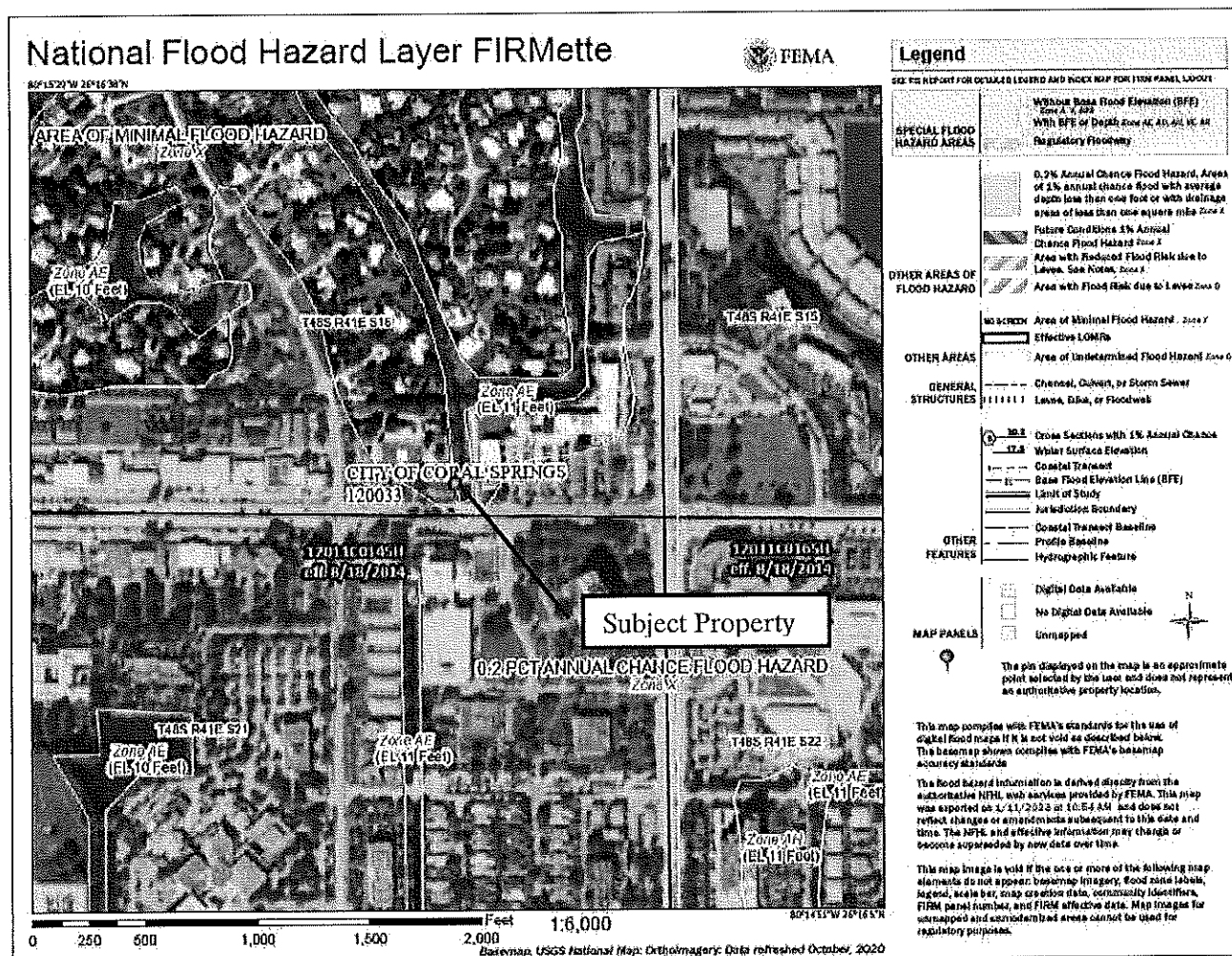
ANDERSON CARR

Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 12011C0145H, effective date of August 18, 2014. The subject appears to lie in an area designated as Zone AE (Elevation 11 feet).

Flood Zone AE is part of a special flood hazard area subject to 1% annual chance of flood. Zone AE is a special flood hazard area with a base flood zone elevation determined (water-surface elevation of the 1% annual chance flood).

Flood Map



Zoning and Future Land Use

The subject property's use is dictated by the Coral Springs Zoning Code and Comprehensive Plan. The Coral Springs zoning and future land use maps indicate the subject property has a zoning designation of DT-MU - Downtown Mixed-Use with an underlying land use designation of LAC - Local Activity Center.

Per the City zoning code:

The purpose of this article is to ensure that the Downtown Mixed-Use (DT-MU) Zoning District is developed in a manner supporting the Local Activity Center (LAC) and Community Redevelopment Plan goals:

- (1) Establish an identifiable character and an economic vitality for the Community Redevelopment Area;
- (2) Recognize redevelopment areas are a community of diversified interests with the goal of economic revitalization;
- (3) Create a safe efficient traffic circulation system that provides sufficient access between activity areas and the balance of the community; and
- (4) Recognize the challenges of redevelopment within a built environment and allows for modifications to standards to promote reinvestment within the DT-MU District.

(Ord. No. 2017-115, § 3, 1-17-18)

Permitted uses under this zoning category generally include, but are not limited to; a variety of retail restaurant, office, hotel/motel, residential and service establishment uses. For a comprehensive list of permitted uses and development regulations we refer the reader to Chapter 25, Article XVII. - Downtown Mixed-Use (DT-MU) Zoning District, of the City's Land Development Code.

https://library.municode.com/FL/coral_springs/codes/land_development_code?nodeId=CH25ZOOR_ARTXVIIIDOMIEZODI

Concurrency

The strongest growth control measure ever imposed was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the *Growth Management Law*. One provision of this law is referred to as *Concurrency* which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development. Eight types of infrastructure are affected including traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments.

It is the appraisers' understanding that the subject is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

Utilities

The subject is not currently serviced with any utilities.

Subject Property Sales History

The appraisers have not been provided with a title abstract on the property appraised nor have they conducted a title search of their own. The Broward County Property Appraiser's records show no record of any past sales of the subject property.

To the appraisers' knowledge the subject property is not currently listed for sale or subject to a current purchase agreement.

Site Analysis

The following analysis is based upon a personal inspection of the site and Broward County Public Records.

Location

The subject property is located on the north side of West Sample Road, roughly 715 feet west of North University Drive, within the municipal limits of the City of Corals Springs. The property address is West Sample Road, Coral Springs, Florida 33065.

Size and Shape

We have relied on the site size for the property from the survey provided by the client's representative. The site is an irregular shaped parcel of land having roughly 45 front feet along the north side of West Sample Road. The subject site area is approximately 20,015 square feet or 0.46 acres.

Topography and Drainage

The site is irregular and below road grade. Drainage appears to be adequate for its current use. No apparent drainage problems were noted during the inspection. However, we have not had the opportunity to visit the site during a time of heavy rainfall. It is assumed that the subject does not suffer from any detrimental drainage problems.

Access

Access is via West Sample Road to the south.

Easements or Encroachments

Typical utility easements are believed to exist. The survey that was provided did not delineate the boundaries of any potentially detrimental easements or encroachments. The appraisers did not note any such conditions during our research and property inspection, nor did the property owner disclose any. We have no reason to believe that there are any easements or encroachments on the property that would affect its use in such a way as to have a negative impact on value.

Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., Chicago: Appraisal Institute, 2015).

The analysis of highest and best use normally applies these considerations in a three step process, involving the analysis of the highest and best use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement, in order to estimate the highest and best use as improved. The subject is vacant land, therefore only the first two steps apply.

The subject site contains roughly 0.46 acres and while the size could physically support a number of uses, it's long narrow shape and topography would not be conducive to stand alone development. The subject is currently zoned DT-MU - Downtown Mixed-Use for LAC - Local Activity Center use. The surrounding area has been developed with variety of commercial and residential uses in the past. The zoning designation in the area promotes mixed uses.

In consideration of the site's location, land use classification, zoning and surrounding uses, the highest and best use for the subject, as if vacant, would be continued use as canal right-of-way in keeping with the existing drainage plan and neighborhood uses or assemblage into an adjacent site for a commercial or mixed use development.

EXPOSURE AND MARKETING TIME

Exposure time is: 1) The time a property remains on the market; 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; 3) A retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions address the determination of reasonable exposure and marketing time. (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

Financing for commercial properties appears to be readily available at this time. Most properties offered for sale have been exposed on the market for six to twelve months or longer.

The CoStar Group reported the historical marketing times (exposure time) for 103 properties in Broward County they classified as residential or commercial land from January 1, 2021 through January 23, 2023. The marketing time ranged from roughly 1.2 to 73.7 months, with an average of 14.2 months and a median of 7.1 months. We note that the Costar data average can be skewed by many properties that were significantly overpriced by unmotivated sellers and/or were not properly marketed and languished on the market for several years. Excluding those sales that were on the market for over three years the average drops to 10.8 months, which is more in line with the median. We believe if appropriately priced and marketed, the subject would sell in the lower portion of the time frame range exhibited by the CoStar data. Properly priced properties sell more quickly. That said, the subject has a more limited marketability due to its physical characteristics.

Considering the preceding sales that have taken place in the local market, and assuming a prudent pricing strategy, we estimate an exposure time of 9 to 18 months. Looking forward, we feel this would be a reasonable estimate for marketing time as well.

SALES COMPARISON APPROACH

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022.)

The sales comparison approach requires that the appraiser locate recent sales of similar properties and through an adjustment process arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the sales comparison approach to value.

A search of the Broward County official records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar type properties. The sales used in the analysis were the best comparables that we were able to verify with public records and/or a party to the transaction.

