

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	January 6, 2026	Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>
		Public Hearing <input type="checkbox"/>	
Department:	Water Utilities Department		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Full Release of Utility Easement for the easement recorded in the Official Records of Palm Beach County, ORB 10790, Page 555.

Summary: Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of the County's interest in the utility easement recorded in the Official Records of Palm Beach County as noted above and located at 10201 Lantana Rd., Lake Worth, FL 33449. The Property Owner requested release of the identified easement which is no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Danella Properties of Florida LLC, the existing identified utility easement is no longer required. PBCWUD has determined that the release of the easement will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore recommends approval of the release. (PBCWUD Project No. 25-542) District 6 (MWJ)

Background and Justification: The utility easement listed above was granted/reserved to the County for public potable water and wastewater facilities associated with property identified by PCN 00-42-43-27-05-035-0271 on December 4, 1998.

Attachments:

- 1. Location Map
- 2. Two (2) Original Release of Utility Easement for ORB 10790, Page 555.

Recommended By:	<u>AL-1304 at</u>	<u>12/11/25</u>
	Department Director	Date
Approved By:	<u>[Signature]</u>	<u>12/10/25</u>
	Chief Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund Dept Unit Object

Is this item Included in Current 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

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

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
N/A	—	—	00-42-43-27-05-035-0271	10201 Lantana Rd., Lake Worth, FL 33449	—

Angelo DiPierro

C. Department Fiscal Review:

III. REVIEW COMMENTS

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

Lux M... 12/3/25
OFMB
Edw 12-3-25

Handwritten Signature 12/4/25
Contract Development and Control
26 12-4-25
12-4-25

B. Legal Sufficiency:

Handwritten Signature 12/8/25
Assistant County Attorney

C. Other Department Review:

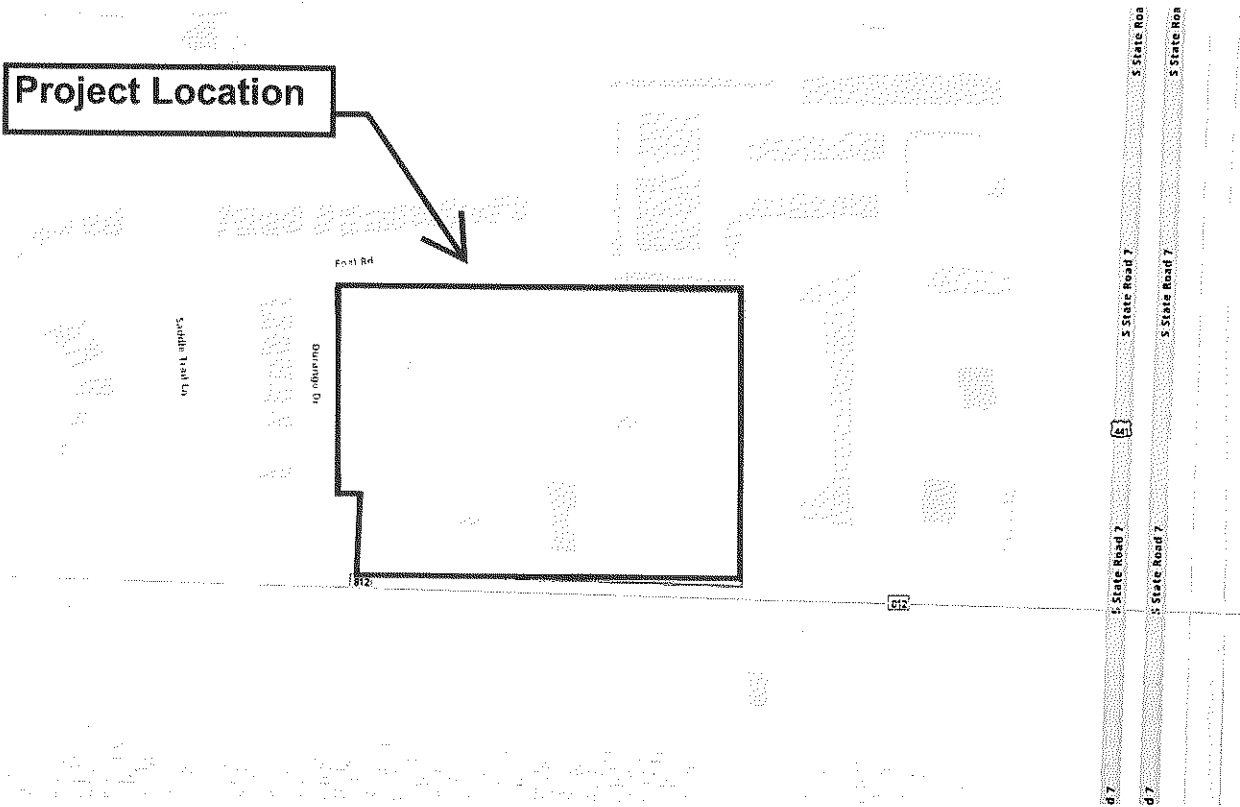
Department Director

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

ATTACHMENT 1

LOCATION MAP

PBCWUD PROJECT NO. 25-542



Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

RELEASE OF UTILITY EASEMENT

THIS RELEASE OF UTILITY EASEMENT, executed this 10th day of January, 2026, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Danella Properties of Florida, LLC, whose address is 2290 Butler Pike, Plymouth Meeting, PA 19462 second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a UTILITY EASEMENT recorded in Official Records Book 10790 Page 555, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that UTILITY EASEMENT as recorded in Official Records Book 10790 Page 555.

