

## AGENDA ITEM SUMMARY

☒ Consent      ☐ Regular  
☐ Workshop      ☐ Public Hearing

## I. EXECUTIVE BRIEF

**Summary:** Signature provides fixed based operator services for general aviation aircraft at Palm Beach International Airport (PBI) pursuant to the Lease. Signature is constructing a new terminal building, hangars and fuel farm at its facility at PBI. The Water Utilities Department (WUD) is requesting the Declaration to provide water utility services to these facilities. The Declaration provides for the installation, operation and maintenance of water transmission and distribution facilities on Signature's leasehold. Signature has provided a joinder and consent to the Declaration, which serves to acknowledge the creation of the Declaration on its leasehold. **Countywide (AH)**

**Attachments:**

1. Declaration of Easement (1) (w/ Exhibit A)

: Lana Buber  
 Department Director

4/29/25  
Date

**Assistant County Administrator**

5/15/25  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is item included in proposed budget? Yes \_\_\_\_\_ No X  
Does this item include the use of federal funds? Yes \_\_\_\_\_ No X  
Does this item include the use of state funds? Yes \_\_\_\_\_ No X

Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Resource \_\_\_\_\_  
Reporting Category \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

This item has no fiscal impact.

C. Departmental Fiscal Review: William Duncanson  
4/28/25

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

Lisa Martin 5/1/2025  
OFMB QA 4/30  
KK 4/30

Frankie Proctor 5/1/25  
Contract Dev. and Control

**B. Legal Sufficiency:**

Cherie Delacruz 5-1-25  
Assistant County Attorney

**C. Other Department Review:**

Ali Bayat  
Department Director

Prepared by and return to:  
Ray Walter, Deputy Director  
Palm Beach County Dept. of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406

PCN: 00-42-43-36-05-00-0010 (a portion of)

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made this Jul 3, 2025, by PALM BEACH COUNTY, a political subdivision of the State of Florida ("County") whose address is c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida, 33406.

WHEREAS, County is the owner and operator of Palm Beach International Airport located in Palm Beach County, Florida (the "Airport"); and

WHEREAS, County desires to create an easement over, upon and under a portion of such Airport property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of such property by County.

WITNESSETH:

NOW, THEREFORE, County does hereby declare, grant and create a perpetual in gross water utility easement for the benefit of County upon the property legally described in Exhibit "A" attached hereto (the "Easement Premises"). This easement shall be for the sole purpose of water utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect such water transmission and distribution facilities and all appurtenances thereto with the full right to ingress thereto and egress therefrom in, on, over, under and across the Easement Premises.

In accordance with Section 704.09, Florida Statutes, the easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Airport property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:  
Joseph Abruzzo,  
Clerk of the Circuit Court  
and Comptroller

PALM BEACH COUNTY, a political  
subdivision of the State of Florida by its  
Board of County Commissioners

By: \_\_\_\_\_  
Clerk & Comptroller

By: \_\_\_\_\_  
Maria G. Marino, Mayor

(SEAL)

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: Anne Delgant  
Assistant County Attorney

APPROVED AS TO TERMS AND  
CONDITIONS

By: Sam Buba  
Department Director

**JOINDER AND CONSENT OF TENANT**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT SIGNATURE FLIGHT SUPPORT, LLC**, a Delaware limited liability company, having its office and principal place of business at 13485 Veterans Way, Orlando, Florida 32827 (hereinafter "Tenant"), hereby certifies it is the Tenant under that certain FIXED BASE OPERATOR LEASE AGREEMENT between Palm Beach County, a political subdivision of the State of Florida ("County") and Tenant, dated May 3, 2016 (R2016-0560) (hereinafter "Lease") which encumbers the property described on Exhibit "A" attached hereto and incorporated herein, owned by County. Tenant hereby joins in and consents to the above referenced Declaration of Easement.