The following pages feature a detailed write up of each comparable used in the analysis, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustments and conclusion of value.

ANDERSON CARR

SALE NO. 1 - 7504 N. State Road 7, Coconut Creek, FL 33073
AC File No.: 2210473

ID: 912279



CIN: 117173542
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: April 5, 2021
Grantor: 7504 N. State Rd 7, LLC
Grantee: Paramjit Kalirao
Legal: Parcel A and B, M & S Office Plat in Plat Book 177, Page 30, Broward County, Florida
Folio No.: 4742-31-30-0010, 4742-31-30-0020
Location: East side of North State Road 7, just south of NW 76th Place, approximately 2,600 feet north of West Hillsboro Boulevard in Coconut Creek, Florida
Zoning: B-2 - Convenience Shopping by Coconut Creek
Land Use: Commercial
Utilities: Municipal water and sewer, electricity, and telephone

ANDERSON CARR

Site Size: Square Feet: 40,130 Acres: 0.921
 Shape: Rectangular Street Frontage (Ft.): 180
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant Land
 Intended Use: Vacant Land
 Highest and Best Use: Vacant Land

Verification: Source: Brad Kuskin with Compass Florida, LLC
 Relationship: Listing agent
 Conditions of Sale: Arm's-length
 Verified By: K. Doran
 Date: September 23, 2021

Sales History: Previously sold for \$1,300,000 in May 2019, recorded in Broward County CIN 115826174

Sales Price: \$1,680,000

Price/SF Land: \$41.86

Price/Acre: \$1,824,104

Financing: None recorded

Comments:

This property was on the market for approximately 3 months prior to contract with an asking price of \$1,825,000. The buyer is a medical doctor with no broker representation who purchased the site to build a medical building for his own practice. The buyer had to repair the pump station for about \$22,000.

Average Daily Traffic Counts

2020 N. SR 7: 56,500

ANDERSON CARR

SALE NO. 2 - 10340 Royal Palm Boulevard, Coral Springs, FL 33071
AC File No.: 2220598.000

ID: 913079



CIN: 117475634
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: July 26, 2021

Grantor: Basset Brothers, Inc.

Grantee: 10340 J&D, LLC

Legal: Lot 6, Royal Springs Out Parcels, being a portion of Royal Springs, Plat Book 151, Page 1, Broward County

Folio No.: 4841 21 36 0016

Location: South side of Royal Palm Boulevard, roughly 0.2 miles east of Coral Springs Drive, Coral Springs

Zoning: B-2 - Community Business by Coral Springs

Land Use: Commercial

Utilities: Municipal water and sewer, electricity, and telephone

ANDERSON CARR

Site Size: Square Feet: 45,887 Acres: 1.053
 Shape: Rectangular Street Frontage (Ft.): 150
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant
 Intended Use: Commercial
 Highest and Best Use: Commercial

Verification: Source: Joe Pelayo, Costar, listing flyer, public records
 Relationship: Listing broker
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: January 20, 2023

Sales History: Previously sold for \$625,000 in August 21, 2019, recorded in County CIN 116010144

Sales Price: \$1,280,000

Price/SF Land: \$27.89

Price/Acre: \$1,215,575

Financing: \$3,950,000 provided by Paradise Bank

Comments:

Subsequent to the sale, the buyer has developed the site with a car wash.
<https://www.risingtidecarwash.com/>

Average Daily Traffic Counts
2002 Royal Palm Boulevard: 32,806

ANDERSON CARR

SALE NO. 3 - West Atlantic Boulevard, Pompano Beach, FL 33069
AC File No.: 2220598.000

ID: 913078



CIN: 118045956
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: March 28, 2022

Grantor: E Pompano. LLC

Grantee: QCM, Inc.

Legal: West 1/2 of the East 1/2 of the South 2/5 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 48, South, Range 42 East, Broward County, Florida

Folio No.: 4842 33 05 4000

Location: North side of West Atlantic Boulevard, roughly 0.3 miles west of North Powerline Road, Pompano Beach

Zoning: B-3 - General Business by Pompano Beach

Land Use: Commercial

Utilities: Municipal water and sewer, electricity, and telephone

ANDERSON CARR

Site Size: Square Feet: 35,156 Acres: 0.807
 Shape: Rectangular Street Frontage (Ft.): 167
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant
 Intended Use: Commercial
 Highest and Best Use: Commercial

Verification: Source: Costar, listing flyer, public records
 Relationship: Costar w/ seller
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: January 20, 2023

Sales History: Previously sold for \$800,000 in August 2021, recorded in County CIN 117548538

Sales Price: \$1,100,000

Price/SF Land: \$31.29

Price/Acre: \$1,363,073

Financing: None recorded

Comments:

Property was on the market for roughly 5 months at an asking price of \$1,240,000. Buyer is planning to construct a car wash on the site. <https://dirtydogscarwash.com/>

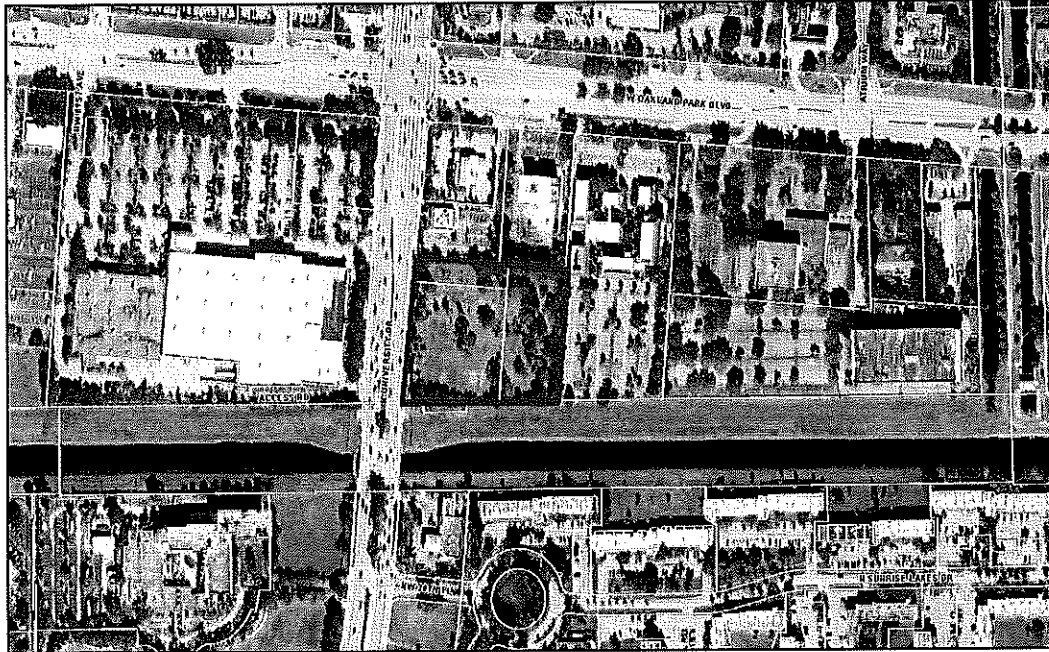
Average Daily Traffic Counts

2022 West Atlantic Boulevard: 48,714

ANDERSON CARR

SALE NO. 4 - 3100 North University Drive, Sunrise, FL 33351
AC File No.: 2220598.000

ID: 913077



CIN: 118250068
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: June 29, 2022

Grantor: King Broward Holdings LLLP

Grantee: Busy Bee Sunrise, LLC

Legal: Long legal being a portion of Tract 1-A, Springtree Subdivision, Plat Book 75, Page 49, Broward County, Florida

Folio No.: 4941 21 03 0031, 4941 21 03 0032, 4941 21 03 0033,

Location: East side of North University Drive, roughly 330 feet south of Oakland Park Boulevard, Sunrise

Zoning: B-3 - General Business District by Sunrise

Land Use: Commercial

Utilities: Municipal water and sewer, electricity, and telephone

ANDERSON CARR

Site Size: Square Feet: 142,672 Acres: 3.275
 Shape: Rectangular Street Frontage (Ft.): 365
 Topography/Elevation: Level, near road grade

Use: Use at Time of Sale: Vacant
 Intended Use: Commercial
 Highest and Best Use: Commercial

Verification: Source: Drew Levine w/ Colliers, public records
 Relationship: Buyer's broker
 Conditions of Sale: Arm's-length
 Verified By: B. Arnold
 Date: January 16, 2023

Sales History: No transactions in the previous five years

Sales Price: \$5,300,000

Price/SF Land: \$37.15

Price/Acre: \$1,618,321

Financing: None recorded

Comments:

The buyer purchased the property with the intent to build a car wash and sell the remainder of the land for a QSR (Quick Service Restaurant) site.

