

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: Aluikrovalainen

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

3/31/17
ASD 3/30 OFMB per 3/30

4/5/17
Contract, Dev. and Control 4/5/17 (TW)

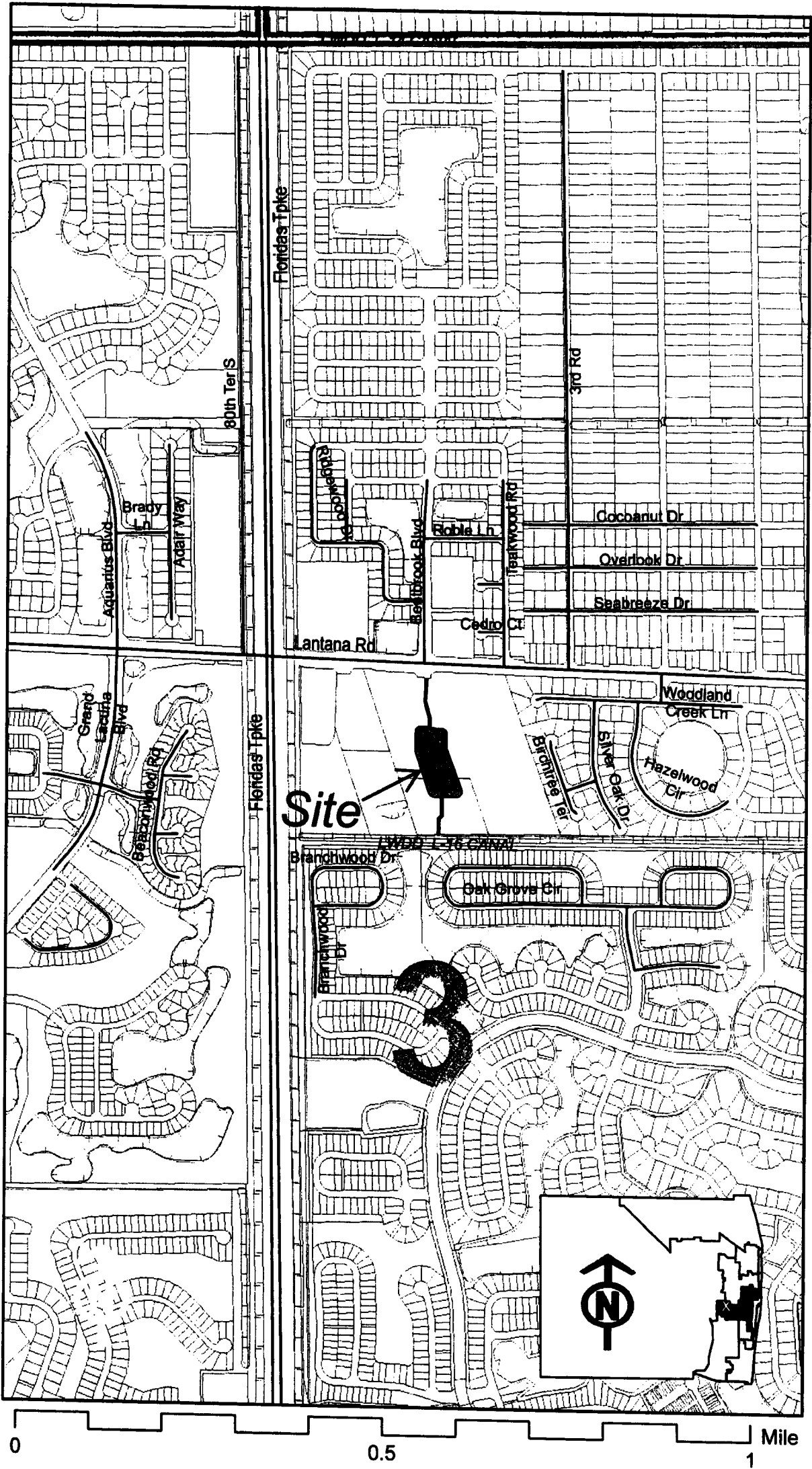
B. Approved as to Form and Legal Sufficiency:

4/13/17
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



Location Map

Attachment 2

Return to:
Right-of-Way Section
Palm Beach County, Engineering & Public Works Department
Post Office Box 21229
West Palm Beach, Florida 33416-1229
Attn.: David Kuzmenko, Right-of-Way Specialist
Acct. No.: 1010 **W/C BOX 1066**

This Instrument Prepared by:
Yelizaveta Herman, Assistant County Attorney II
Palm Beach County, County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Portion of Property Control Numbers: 00-42-44-40-00-040-0041
00-42-44-40-00-040-0043

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: 1990 606 A
ROAD NAME: Lantana Road
PARCEL NO.: 4 & 5

RELEASE OF DRAINAGE AND FLOWAGE EASEMENT

WHEREAS, a drainage and flowage easement was conveyed to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (County), on September 19, 2000 and recorded in Official Record Book 12082, Page 636, Public Records of Palm Beach County, Florida; and,

WHEREAS, the drainage and flowage easement is located on land to be platted as Lantana Farms PUD (PUD) by **HOME DYNAMICS SILVERLEAF, LLC**, a Florida limited liability company, whose post office address is 4755 Technology Way, Suite 210, Boca Raton, Florida 33431-3343, (hereinafter called "Developer"); and,

WHEREAS, the drainage and flowage easement is inconsistent with the PUD's approved site plan; and,

WHEREAS, Developer has requested the release of the drainage and flowage easement so that a newly platted drainage easement can be constructed per the approved site plan; and,

WHEREAS, Developer has provided a drainage easement for the same location and configuration to replace the drainage and flowage easement to the County, to be held in escrow pending the completion of the PUD; and,

WHEREAS, County Engineering & Public Works Department staff has reviewed the request and finds it is appropriate to release the drainage and flowage easement, as described in Official Record Book 12082, Page 636, Public Records of Palm Beach County, Florida.

NOW, THEREFORE, in consideration of the recitals set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release the drainage and flowage easement as described in Official Record Book 12082, Page 636, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the County has caused this Release of Drainage and Flowage Easement to be executed on _____.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Assistant County Attorney

County:

PALM BEACH COUNTY,
a political subdivision of the State of
Florida

By: _____
Paulette Burdick, Mayor



(Official Seal)

Attachment 3

Portion of Property Control Numbers: 00-42-44-40-00-040-0041
00-42-44-40-00-040-0043

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: 1990 606 A
ROAD NAME: Lantana Road
PARCEL NO.: 4 & 5

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made this 22 day of February, 2017, by **HOME DYNAMICS SILVERLEAF, LLC**, a Florida limited liability company, whose post office address is 4755 Technology Way, Suite 210, Boca Raton, Florida 33431-3343, (hereinafter called "Grantor"), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, (hereinafter called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, as follows:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

This drainage easement shall be used to permanently install and maintain, when necessary, facilities for the purpose of transporting storm water runoff, both above ground (swales) and buried (pipes and structures) to, and/or from, water retention areas. This drainage easement shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from removing or interfering with the operation, maintenance, or repair of facilities installed by Grantee in the drainage easement area. To the extent that Grantor, its successors and assigns hinder or obstruct the operation, maintenance, or repair of any facilities installed in the drainage easement area, Grantor, its successors and assigns shall be liable for the cost of repair and/or removal of the obstruction. The installation of facilities shall not extend beyond the limits outlined in the attached legal description.