IN WITNESS WHEREOF, this Joinder and Consent is executed by the undersigned this 15<sup>th</sup> day of April, 2025

**SIGNATURE FLIGHT SUPPORT, LLC**

By: [Signature]

Print Name: Tony Lefebvre

Title: CEO

**WITNESSES**

[Signature]  
Print Name: Shawn Simone 13485 Veterans Way  
Address: ORLANDO, FL Orlando, FL 32827

[Signature]  
Print Name: Theresa Kassim  
Address: Orlando FL 13485 Veterans Way  
Orlando, FL 32827

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of April 2025  
by Tony Lefebvre OR \_\_\_\_\_ as CEO for \_\_\_\_\_

Personally Known ☒ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



[Signature]  
Signature of Notary Public  
SIN MING CELINA CHAN  
Printed Name Notary Public  
Commission No. HH 309852  
My Commission Expires: 09/17/2026

EXHIBIT A

A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE BOUNDARY OF THE PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORDS BOOK 23862, PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING 20.00 FEET WIDE AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

**CENTERLINE No.1:**  
COMMENCE AT THE POINT OF BEGINNING OF CENTERLINE No.2 RECORDED IN OFFICIAL RECORDS BOOK 31733, PAGE 389 OF SAID PUBLIC RECORDS; THENCE N01°40'00"E FOR 313.63 FEET TO THE POINT OF BEGINNING OF CENTERLINE No.1;  
THENCE S88°46'39"E FOR 129.60 FEET TO POINT "A"; THENCE CONTINUE S88°46'39"E FOR 44.43 FEET; THENCE N01°53'47"E FOR 203.52 FEET TO POINT "B"; THENCE CONTINUE N01°53'47"E FOR 38.58 FEET; THENCE S88°32'14"W FOR 175.00 FEET TO THE INTERSECTION WITH SAID CENTERLINE No.2 RECORDED IN SAID OFFICIAL RECORDS BOOK 31733, PAGE 389 AND THE END OF CENTERLINE No.1.

**CENTERLINE No.2:**  
BEGIN AT SAID POINT "A"; THENCE N01°13'21"E FOR 20.17 FEET TO THE END OF CENTERLINE No.2.

**CENTERLINE No.3:**  
BEGIN AT SAID POINT "B"; THENCE N89°04'33"W FOR 36.00 FEET TO THE END OF CENTERLINE No.3.

**CENTERLINE No.4**  
COMMENCE AT THE POINT OF BEGINNING OF CENTERLINE No.2 RECORDED IN OFFICIAL RECORDS BOOK 31733, PAGE 389 OF SAID PUBLIC RECORDS; THENCE N01°40'00"E FOR 374.24 FEET TO THE POINT OF BEGINNING OF CENTERLINE No.4;  
THENCE S88°20'00"E FOR 30.00 FEET TO THE END OF CENTERLINE No. 4

CONTINUED ON SHEET 2

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.  
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

John E Phillips Digitally signed by John E Phillips  
Date: 2025.01.22 17:19:13 -05'00'

REVISIONS:

REVISED PER 11-4-24 PBCWUD COMMENTS
REVISED PER 12-4-24 PBC COMMENTS
REVISED PER 1-14-25 PBC COMMENTS

JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_



E-Mail: info@brown-phillips.com  
**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**PBCWUD WATERLINE EASEMENT**  
**PBI SIGNATURE FLIGHT**  
(THIS IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 23-112
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 10/31/24
	SHEET 1 OF 6

EXHIBIT A

CENTERLINE No.5

BEGIN AT THE END OF CENTERLINE No.1 RECORDED IN OFFICIAL RECORDS BOOK 31733, PAGE 389; THENCE N53°17'09"E FOR 8.10 FEET; THENCE S87°56'39"E FOR 20.50 FEET TO THE END OF CENTERLINE No.5.

CENTERLINE No.6

A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE BOUNDARY OF THE PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORDS BOOK 23862, PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING 36.00 FEET WIDE AND LYING 18.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE END OF CENTERLINE No.1 RECORDED IN OFFICIAL RECORDS BOOK 31733, PAGE 389; THENCE N87°30'00"W FOR 203.17 FEET TO THE POINT OF BEGINNING OF CENTERLINE No.6; THENCE N02°30'00"E FOR 30.00 FEET TO THE END OF CENTERLINE No.6.