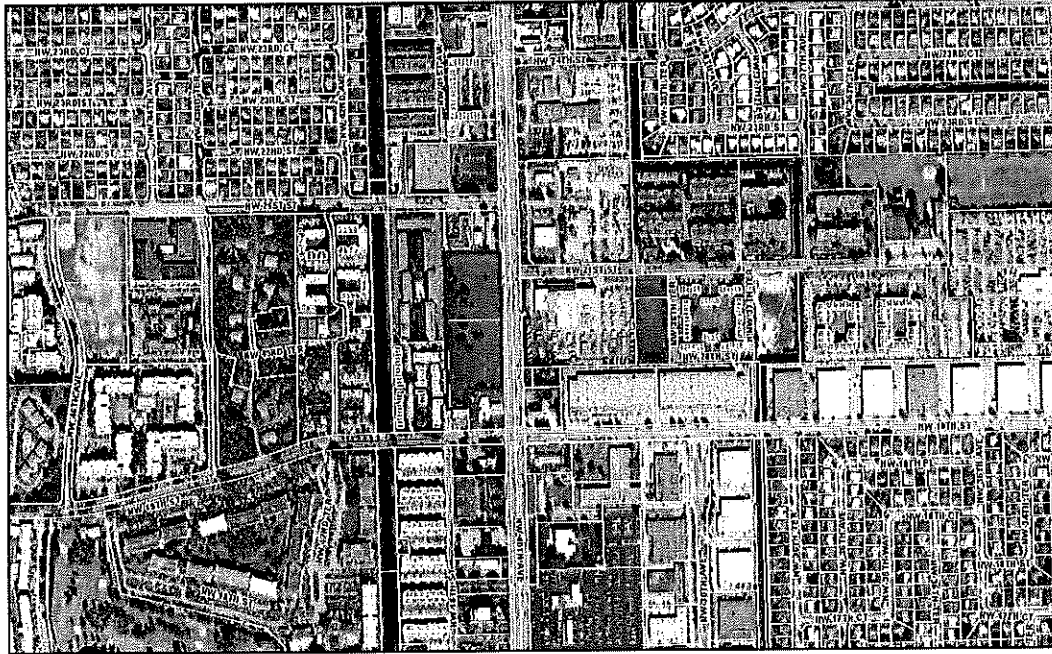
Average Daily Traffic Counts

2022 North University Drive: 58,817

ANDERSON CARR

SALE NO. 5 - North State Road 7, Lauderhill, FL 33313
AC File No.: 2220598.000

ID: 913076



CIN: 118527443
Sale Status: Sale

Type: Land
Sub-Type: Commercial

Date: November 17, 2022

Grantor: 2001 Property Ventures, LLC

Grantee: GJ Lauderhill, LLC

Legal: Long legal being a portion of Tract A, Lauderhill Shoppes No. Three, Plat Book 82, Page 3, Broward County, Florida

Folio No.: 4941 25 32 0010, 4941 25 32 0030

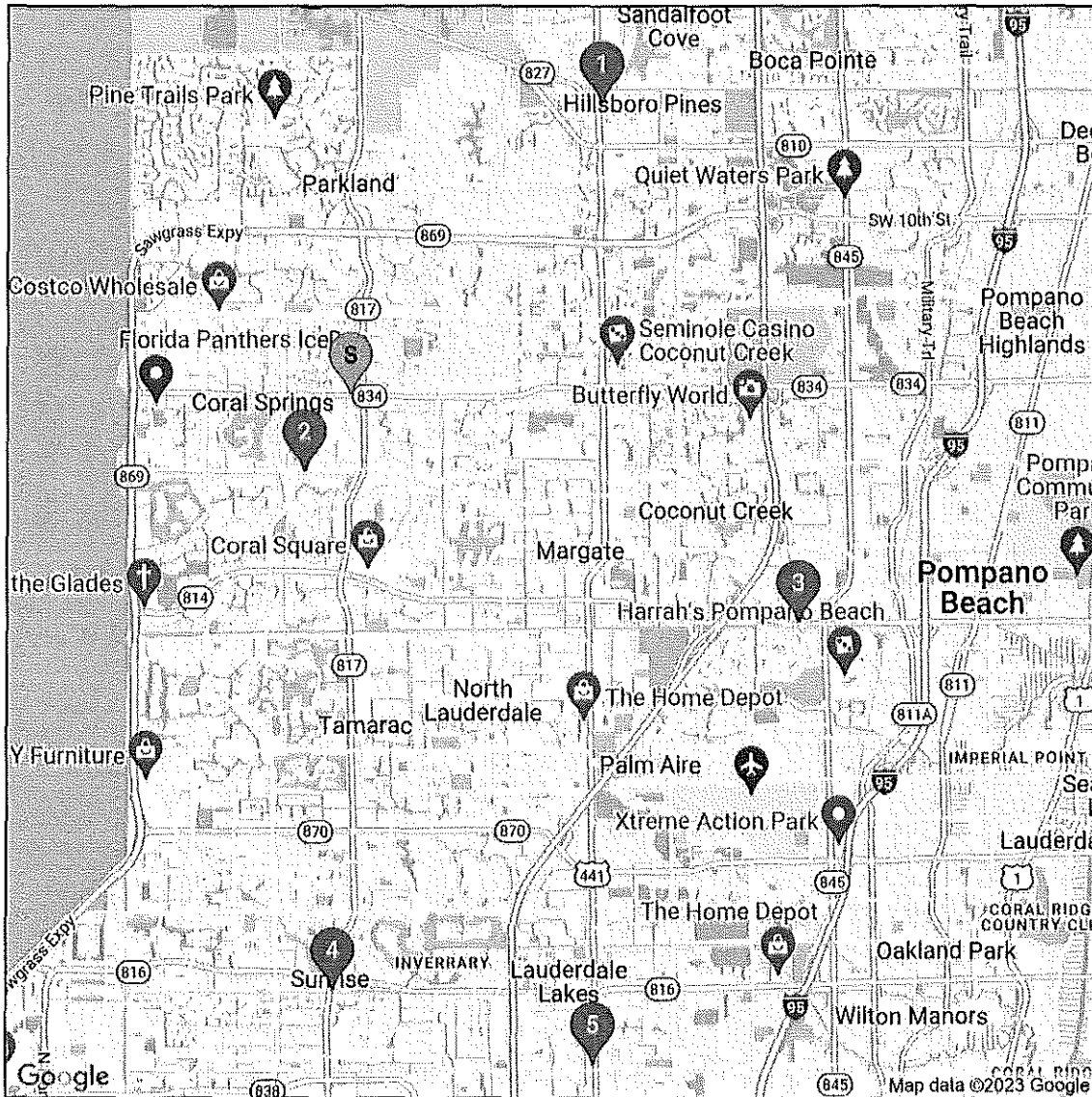
Location: West side of North State Road 7, roughly 200 feet north of NW 19th Street, Lauderhill