Grantee shall have the right, but not the obligation, to remove and use any or all of the soil and/or subsoil, in accordance with current and future construction plans, within the drainage easement area.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses
required by Florida law)

Witness Signature (Required)

Teresa Peterson
Witness Name Printed or Typed

Witness Signature (Required)

HELEN DELFINO
Witness Name Printed or Typed

Grantor:

HOME DYNAMICS SILVERLEAF, LLC,
a Florida limited liability company

By:

David Schack, Managing Member

(SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me personally appeared David Schack, who is personally known to me, or has produced _____
as identification, and who executed the foregoing instrument as Managing Member of HOME
DYNAMICS SILVERLEAF, LLC, a Florida limited liability company, and severally acknowledged to and before
me that he executed such instrument as such officer of said company, and that said instrument is the free act and
deed of said company.

Witness my hand and official seal this 22 day of February, 2017.



Teresa Peterson
Notary Signature
Notary Public, State of Florida

Teresa Peterson
Print Notary Name
FF236478
Commission Number
My Commission Expires: 8/25/19

N:\R_O_W\Dave\Lantana Farms PUD\drainage easement.docx

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

LANTANA FARMS - DRAINAGE EASEMENT

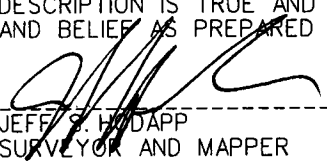
LEGAL DESCRIPTION

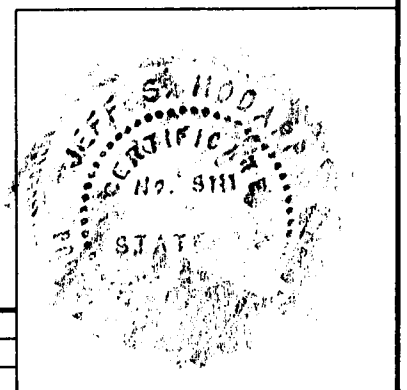
A PORTION OF LOT 4 HIATUS TRACT 40, "PALM BEACH FARMS COMPANY PLAT NO. 13" LOCATED IN TOWNSHIP 44 $\frac{1}{2}$ SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 TRACT 40, ALSO BEING THE SOUTHWEST CORNER OF SECTION 33 TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 88° 31' 51" EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 809.04 FEET; THENCE SOUTH 01° 28' 09" WEST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 31' 51" EAST, ALONG THE SOUTH LINE OF THE RIGHT-OF-WAY OF LANTANA ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 12082 AT PAGE 629 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.01 FEET; THENCE SOUTH 02° 36' 23" WEST, A DISTANCE OF 177.56 FEET; THENCE SOUTH 14° 34' 45" EAST, A DISTANCE OF 103.63 FEET; THENCE SOUTH 00° 40' 57" EAST, A DISTANCE OF 77.95 FEET; THENCE NORTH 88° 55' 01" EAST, A DISTANCE OF 56.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 90° 00' 13", A DISTANCE OF 59.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 04' 46" EAST, A DISTANCE OF 96.02 FEET; THENCE SOUTH 19° 01' 06" EAST, A DISTANCE OF 311.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 107° 56' 21", A DISTANCE OF 71.59 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88° 55' 15" WEST, A DISTANCE OF 91.79 FEET; THENCE SOUTH 00° 40' 59" EAST, A DISTANCE OF 128.90 FEET; THENCE SOUTH 46° 24' 07" WEST, A DISTANCE OF 29.37 FEET; THENCE SOUTH 00° 40' 59" EAST, A DISTANCE OF 120.23 FEET; THENCE SOUTH 89° 18' 58" WEST, ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 40, A DISTANCE OF 20.00 FEET; THENCE NORTH 00° 40' 59" WEST, A DISTANCE OF 128.94 FEET; THENCE NORTH 46° 24' 07" EAST, A DISTANCE OF 29.37 FEET; THENCE NORTH 00° 40' 59" WEST, A DISTANCE OF 120.04 FEET; THENCE SOUTH 88° 55' 15" WEST, A DISTANCE OF 29.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 72° 03' 40", A DISTANCE OF 47.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19° 01' 05" WEST, A DISTANCE OF 287.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 17° 56' 20", A DISTANCE OF 26.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01° 04' 45" WEST, A DISTANCE OF 125.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET AND A