IT IS INTENDED FOR THE SIDELINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED TO INTERSECT WITH THE SIDELINES OF THE EXISTING PALM BEACH COUNTY WATER DEPARTMENT EASEMENTS RECORDED IN SAID OFFICIAL RECORDS BOOK 31733, PAGE 389.

CONTAINING 13,887 SQUARE FEET (0.319 ACRES), MORE OR LESS.



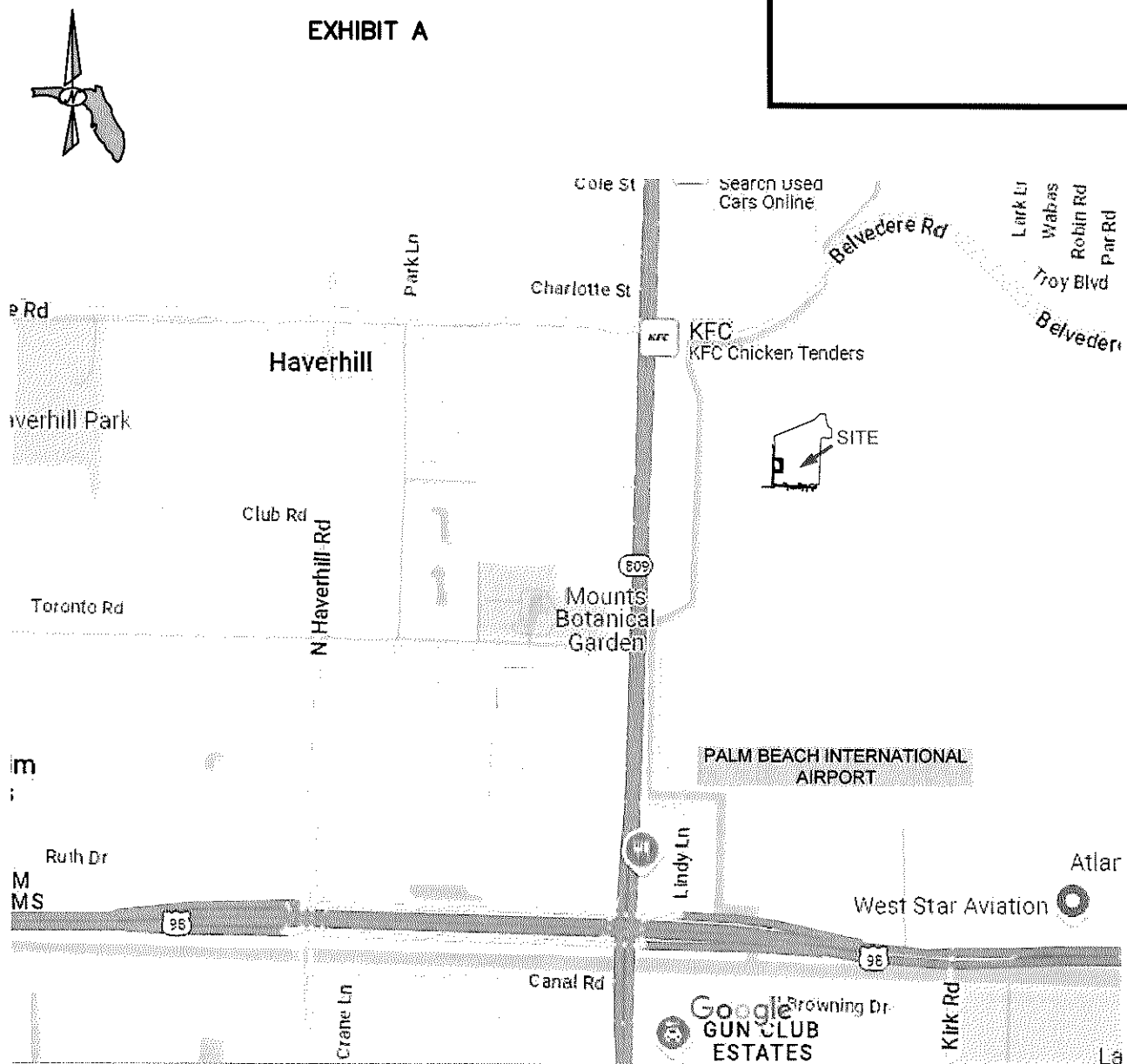
E-Mail: info@brown-phillips.com

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PBI SIGNATURE FLIGHT**  
(THIS IS NOT A SURVEY)