Zoning: CG - Commercial by Lauderhill

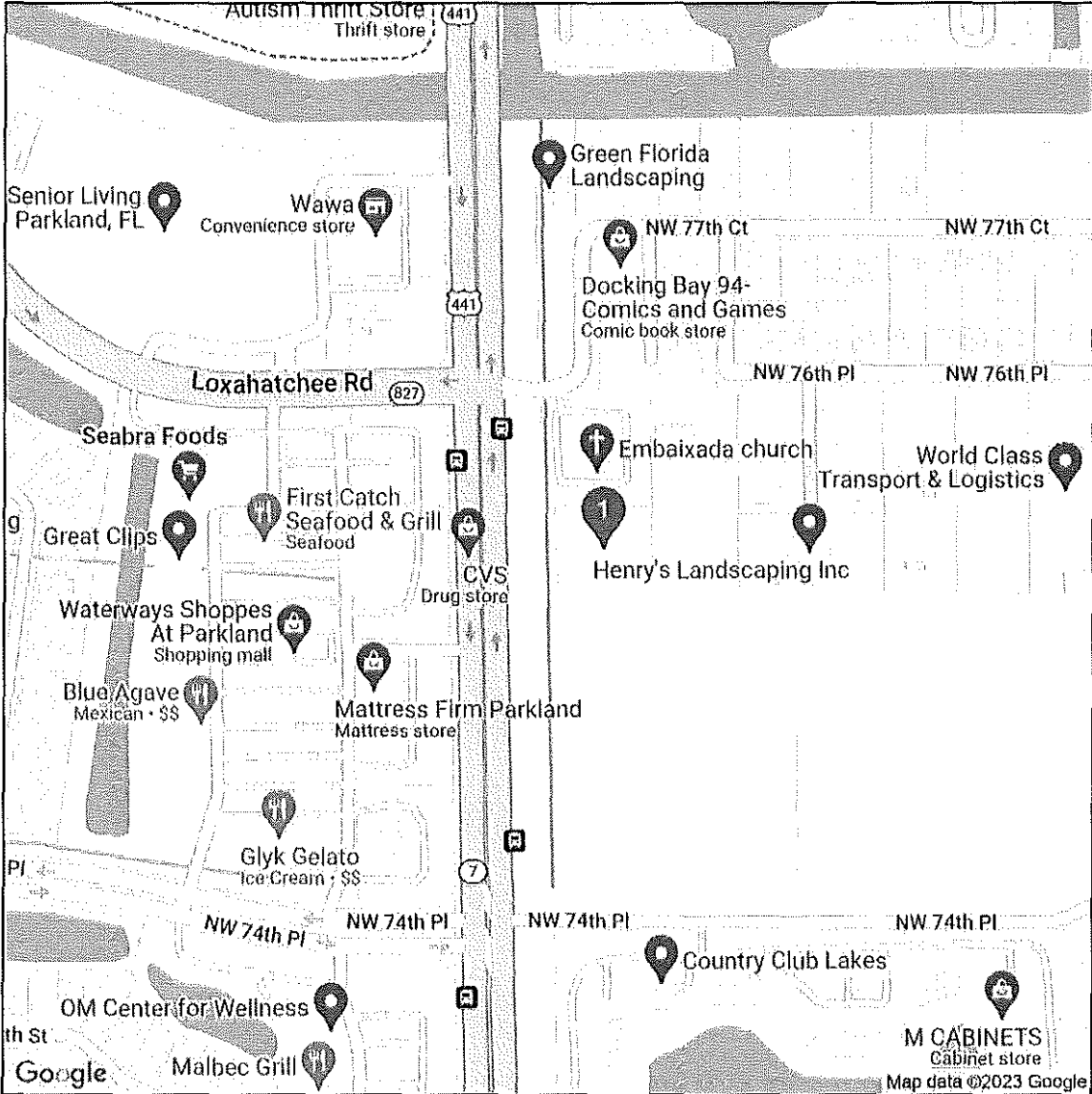
Land Use: Transit Oriented Corridor

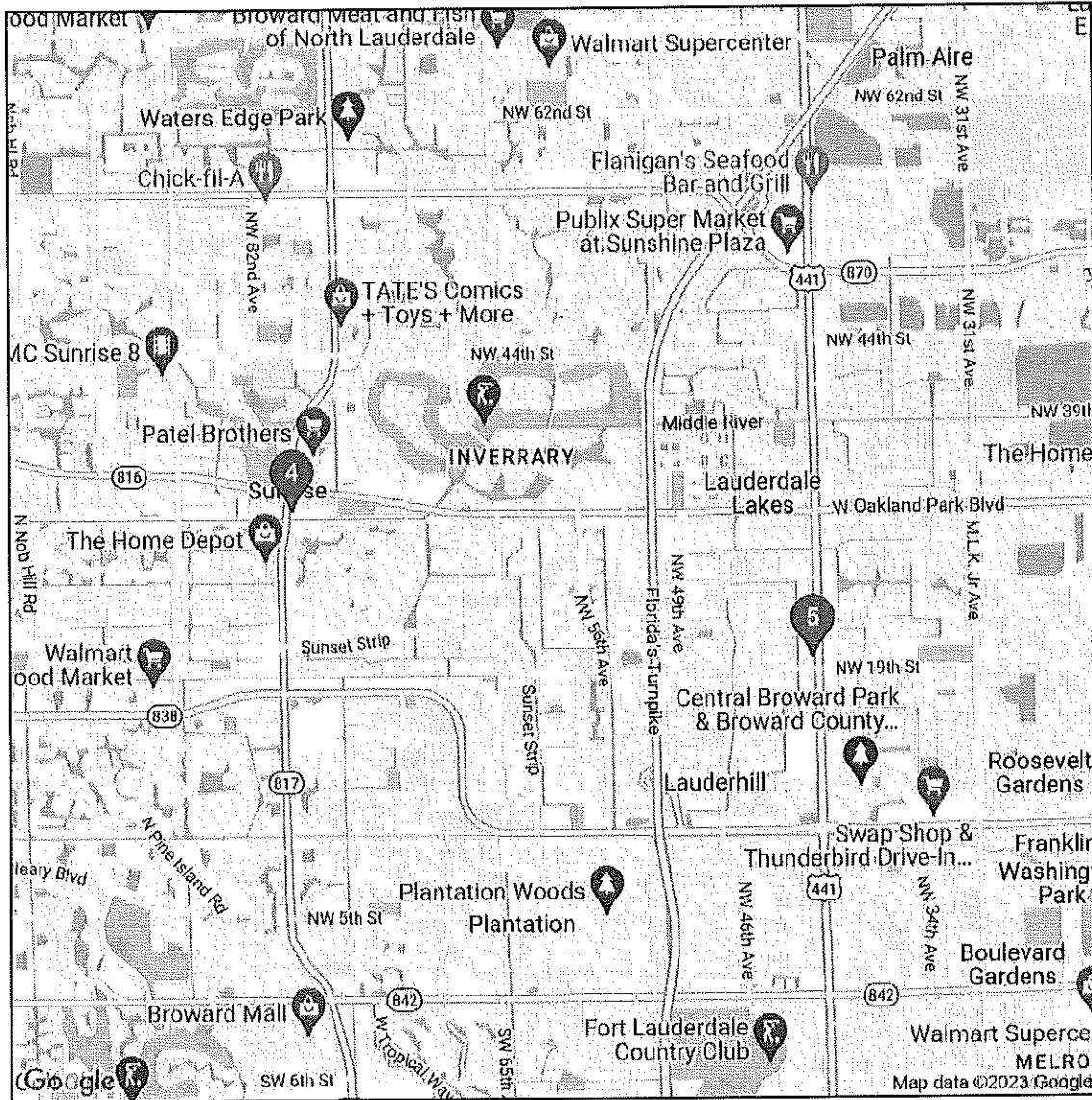
Utilities: Municipal water and sewer, electricity, and telephone

Comparable Sales Locations Maps









| SALES SUMMARY TABLE | | | | | |
|---------------------|-----------|---|--------------------------|---------------|---------------------|
| Sale No. Date | CIN | Property Address | Land Area SF Acres | Sale Price | Price/SF of Land |
| 1 Apr-21 | 117173542 | 7504 N. State Road 7 Coconut Creek | 40,130 0.92 | \$1,680,000 | \$41.86 |
| 2 Jul-21 | 118045956 | 10340 Royal Palm Boulevard Coral Springs | 45,887 1.05 | \$1,280,000 | \$27.89 |
| 3 Mar-22 | 118527443 | West Atlantic Boulevard Pompano Beach | 35,156 0.81 | \$1,100,000 | \$31.29 |
| 4 Jun-22 | 118250068 | 3100 North University Drive Sunrise | 142,672 3.28 | \$5,300,000 | \$37.15 |
| 5 Nov-22 | 118527443 | North State Road 7 Lauderhill | 202,381 4.65 | \$7,000,000 | \$34.59 |
| Subj. Jan-23 | NA | West Sample Road Coral Springs | 20,015 0.46 | N/A | N/A |

Sales Summary and Discussion

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, conditions of sale, financing, market conditions (trend or time adjustment), location, land size, and quality and condition of any existing improvements.

The appraisers based the comparisons on a standardized unit of measure, the sale price per square foot of land. The sale price per square foot of land correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.

Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

Market Conditions

The sales occurred over the period from April 5, 2021 to November 17, 2022. The subject property date of value is January 21, 2023. The market has shown improving market conditions over this time period. Prior to the beginning of the pandemic in early 2020, property values in the South Florida area were on the rise and this trend has been continuing. While there was a pull-back in transaction volume in mid-2020, pricing trends have not been affected by the pandemic. That said, recent rises in interest rates have begun to temper appreciation rates. Based on national trends and what we have seen in the subject's local market, we believe an appropriate time adjustment would be 0.5% per month, which we have rounded down to the nearest whole month. We have applied this adjustment to the sales through the first half of 2022.

Location

The subject property is located on West Sample Road in Coral Springs. All of the comparables have locations on commercial corridors with similar exposure and access to that of the subject. That said comparables 1, 3, 4 and 5 warrant some downward adjustment for superior traffic counts.

Size

Generally, larger properties will sell for a somewhat lower price per square foot of land than smaller ones, and vice versa, when all else is equal. The sales in this data set do not appear to follow this pattern and no adjustment is warranted.

Site Conditions

Properties of all different shapes can typically be developed. Some properties, however, allow for a more efficient development of the site providing for the maximum development intensity. The subject's long narrow shape severely limits its development potential as standalone parcel. Additionally, the site would have to be filled as it is currently being used as a drainage canal. Both factors warrant downward adjustment, the former significantly so, as while the site can be filled it cannot be widened, unless combined with adjacent land.

Zoning/Land Use

The subject property has a zoning designation of DT-MU - Downtown Mixed-Use by Coral Springs with an underlying future land use of LAC - Local Activity Center by Coral Springs.

Though they may vary by municipality, all of the comparables have similar commercial or mixed use oriented designations. No adjustment is warranted.

| QUANTITATIVE SALES ADJUSTMENT CHART - PRICE/LAND SF | | | | | | | | | | | | |
|---|---|---------|-------------------|--------------------------------------|--|---|----------|--------------|--------------------|---------------------|---------------------------------|-----------------------|
| Sale Date | Property Address | Land SF | Price/ Land SF | Financing/ Adj. Price/ Land SF | Conditions of Sale/ Adj. Price/ Land SF | Market Conditions/ Adj. Price/ Land SF | Location | Land Size | Site Conditions | Zoning/ Land Use | Final Combined Adjustment | Overall Indication |
| 1 Apr-21 | 7504 N. State Road 7 Coconut Creek | 40,130 | \$41.86 | 0% \$41.86 | 0% \$41.86 | 7.0% \$44.79 | -10% | 0% | -80% | 0% | -90% | \$4.48 |
| 2 Jul-21 | 10340 Royal Palm Boulevard Coral Springs | 45,887 | \$27.89 | 0% \$27.89 | 0% \$27.89 | 5.5% \$29.43 | 0% | 0% | -80% | 0% | -80% | \$5.89 |
| 3 Mar-22 | West Atlantic Boulevard Pompano Beach | 35,156 | \$31.29 | 0% \$31.29 | 0% \$31.29 | 1.5% \$31.76 | -5% | 0% | -80% | 0% | -85% | \$4.76 |
| 4 Jun-22 | 3100 North University Drive Sunrise | 142,672 | \$37.15 | 0% \$37.15 | 0% \$37.15 | 0.0% \$37.15 | -10% | 0% | -80% | 0% | -90% | \$3.71 |
| 5 Nov-22 | North State Road 7 Lauderhill | 202,381 | \$34.59 | 0% \$34.59 | 0% \$34.59 | 0.0% \$34.59 | -5% | 0% | -80% | 0% | -85% | \$5.19 |
| Subj. Jan-23 | West Sample Road Coral Springs | 20,015 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



Conclusion

Considering all of these differences, we developed the preceding quantitative comparison chart listing the sales as they compare to the subject property, based on a price per square foot of land. Not all categories considered are depicted. Those omitted reflect no differences between the sales and the subject property.