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. HADDAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



Project Name:	LANTANA FARMS	DATE:	02/16/2017
JOB NO.	06117	DWG BY:	JSH
		CK'D BY:	JEK
			SHEET 1 OF 5

947 Clint Moore Road
Boca Raton, Florida 33487

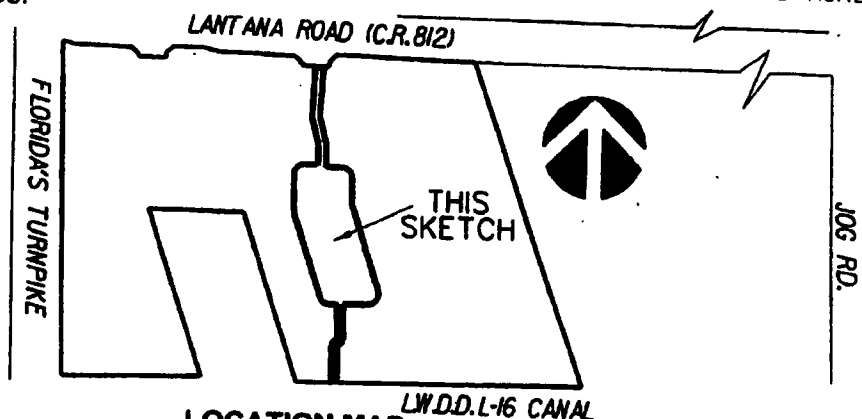
PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

CENTRAL ANGLE OF 89° 59' 58", A DISTANCE OF 59.69 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 88° 55' 13" EAST, A DISTANCE OF 44.02 FEET; THENCE SOUTH 73° 21' 32"
EAST, A DISTANCE OF 3.69 FEET; THENCE NORTH 00° 40' 57" WEST, A DISTANCE OF 65.62
FEET; THENCE NORTH 14° 34' 45" WEST, A DISTANCE OF 104.51 FEET; THENCE NORTH
02° 36' 23" EAST, A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.763 ACRES,
MORE OR LESS.