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CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 10/31/24
	SHEET 2 OF 6

EXHIBIT A



LOCATION MAP  
NOT TO SCALE

S:\2023 drawing files\23-112\23-112 PBA Signature WUD Legal & Sketch.dwg, 1/22/2025 3:49:37 PM, AutoCAD PDF (General Documentation).pc3

E-Mail: info@brown-phillips.com

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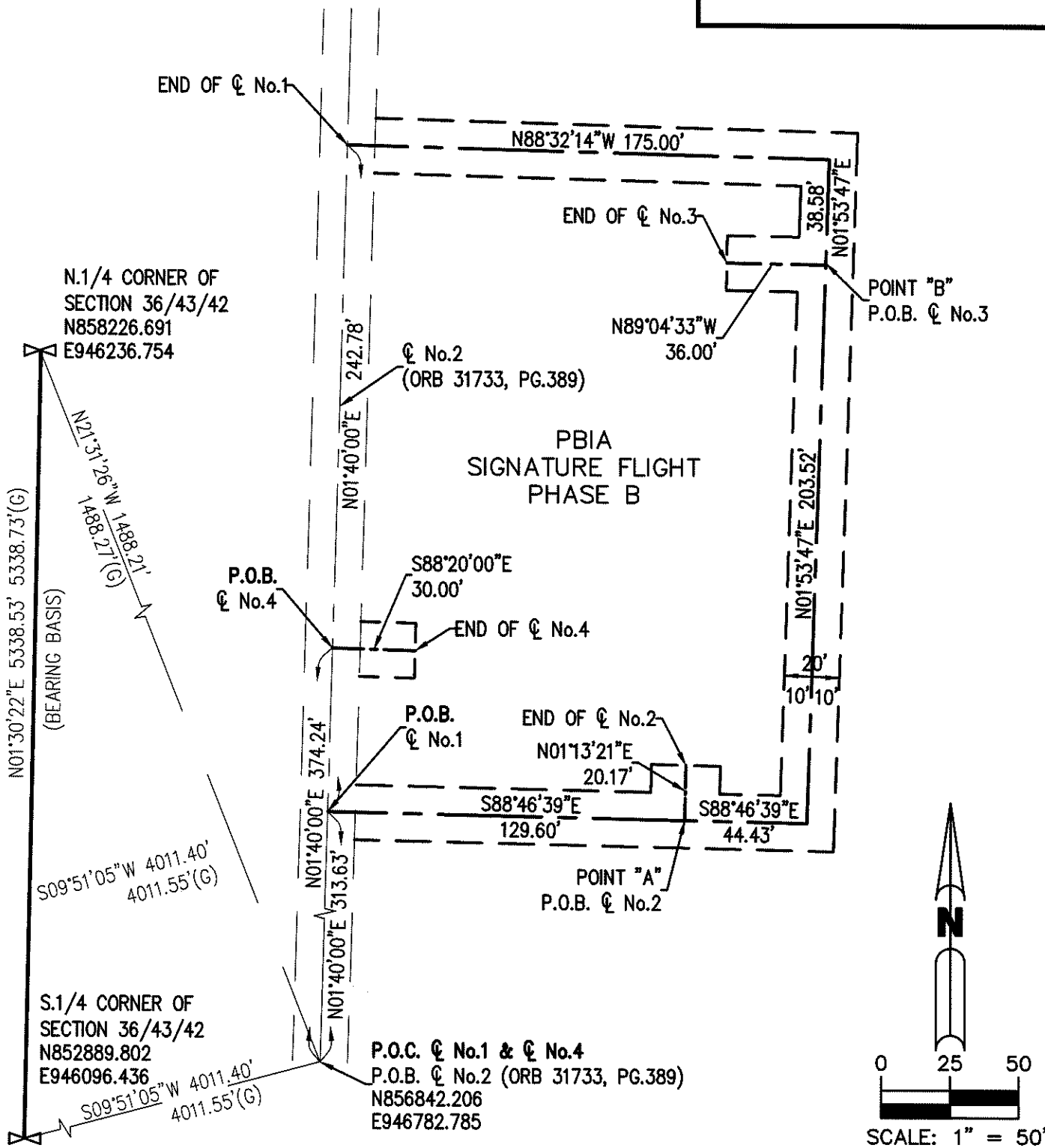
PBCWUD WATERLINE EASEMENT