IN WITNESS WHEREOF the first party has caused this RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:
MICHAEL A. CARUSO CLERK OF THE
CIRCUIT COURT AND COMPTROLLER
PALM BEACH COUNTY

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 29 day of October, 1998, by Drawdy Properties, Inc. (hereinafter referred to as "Grantor"), whose address is 10201 Lantana Rd, Lake Worth, FL, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect, potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seals of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR: Drawdy Properties, Inc.

Sue K. Drawdy
Witness Signature
SUE K. DRAWDY
Print Name
Kathy B Adams
Witness Signature
Kathy B Adams
Print Name

J.R. Drawdy
Signature
J.R. Drawdy V.P.
Print Name
Duane Drawdy
Signature
Duane Drawdy Sec/Treas
Print Name

(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTARY CERTIFICATE

The foregoing instrument was acknowledged before me this 29 day of October, 1998 by J.R. Drawdy and Duane Drawdy who is/are personally known to me or who has produced _____ as identification.

My Commission Expires:

John H. Adams
Notary Signature



John H. Adams
MY COMMISSION # 00860777 EXPIRES
September 4, 2001
REVISED TERMS FROM INSURANCE, INC.

John H. Adams
Typed, Printed or Stamped Name of Notary

RECEIVED
NOV 03 1998
WATER UTILITIES
DI

Return to: Judy Province
PBC Water Utilities
P.O. Box 16097
West Palm Beach, FL
33412

CONSENT AND JOINDER OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby join in and consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book 2, Page 48, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

In WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Sue K. Drawdy
Witness Signature

SUE K. DRAWDY
Print Name

Bette B. Adams
Witness Signature

Bette B. Adams
Print Name

GRANTOR/MORTGAGEE:

For Drawdy Construction Co. Inc

J.R. Drawdy
Signature

J.R. Drawdy V.P.
Print Name

Duane Drawdy
Signature

Duane Drawdy V.P., Sect, Treas.
Print Name

(SEAL)

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of Oct., 1998,
by J.R. Drawdy and Duane Drawdy, who is/are both
personally known to me or who have produced _____ as identification.

My Commission
Expires:



John H. Adams
MY COMMISSION # C0860777 EXPIRES
September 4, 2001
BONDED THRU TROY PAIR INSURANCE, INC.

John H. Adams
Notary Signature

John H. Adams
Typed, Printed or Stamped Name of Notary

RECEIVED
NOV 03 1998
WATER UTILITIES
DI

LEGAL DESCRIPTION FOR A
10 FOOT UTILITY EASEMENT

THE SOUTH 10.00 FEET OF THE WEST 354.56 FEET OF TRACT
31, BLOCK 35, PALM BEACH FARMS COMPANY PLAT NO. 3,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY,
FLORIDA.

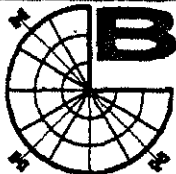
OK
11/3/98 (B)

RECEIVED
NOV 03 1998
WATER UTILITIES
DI.

SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF:

10 FOOT UTILITY EASEMENT

**BENCH MARK**LAND SURVEYING
& MAPPING, INC.4152 W. BLUE HERON BOULEVARD • SUITE 121
RIVIERA BEACH • FLORIDA 33404PHONE: (561) 848-2102 • LB. 2171 • FAX: (561) 844-9659
EMAIL: bmlsm@aol.com WEB: <http://members.aol.com//bmlsm>

FILE: W87-0938

DATE: 10-28-98

BY: MML

CKD:

W.O.#: W87-0938

SHEET 1 OF 2



TRACT #27

N.90°00'00"E. 354.56'

NORTH LINE OF TRACT 31

EAST LINE OF TRACT 31

N.00°00'00"E. 483.83'

TRACT #32

N.00°00'00"E. 473.22'

WEST 354.56' OF TRACT 31, BLOCK 35
PALM BEACH FARMS COMPANY PLAT 3;
PLAT BOOK 2, PAGE 45.

WEST LINE OF TRACT 31

N.00°00'00"E. 461.43'

TRACT #30

10 FOOT UTILITY EASEMENT

SOUTH LINE OF TRACT 31

N.88°05'44"W. 354.76'

LANTANA ROAD

CENTER LINE RIGHT-OF-WAY OF LANTANA ROAD
PER PLAT OF PALM BEACH FARMS COMPANY
PLAT NO. 3; PLAT BOOK 2, PAGE 45.

RECEIVED
NOV 03 1998
WATER UTILITIES
DI

THIS IS NOT A SURVEY

SKETCH OF:

10 FOOT UTILITY EASEMENT



BENCH MARK

LAND SURVEYING
& MAPPING, INC.

4152 W. BLUE HERON BOULEVARD • SUITE 121
RIVIERA BEACH • FLORIDA 33404

PHONE: (561) 848-2102 • LB. 2171 • FAX: (561) 844-9659
EMAIL: bmlsm@aol.com WEB: <http://members.aol.com//bmlsm>

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CKD:

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SHEET 2 OF 2