NOTES

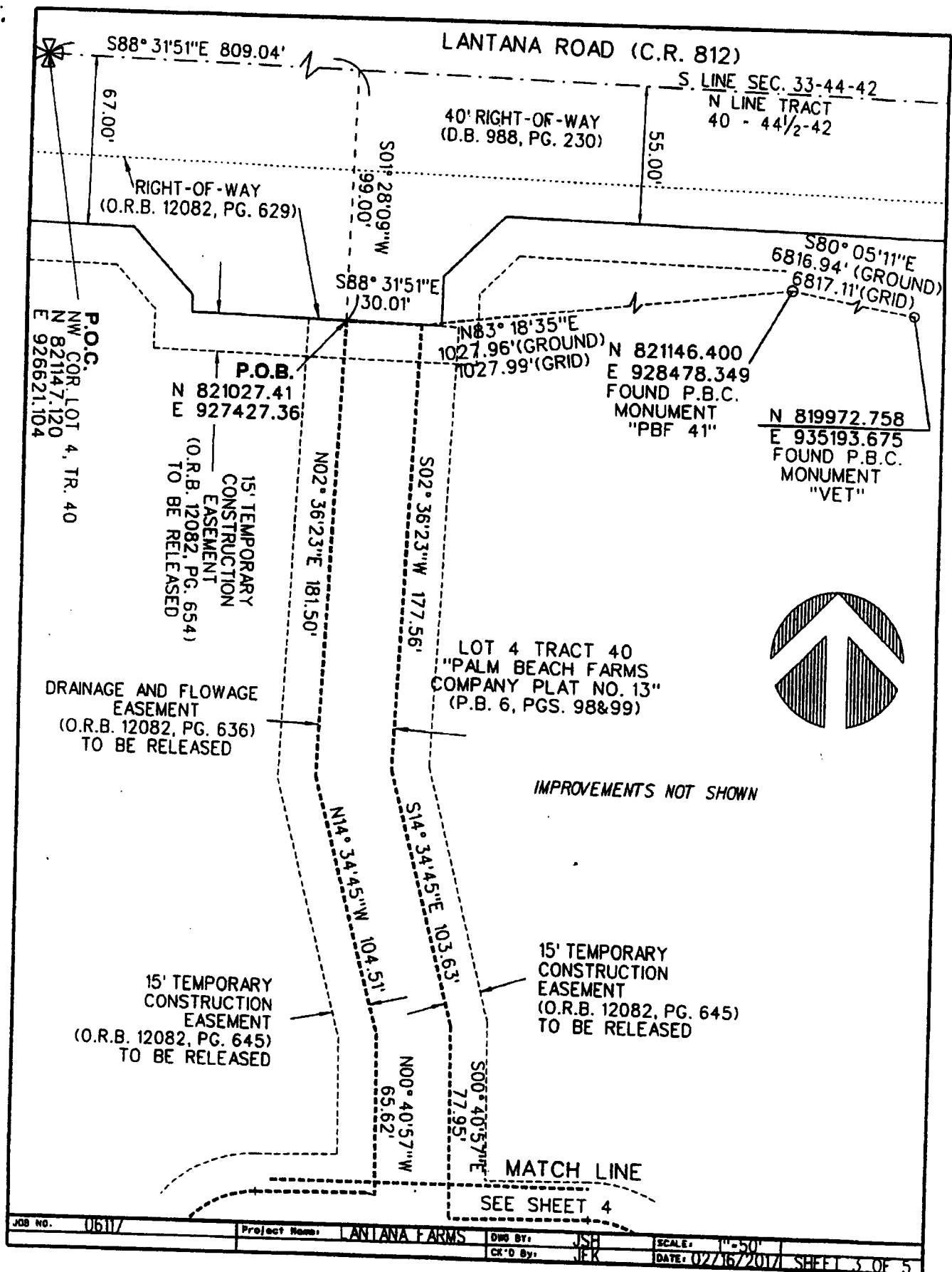
LOCATION MAP

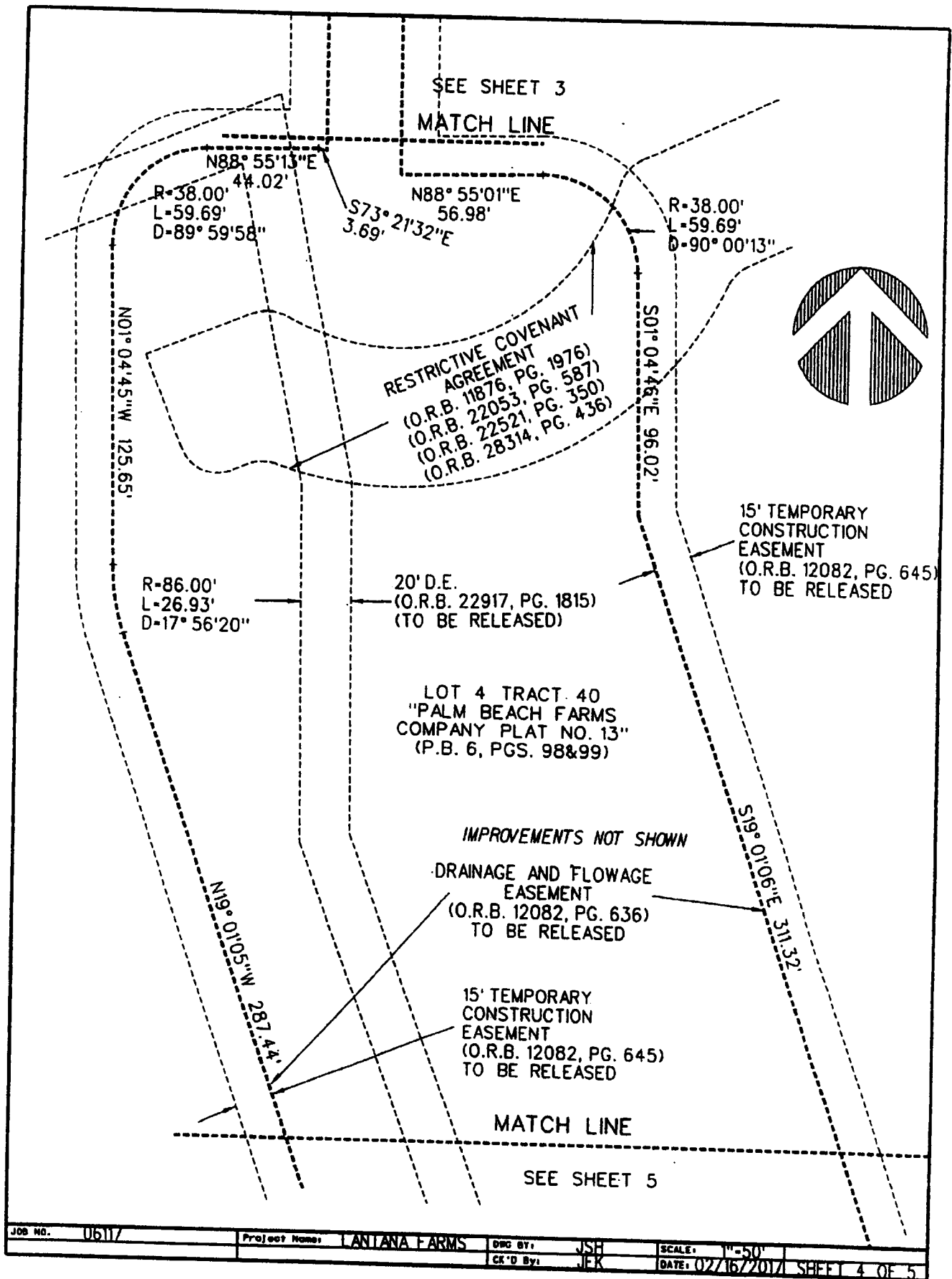
NOT TO SCALE

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY REFLECTED IN TITLE COMMITMENT NO 6000680, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 2, 2016 AT 8:00 AM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, WITH A LINE BETWEEN PALM BEACH COUNTY CONTROL MONUMENTS "VET" AND "PBF41" HAVING A BEARING OF SOUTH 80° 05' 11" EAST. AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS SKETCH IS 1.0000255.
4. IMPROVEMENTS INCLUDING A LAKE AND DRAINAGE STRUCTURES ARE SHOWN ON A BOUNDARY SURVEY PREPARED BY THE OFFICE, DATED MAY 19, 2015, UNDER PROJECT NUMBER 06117.

ABBREVIATIONS

D.E.	DRAINAGE EASEMENT	L	ARCLength
L.B.	LICENSED BUSINESS	CONC.	CONCRETE
L.S.	LICENSED SURVEYOR	COR.	CORNER
O.R.B.	OFFICIAL RECORDS BOOK	C.R.	COUNTY ROAD
P.O.B.	POINT OF BEGINNING	D	DELTA (CENTRAL ANGLE)
P.O.C.	POINT OF COMMENCEMENT	D.B.	DEED BOOK
P.B.	PLAT BOOK	PGS.	PAGES
P.B.C.R.	PALM BEACH COUNTY RECORDS	R	RADIUS
PG.	PAGE	P.B.C.	PALM BEACH COUNTY
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		
R/W	RIGHT-OF-WAY		





JOB NO.	06117	Project Name:	LANTANA FARMS	DRG BY:	JSH	SCALE:	1"=50'
				CHK'D BY:	JFK	DATE:	02/16/2017
				SHEET 4 OF 5			