PBI SIGNATURE FLIGHT

(THIS IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 23-112
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 10/31/24
	SHEET 3 OF 6

EXHIBIT A



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**PBCWUD WATERLINE EASEMENT  
PBI SIGNATURE FLIGHT**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 23-112
CHECKED: JEP	SCALE: 1" = 50'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 10/31/24
	SHEET 4 OF 6



N.1/4 CORNER OF SECTION 36/43/42  
N858226.691  
E946236.754

PBIA  
SIGNATURE FLIGHT  
PHASE B

END OF C No.6-

N02°30'00"E  
30.00'

N53°17'09"E  
8.10'

S87°56'39"E  
20.50'

END OF  
C No.5

N87°30'00"W 203.17'

GREEN STREET

P.O.B.  
C No.6

Ⓒ No.1

(ORB 31733, PG.389)

P.O.B. ④ No.5

P.O.C. ① No.6

END OF C No.1

(ORB 31733, PG.389)  
N856841.39  
E947620.17



0      25      50

SCALE: 1" = 50'

S.1/4 CORNER OF  
SECTION 36/43/42  
N852889.802  
E946096.436

E-Mail: [info@brown-phillips.com](mailto:info@brown-phillips.com)



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PBI SIGNATURE FLIGHT

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN

PROJ. No. 23-112

CHECKED: JEP

SCALE: 1" = 50'

**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**

DATE: 10/31/24

SHEET 5 OF 6

EXHIBIT A

NOTES:

- 1) THIS DESCRIPTION IS BASED ON PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORDS BOOK 23862, PAGE 198 AND PBCWUD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31733, PAGE 389 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 2) STATE PLANE COORDINATES:
- |                                      |   |
|--------------------------------------|---|
| A. COORDINATES SHOWN ARE GRID        | F. TRANSVERSE MERCATOR PROJECTION                   |
| B. DATUM – NAD '83, 1990 ADJUSTMENT  | G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE |
| C. ZONE – FLORIDA EAST               | H. SCALE FACTOR – 1.0000381                         |
| D. LINEAR UNIT – US SURVEY FOOT      | I. GROUND DISTANCE X SCALE FACTOR =GRID DISTANCE    |
| E. COORDINATE SYSTEM 1983 STATE PLAN | J. ROTATION EQUATION: NONE                          |
- 3) ABBREVIATIONS:
- P.O.C. –POINT OF COMMENCEMENT  
P.O.B. – POINT OF BEGINNING  
ORB – OFFICIAL RECORD BOOK  
PG. – PAGE  
(G) – GRID DISTANCE  
CL – CENTERLINE  
PBCWUD – PALM BEACH COUNTY WATER UTILITIES DEPARTMENT  
NAD – NORTH AMERICAN DATUM
- 4) BEARINGS ARE BASED N01°30'22"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE NORTH–SOUTH QUARTER SECTION LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.



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CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 10/31/24
	SHEET 6 OF 6