The unadjusted range of value indicated by the sales is roughly \$27.89 to \$41.86 per square foot of land area. The preceding quantitative comparison chart shows the value range for the subject property after adjustment based on a price per square foot of land area to be from \$3.71 to \$5.89 with a mean of \$4.81. The sales data warranted significant adjustment for site conditions do to its existing physical characteristics (narrow shape and excavation). Considering all of the salient factors discussed previously and prevailing market conditions, the appraisers feel a conclusion in the middle portion of the indicated adjusted range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects a value per square foot of land area for the subject property of \$5.00 as of January 21, 2023. Total value is calculated as follows:

20,015 Square Feet @ \$5.00 per Square Foot = \$100,075

Rounded To:

MARKET VALUE VIA SALES COMPARISON APPROACH: \$100,000



QUALIFICATIONS OF APPRAISER ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984

SRA - Senior Residential Appraiser, Appraisal Institute - 1977

SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980

State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida

Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973

Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence
SREA 201: Principles of Income Property Appraising
SREA: Single Family Residence Demonstration Report
SREA: Income Property Demonstration Report
AIREA 1B: Capitalization Theory and Techniques
SREA 101: Introduction to Appraising Real Property
AIREA: Case Studies in Real Estate Valuation
AIREA: Standards of Professional Practice
AIREA: Introduction to Real Estate Investment Analysis
AIREA 2-2: Valuation Analysis and Report Writing
AIREA: Comprehensive Examination
AIREA: Litigation Valuation
AIREA: Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

| | | |
|------------------------------------|---|---|
| The Internet and Appraising | Golf Course Valuation | Discounting Condominiums & Subdivisions |
| Narrative Report Writing | Appraising for Condemnation | Condemnation: Legal Rules & Appraisal Practices |
| Condominium Appraisal | Reviewing Appraisals | Analyzing Commercial Lease Clauses |
| Eminent Domain Trials | Tax Considerations in Real Estate | Testing Reasonableness/Discounted Cash Flow |
| Mortgage Equity Analysis | Partnerships & Syndications | Hotel and Motel Valuation |
| Advanced Appraisal Techniques | Federal Appraisal Requirements | Analytic Uses of Computer in the Appraisal Shop |
| Valuation of Leases and Leaseholds | Valuation Litigation Mock Trial | Residential Construction From The Inside Out |
| Rates, Ratios, and Reasonableness | Analyzing Income Producing Properties | Development of Major/Large Residential Projects |
| Standards of Professional Practice | Regression Analysis In Appraisal Practice | Federal Appraisal Requirements |

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.

President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947

Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)

Realtor Member of Central Palm Beach County Association of Realtors

Special Master for Palm Beach County Property Appraisal Adjustment Board

Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.

Member of Admissions Committee, Appraisal Institute - South Florida Chapter

Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter

Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.

Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.

Authored articles for The Palm Beach Post and Realtor newsletter.

Real Estate Advisory Board Member, University of Florida.

TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

| | | | |
|-------------------|-----------------------|---------------------------|------------------------|
| Air Rights | Medical Buildings | Apartment Buildings | Churches |
| Amusement Parks | Department Stores | Hotels - Motels | Marinas |
| Condominiums | Industrial Buildings | Office Buildings | Residences - All Types |
| Mobile Home Parks | Service Stations | Special Purpose Buildings | Restaurants |
| Auto Dealerships | Vacant Lots - Acreage | Residential Projects | Golf Courses |
| Shopping Centers | Leasehold Interests | Financial Institutions | Easements |

"I am currently certified under the continuing education program of the Appraisal Institute."

**QUALIFICATIONS OF APPRAISER
BEAU M. ARNOLD**

GENERAL INFORMATION

State-Certified General Real Estate Appraiser RZ2937
State Licensed Real Estate Sales Associate SL3076071

EDUCATION AND SPECIAL TRAINING

Graduate, University of Florida, College of Business Administration,
BSBA (Majors - Real Estate and Management) 1997

Successfully completed and passed the following courses:

UF: Real Estate Analysis
UF: Real Estate Valuation
AI 200R: Residential Market Analysis and Highest and Best Use
AI 300GR: Real Estate Finance, Statistics, and Valuation Modeling
AI I310 Basic Income Capitalization
AI I410N: National Uniform Standards of Professional Appraisal Practice
AI 520: Highest & Best Use and Market Analysis

Engaged in appraising and researching real estate with Anderson and Carr, Inc. since May of 1997.

TYPES OF PROPERTY APPRAISED

| | |
|---|----------------------------|
| Single Family Homes | Condominiums |
| Commercial Land | Multi-Family Land |
| Residential Land | Industrial Land |
| Agricultural Land | Subdivision Land |
| Conservation/Environmentally Sensitive Land | Public Land |
| Apartment Buildings | Retail Buildings |
| Warehouse Buildings | Office Buildings |
| Proposed Construction | Gas Stations |
| Net leased Properties | Special Purpose Properties |
| Restaurants | Shopping Centers |
| Houses of Worship | Schools |
| Civic Facilities | Mobile Home Parks |
| Marinas | Golf Courses |
| Rights-of-Way | Easements |
| Leasehold Interests | |



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BANTING, ROBERT B

521 S OLIVE AVE
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ4

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

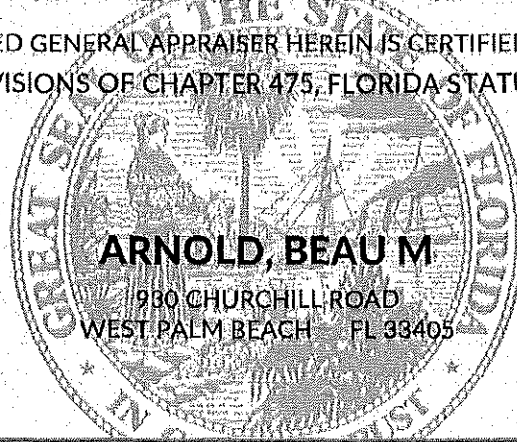
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



ARNOLD, BEAU M

980 CHURCHILL ROAD
WEST PALM BEACH FL 33405

LICENSE NUMBER: RZ2937

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

ADDENDUM



SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

THAT CANAL AND MAINTENANCE AREA, "VILLAGE SQUARE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 4, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CANAL AND MAINTENANCE AREA; THENCE THE NEXT SIX (6) COURSES AROUND THE BOUNDARY OF SAID CANAL AND MAINTENANCE AREA: 1) NORTH 01°00'43" WEST 113.61 FEET; 2) NORTH 88°59'14" EAST 25.00 FEET; 3) NORTH 01°00'43" WEST 47.00 FEET; 4) NORTH 88°59'17" EAST 20.00 FEET; 5) SOUTH 01°00'43" EAST 161.77 FEET; 6) NORTH 89°31'59" WEST 45.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 6,079 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF THE CANAL AND MAINTENANCE AREA BEING N01°00'43"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BARRON REAL ESTATE

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 70672D

DATE: 10/27/22

CANAL & MAINTENANCE AREA VACATION

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL SPRINGS VILLAGE SQUARE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

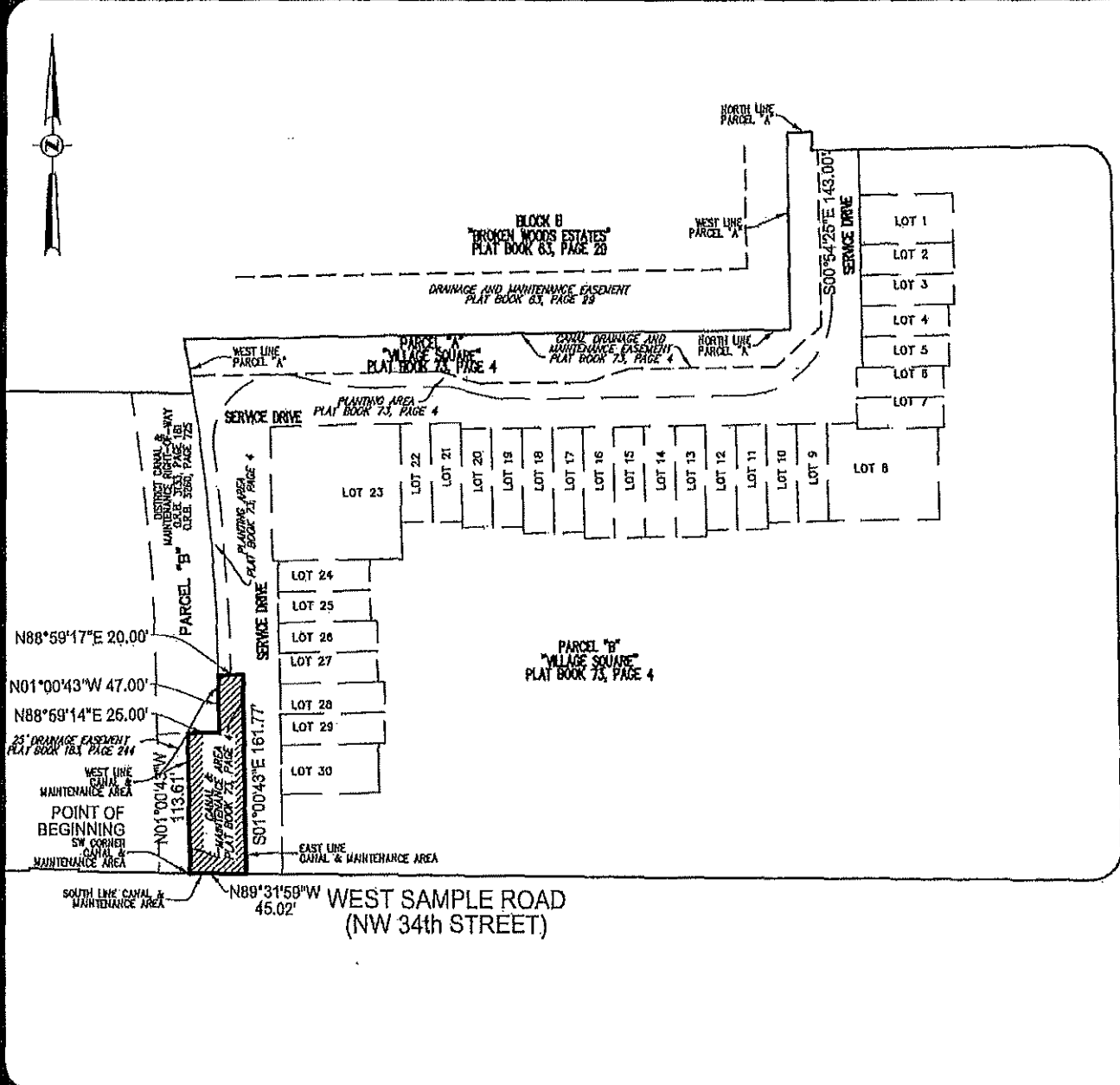
John F Pulice

Digitally signed by John F Pulice
Date: 2022.11.09 12:35:50 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
 BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



UNIVERSITY DRIVE (STATE ROAD NO. 817)

CLIENT: BARRON REAL ESTATE
 SCALE: 1"=20' DRAWN: L.S.
 ORDER NO.: 70672D
 DATE: 10/27/22
 CANAL & MAINTENANCE AREA VACATION
 CORAL SPRINGS, BROWARD COUNTY, FLORIDA
 FOR: CORAL SPRINGS VILLAGE SQUARE

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

O.R.B. OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

THAT PORTION OF THE 50' DISTRICT CANAL & MAINTENANCE RIGHT-OF-WAY CANAL "M", RECORDED IN OFFICIAL RECORDS BOOK 3133, PAGE 181 AND OFFICIAL RECORDS BOOK 3260, PAGE 725, LYING WITHIN PARCEL "B", "CORAL HILLS - SAMPLE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 244, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°59'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B" 50.00 FEET; THENCE NORTH 01°00'43" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG THE WEST LINE OF SAID PARCEL "B" 47.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1630.00 FEET, A CENTRAL ANGLE OF 08°10'00", FOR AN ARC DISTANCE OF 232.34 FEET TO A POINT OF NON-TANGENCY ON THE NORTH LINE OF SAID PARCEL "B"; THENCE SOUTH 89°41'56" EAST ALONG SAID NORTH LINE 50.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 81°06'21" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THIS AND THE FOLLOWING COURSE BEING ALONG THE EAST LINE OF SAID PARCEL "B", HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 07°52'56", FOR AN ARC DISTANCE OF 231.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°00'43" EAST 47.00 FEET TO THE POINT OF **BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 13,936 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "B" BEING S88°59'17"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BARRON REAL ESTATE

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 70672B

DATE: 10/27/22

PARCEL "B" VACATION

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL SPRINGS VILLAGE SQUARE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

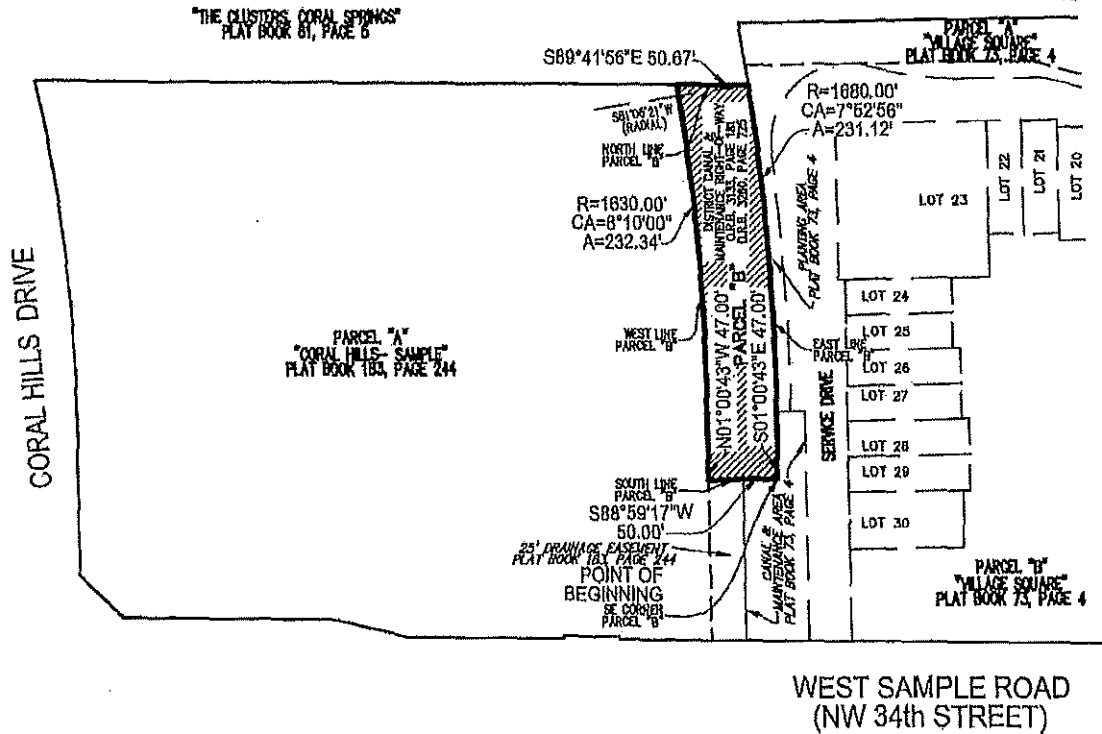
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2891
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
 STATE OF FLORIDA



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BY
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TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



| | |
|--|-------------|
| CLIENT: BARRON REAL ESTATE | |
| SCALE: 1"=20' | DRAWN: L.S. |
| ORDER NO.: 70672B | |
| DATE: 10/27/22 | |
| PARCEL "B" VACATION | |
| CORAL SPRINGS, BROWARD COUNTY, FLORIDA | |
| FOR: CORAL SPRINGS VILLAGE SQUARE | |

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:
O.R.B. OFFICIAL RECORDS BOOK

**SUNSHINE
WATER CONTROL DISTRICT**

**STAFF
REPORTS
All**



March 27, 2023

City of Coral Springs
9500 West Sample Road
Coral Springs, FL 33065

Subj: City Village Project Special Exception Application

To Whom It May Concern:

As President of the Sunshine Water Control District (the "District"), I note that the District is the owner of the below-referenced parcel. We are aware that Amera Downtown Development Company, LLC. is submitting a Special Exception Application for the City Village Project at the NW corner of Sample Road & University Drive, which will include these parcels.

- (1) Sunshine Water Control District- W SAMPLE RD CORAL SPRINGS FL 33065
Legal Description: VILLAGE SQUARE 73-4 B CANAL & MAINTENANCE AREA
- (2) Sunshine Water Control District- W SAMPLE RD CORAL SPRINGS FL 33065
Legal Description: CORAL HILLS-SAMPLE 183-244 B PAR B

Thank you,

A handwritten signature in black ink that reads "Jose E. Morera".

Jose E. Morera

President

Sunshine Water Control District

**SUNSHINE
WATER CONTROL DISTRICT**

**STAFF
REPORTS
BI**

April 5, 2023

Board of Supervisors
Sunshine Water Control District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33073

**RE: SUNSHINE WATER CONTROL DISTRICT - MONTHLY ENGINEER'S REPORT (MER)
(March 8, 2023 Board Meeting)
March 1, 2023 – April 5, 2023
CAS PROJECT NO. 15-1826**

Dear Board of Supervisors:

Craig A. Smith & Associates, Inc. (CAS) is pleased to provide you with the MER summarizing activity performed by our team on behalf of SWCD during the referenced period including future work. Anything of significance or modifications occurring after this writing will be brought up at the April 12, 2023 BOS meeting.

Electrical Repairs at Pump Station Nos. 1 and 2

Current Connections Inc (CCI) work progress at PS1 is moving along at a good pace. Pay request application no. 6 is under review during this writing.



Slab work at PS2 has commenced. A concern with the manufacturing of the fuel tank vault has been brought to our attention which could affect SWCD's pumping operation in the upcoming wet season. Note that the vault was ordered along with the generator well over a year ago from Ring Power (RP) and COVID impact delays have affected production of goods. RP uses Oldcastle Infrastructure as their vendor to manufacture the concrete vault and this vendor anticipates delivery by June of this year as there are 5 tanks under production ahead of ours. It is not our desire to delay work for another year though that can be an option. As such, an interim solution is being discussed with team members with an outside vendor so that PS2 has fuel in the event of an emergency. This would entail renting a fuel tank that would connect to the new generator. The specifics on how the temporary installation and connection to the new



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



generator could work are still being vetted out. Communications with RP is on-going on this matter including the delivery of the vault.

We have reached out to Oldcastle directly to tie down an actual delivery date of the vault and we have followed up with RP on the same subject matter. Note that this interim solution would entail a change order to the project and may be brought to the April board meeting.

West Outfall Canal Phase 2B Improvements & Work at PS1

Work at the intake and canal segment has moved along at a good pace. The new concrete intake area has been prepared for the new slab and is expected to have concrete poured on Wednesday, 4.5.2023. Construction progress photos can be seen at this CAS link [SWCD-PS1](#) with a few shown below.





Right-of-Way Permitting

Recommendations:

- Recommended is the extension of Ladybird Academy's ROW Permit No. 2022-14 for 180 days (originally issued on 9.14.2022). The permit authorizes the development of an institutional facility adjacent to Canal "L" and subsequent canal demucking work.

Under Review:

- Amera Downtown Development Co., LLC – Sample Road and University Drive: Response to the comments made have not been submitted. Applicant is still working on the compensating storage issues and the legal instrument regarding the existing SWCD canal.
- Foundry – Industrial Trailer Parking & Storage (Wiles Road and Sawgrass Expressway): Application submittal has been received and has been reviewed with comments sent to the applicant's engineer.
- Foundry – Proposed Access roads via City's Waste Transfer Station. This permit application is close to complete and may be brought to the Board for permit action.

- FDOT - University Dr road widening for 1.5 miles north NW 40th St: Review comments were sent to FDOT on 2.13.23. We have received a response on 3.30.2023 and are looking to discuss the response with FDOT personnel.

As always, we continue to look forward to working with the SWCD staff on current and future important projects. Should there be any questions, I can be reached at the letterhead numbers shown or by electronic mail at orubio@craigasmith.com.

Sincerely,

CRAIG A. SMITH & ASSOCIATES



Orlando A. Rubio, PE
VP of Stormwater Engineering

Enclosures: Ladybird Academy's email request for Permit Extension, copy of Permit 2022-14.

cc via e-mail: **SWCD** - Cory Selchan, John McKune, PE
WHA - Jamie Sanchez, Cindy Cerbone, Daphne Gillyard, Andrew Kantarzhi, Gianna Denofrio, Caryn Kupiec
RI – Newton Brooks, PE
CAS - Steve C. Smith, PE

\\cas-file\projects\districts\sunshine_water_control\monthly engineers reports\2023mer\2023-04\swcd-monthlyrpt-2023-04-03.docx

**SUNSHINE
WATER CONTROL DISTRICT**

**STAFF
REPORTS
BII**


Orlando Rubio

From: Julie Farr <julie@zdevelopmentsservices.com>
Sent: Friday, March 31, 2023 4:25 PM
To: Gianna Denofrio
Cc: corys@csidfl.org; Orlando Rubio; nzerrouki@coralsprings.org; ahernandez@coralsprings.org; Anilia Arneus; Megan Szabo; Sarah Gourdine; Bob Ziegenfuss; Rick Krietemeyer
Subject: RE: SUNSHINE WCD - LADYBIRD ACADEMY PERMIT RELEASE
Attachments: Permit 2022-14 Ladybird Academy (CSJ Capital).pdf

Good Afternoon,

We have had some delays on this project and would like to find out about extending the attached permit. We have site approval from the City of Coral Springs and the building permit has been submitted for. We expect to start construction later this year. Let me know what we need to do to request an extension. Thanks.

Julie Farr
Project Manager/Government Relations


708 E. Colonial Drive, Suite 100
Orlando, FL 32803
Direct Line: (407) 270-9772
Office:(407) 271-8910
Cell: (407) 927-9427
Fax: (407) 442-0604
julie@ZDevelopmentServices.com

From: Gianna Denofrio <denofriog@whhassociates.com>
Sent: Friday, September 16, 2022 4:15 PM
To: Julie Farr <julie@zdevelopmentsservices.com>; Bob Ziegenfuss <bob@zdevelopmentsservices.com>
Cc: corys@csidfl.org; Orlando Rubio <ORubio@craigasmith.com>; nzerrouki@coralsprings.org; ahernandez@coralsprings.org; Anilia Arneus <arneusa@whhassociates.com>; Megan Szabo <szabom@whhassociates.com>; Sarah Gourdine <gourdines@whhassociates.com>
Subject: SUNSHINE WCD - LADYBIRD ACADEMY PERMIT RELEASE

Good afternoon,

Please see attached for issuance of Permit 2022-14.

Thank you,

Gianna Denofrio

Gianna Denofrio
Administrative Services Coordinator
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W



Sunshine Water Control District

Permit No. 2022-14

DATE: September 14, 2022

ISSUED TO: CSJ Capital, LLC
1515 International Parkway, Suite 3001
Lake Mary, FL 32746
407-829-8529

SUBMITTED BY: Z Development Services
708 E. Colonial Drive, Suite 100
Orlando, FL 32803
Robert Ziegensuss
407-271-8910, ext. 501
bob@zdevelopmentservices.com

TELEPHONE: Robert Ziegensuss 407-271-8910, ext. 501
bob@zdevelopmentservices.com

AUTHORIZING: Development of an institutional facility (Ladybird Academy) adjacent to Canal "L"

PROJECT: Daycare – Ladybird Academy

LOCATION: Royal Palm Drive
Coral Springs, FL 33071
ID #484122071030

County: Broward **Section:** 22 **Township:** 48S **Range:** 41E

This permit is issued pursuant to your recent Application for Permit, which was approved by the Board of Supervisors at their Board Meeting held on September 14, 2022. This Application is

subject, to the extent set forth hereunder, to the following documents, which are called “permit documents”.

All work, construction and use of the facilities of the Sunshine Water Control District (the “THE DISTRICT”) permitted hereunder shall be performed in strict compliance with the permit documents and the Permit Criteria Manual heretofore adopted by the THE DISTRICT and as may be hereinafter from time to time amended, changed or revised, said Permit Criteria Manual being expressly made a part and condition of this permit, all regulations of the South Florida Water Management District, the South Florida Building Code, the laws of the United States and State of Florida, and all ordinances, rules, or regulations of the City of Coral Springs and Parkland and Broward County, Florida, as may be amended, replaced, or enacted from time to time. Any departure therefrom shall be grounds for revocation of this permit. A copy of the existing Permit Criteria Manual will be made available to Applicant upon request and any future changes or amendments will be available upon request.

The permittee agrees and understands that this permit is subject to the following:

1. If this permit involves the use of a right-of-way which is owned by the District, then, the Applicant acknowledges that the District title to the right-of-way which is the subject matter of this permit is superior in right, title or dignity to the permit granted to the Applicant, and the Permittee’s successors and assigns shall attorn their interest under this permit to the district’s title to this right-of-way. This permit is subject to the right of condemnation of the right-of-way held by the District by any other authorized governmental agency; is further subject to the right of reversion held by the grantors of the right-of-way; and is subject to the continued existence of the District.
2. This permit is not an exclusive permit and no leasehold or exclusive right is granted to the Permittee hereunder. To the extent that this permit touches or affects a District’s right-of-way, then the Permittee acknowledges that this permit may be subject to the rights of other Permittee’s to utilize the lands of the right-of-way. It is the obligation of the Permittee to conduct any and all surveys, title examinations, examinations of public records, ascertain the whereabouts of any other improvements located in the right-of-way before commencing any construction in the right-of-way.
3. Should Permittee violate the terms of this Permit it may be cancelled at the option of the District without notice or waiting period.
4. Should this permit involve the use of a District right-of-way, it is limited solely to the area depicted in the permit documents and does not extend to any other landowner used by the District.
5. Except as specifically permitted herein by the permit documents, no other improvements shall be constructed.

6. In the event the improvements authorized by this Permit are defectively constructed or are improperly maintained or negligently operated so as to endanger or damage adjacent property owners' improvements, or damage or endanger the water control installations owned or possessed by the District, or the Permittee discharges any hazardous materials or otherwise impedes or degrades the physical condition and functioning of the water control operations of the District, the District may, at its option, cancel this Permit.
7. The District shall have the right to employ engineers or other specialists to determine the necessary costs of cleaning up any pollutants, hazardous materials or other materials which may impede or degrade the District's waterways, to determine the necessary repairs to an installations, or to correct the operating procedures of the Permittee in order to restore the District's water control installation, and thereafter to require the Permittee to pay for any clean up costs or repairs, together with any engineering and other specialist's costs, or any legal or other costs incurred by the District. Should the Permittee decline to perform the clean up work, make said repair or enact new operating procedures, the District may have said cleanup work accomplished, or said repairs made at the cost of the Permittee. Upon the completion of said clean up or repairs, the District shall provide a Permittee with a notice in writing sent by United States prepaid certified mail. This notice shall detail the cost incurred by the District, including any and all necessary engineering, specialist or legal costs in connection therewith to that date. The Permittee shall have thirty days from date thereof in which to reimburse the District. In the event that the Permittee does not reimburse the District within said thirty day period, the District shall have the right to recover all of said costs incurred by it, including any engineering and specialist costs, or any attorney's fees or legal costs incurred in a court of competent jurisdiction, together with any and all court costs incurred, and a reasonable attorney's free fee for all legal services rendered in the said court of original jurisdiction, or any appellate court.
8. This permit may be cancelled in the event that the Permittee does not submit to the District a Construction Completion/Construction Certificate on forms approved by the District, executed by its engineer supervising the construction called for by this permit within **180 days** from date hereof certifying that the work and construction contemplated by this permit has been completed according to the attached specifications and the requirements and minimum standard of construction referred to above, together with an "AS-BUILT" plan, signed by the Permittee's engineer or architect. The Board of Supervisors may extend the time for completion of said construction and the delivery of the aforementioned certificate.
9. In the event the structure being constructed pursuant to this permit is a structure of a type which will be dedicated to the public, such as a bridge, roadway over a culvert, or other type of easement or use dedicated to the public, the District shall have the right to require the Permittee upon completion of said structure and dedication of the same to the public to assign this permit to the governmental body having jurisdiction over the

structure so dedicated. It will also be the responsibility of the Permittee to secure the acceptance of said assignment by the appropriate governmental body indicating their agreement to accept the assignment of this permit and to further agree to abide by the rules and regulations of the District, the conditions of this permit and to maintain the structure, or structures, so assigned to said governmental body of no cost to the District.

10. Permittee will not do or permit any act or thing to be done that is the subject of this permit which will subject the District, its employees, or its supervisors to any liability or responsibility for injury or damage to persons or property or subject it to responsibility for a violation of laws, and will exercise such control over its construction or the area of its permit so as to fully protect the District, its employees, and its supervisors against these possibilities. Permittee will defend, indemnify and save the District, its employees, and supervisors harmless against any and all liabilities, suits, obligations, fines, damages, judgments, assessments, penalties, claims, costs, charges, expenses, including without limitation, court costs, deposition fees, investigative fees, expert fees and attorney's fees, which the District, its employees and its supervisors may incur as a result of claims, lawsuits, administrative proceedings, governmental prosecution or legislative claim's bills arising out of the Permittee's use of this permit whether at trial or upon appeal. This obligation to indemnify and hold harmless shall exist whether the acts complained of were caused by Permittee, its agents, servants, employees, independent contractors or other third parties or were caused by the condition of the District's right-of-way. Additionally, Permittee shall permit no liens to be filed against the right-of-way, and shall at its own cost and expense, bond off the same and indemnify and hold the District harmless from any and all liability, suites, obligations, damages claims, costs, charges and expenses, including without limitation, court costs, investigative fees, deposition fees, engineer's fees, architect's fees, attorney's fees incurred by the District in resisting such a claim or defending such a lien, whether the same be before trial, at trial or at an appellate level.
11. Should this permit involve a right-of-way of the District, Permittee accepts the right-of-way that is the subject of this permit, to the extent this involves use of a right-of-way, in an "as-is" "where-is" condition, and acknowledges that no representations, statements, warranties, or affirmations concerning these lands or their suitability have been given by the District to Permittee and that Permittee has made its own independent analysis of the suitability of accepting this permit and utilizing any right-of-way that is the subject matter of this permit.
12. Notwithstanding the requirement for indemnity contained herein, nothing shall enlarge the governmental immunity granted unto the District by the laws of the State of Florida. Notwithstanding the District's governmental immunity, the indemnity provisions contained in this Agreement shall also provide for, under the same terms, indemnity in the event of any claims or proceeding in front of the Legislature of the State of Florida, and Permittee shall be obligated in accordance with its indemnity agreement to

indemnify and hold harmless the District for any claim's bill proceeding brought in the State of Florida and for any claim's bill imposed against the District in such a proceeding.

13. This Agreement shall be governed in accordance with the laws of the State of Florida and venue shall be in Broward County.
14. This permit cannot be recorded in the Public Records of Broward County, Florida. In the event that it is recorded in the Public Records of Broward County, Florida by Permittee, then Permittee shall pay all costs and fees incurred in removing that from the Public Records of Broward County, Florida, and shall agree to execute any and all documents necessary to remove the same. If anybody not party to this permit, records this permit in the Public Records, the parties agree to execute the documents necessary to remove this from the Public Records.
15. This Permit shall not convey to Permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee unless otherwise provided immediately below.
16. This Permit shall not be considered permanent but is subject to cancellation for any of the foregoing reasons, or for a violation of any policies of the District or of the special conditions set forth in this permit.

STANDARD CONDITIONS ARE AS FOLLOWS:

1. In the event the SUNSHINE WATER CONTROL DISTRICT wishes to obtain the ingress or egress to its property, easement or right of way affected by the permit issued pursuant to this application for any lawful District purpose, including but not limited to maintenance of any lake, canal or related water management infrastructure, the removal, demolition and reconstruction, if any, of the proposed work or structure permitted hereunder shall be at the sole expense of the owner or the owner's successors or assigns.
2. PERMITTEE, by acceptance of the permit, covenants and agrees that the SUNSHINE WATER CONTROL DISTRICT shall be promptly indemnified, defended, protected, exonerated, and saved harmless by the Permittee from and against all expenses, liabilities, claims, demands, and proceedings incurred by or imposed on said District in connection with any claim, proceeding, demand, administrative hearing, suit, appellate proceeding, or other activity; including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit, including use of canal water for irrigation purposes, damage to

landscaping, paint damage to automobiles, buildings, or other structures, and any property damage or personal injuries, fatal or non-fatal, of any kind or character.

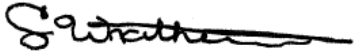
3. PERMITTEE agrees that during the course of construction, no debris will be placed into the waterways of the District.

SPECIAL CONDITIONS ARE AS FOLLOWS:

1. A copy of Record As-builts and Engineer Certification shall be provided to SWCD upon completion of all work with elevations shown in NAVD datum.
2. All work must be in compliance with the latest SWCD Permit Criteria Manual.
3. All nuisance vegetation within Canal "L" work limits shall be removed and canal banks shall be stabilized with sod.
4. Permittee will ensure that all necessary Sediment & Erosion Control devices will be utilized at the SWCD right-of way during construction.
5. Trash bond (\$2,500) shall be submitted prior to permit issuance and the Contractor shall repair and replace any SWCD facilities damaged during construction at no cost to the District.
6. All applicable permits and approvals for Work shall be obtained.
7. SWCD shall be notified at least 48 hours prior to construction.
8. The Permittee is advised that additional cost recovery fees may be requested.

Date Issued: September 14, 2022

Sunshine Water Control District

By  _____

**Craig A. Wrathell
District Manager**

By acceptance of this permit, the Permittee agrees to all the terms and conditions therein, and the policies of Sunshine Water Control District as set forth in the Permit Procedures Minimum Construction Standards and Stormwater Management Design Criteria booklet.

Exhibit C

MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEMS

The efficiency of a surface water management system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. The following is a list of maintenance items that should be performed as necessary in order to ensure that the surface water management system operates as designed. This list, or one similar in nature, should be given to the property/homeowners' association at the time they accept responsibility for operation and maintenance of the surface water management system.

SWALES

Once a grassed swale has been constructed properly, the only routine maintenance required is mowing. Additional work may be required since it is normal for the bottom of the swale to fill in slowly over time due to the accumulation of particulate matter settling out of the stormwater runoff. The centerline elevation of the swale should be maintained no higher than the minimum elevation of any upstream driveway aprons through the swale.

The optimum time to inspect the grade of a swale is during a rainfall event immediately after the swale has been mowed. If the swale bottom is too high, it can cause water to be ponded upstream. Water can also accumulate if the bottom of the swale is significantly lower than the elevation of any downstream aprons. Ponded water is not necessarily bad, unless soil conditions hinder percolation. If percolation is poor, swale maintenance is critical for property operation of the drainage system.

Certain common practices can actually accelerate the need for swale maintenance. When a swale is planted with trees and shrubs, the plantings can impact the treatment volume and the rate of flow. Shrubs and trees placed in swales should be along the swale edges as opposed to along the centerline.

In many areas, individuals park vehicles within the swales. This practice can be detrimental in several ways. Petroleum products leaking from motor vehicles parked in swales can enter the water management system. If the grass dies from exposure to these products, soil erosion can result. Eroded areas should be re-sodded as soon as possible. In addition to contamination, the weight of a vehicle can alter the grade of the swale if the ground is saturated. If this occurs, the proper grade can usually be easily reestablished while the ground is still soft.

STORMWATER INLETS

Most stormwater inlets are fitted with a grate to prevent the introduction of debris into the stormwater pipe system. The grates should be inspected periodically and any accumulated debris removed. Over a period of time, sediment can build up within the bottom of inlet structures. If the sediment is not removed, it can migrate into the pipe system. Sediment can be easily removed from the inlet structure, but once it begins to build up in the pipe system, flushing or vacuuming may be required in order to remove it.

DETENTION/RETENTION AREAS

All pipe entrances and exits should be inspected to ensure that they are not buried beneath debris, soil or vegetation. Any blockage should be removed. If any bare soil is exposed, it should be stabilized (such as with sod, etc.) to prevent erosion. Dry water management areas should be mowed regularly. Water control structures should be inspected to ensure that any v-notches, slots, orifices or other control devices are not blocked by debris.

CULVERTS

The ends of culverts need to remain clear of blockages. If the culvert is crushed, it should be restored to original dimensions. Corrugated metal pipe culverts can rust over time. This is usually evident by the creation of a small depression immediately above the faulty pipe. The depression is caused by soil falling into the pipe. If the depression is filled, it will continue to reappear. When this situation occurs, the pipe should be excavated and repaired or replaced, depending on the extent of the corrosion.

OUTFALL STRUCTURES

Each outfall structure (also called the discharge control structure) and associated baffles or other trash collectors should be periodically inspected to ensure it is neither blocked by debris nor in need of repair. Any blockages should be removed. Structure elevations and dimensions should be annually compared to current permit information and restored to permitted conditions if needed.

**SUNSHINE
WATER CONTROL DISTRICT**

**STAFF
REPORTS
E**

SUNSHINE WATER CONTROL DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

La Quinta Inn Coral Springs, 3701 N. University Drive, Coral Springs, Florida 33065

² *Sartory Hall, 10150 NW 29 St., Coral Springs, Florida 33065*

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|--|---------------------------------------|----------|
| October 12, 2022 | Regular Meeting | 6:30 PM |
| November 9, 2022 CANCELED WEATHER RELATED | 401(a) Committee Meeting | 6:00 PM |
| November 9, 2022 CANCELED WEATHER RELATED | Regular Meeting | 6:30 PM |
| December 7, 2022* | Regular Meeting | 6:30 PM |
| December 16, 2022 | 401(a) Committee Meeting | 10:00 AM |
| January 11, 2023 | Regular Meeting | 6:30 PM |
| February 8, 2023 ² | Regular Meeting | 6:30 PM |
| March 8, 2023 ² | Landowners' Meeting & Regular Meeting | 6:30 PM |
| April 12, 2023 ² | Regular Meeting | 6:30 PM |
| May 10, 2023 ² | Regular Meeting | 6:30 PM |
| June 14, 2023 ² | Regular Meeting | 6:30 PM |
| July 12, 2023 ² | Regular Meeting | 6:30 PM |
| August 9, 2023 ² | Regular Meeting | 6:30 PM |
| September 13, 2023 ² | Public Hearing & Regular Meeting | 6:30 PM |

Exception:

**December meeting is one week earlier to accommodate Coral Springs Holiday Parade*