



TOWN OF LANTANA

**Town Hall
500 Greynolds Circle
Lantana, FL 33462**

**Town Council
May 11, 2026 - 6:00 p.m.**

For information regarding the procedures for public participation during a Town Council meeting, please refer to the end of this agenda.

***THIS TOWN COUNCIL MEETING CAN BE ACCESSED ONLINE FOR LISTENING PURPOSES ONLY. PLEASE SEE THE LAST PAGE FOR DETAILS.**

1. ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.

Karen Lythgoe, Mayor _____
Christopher Castle, Vice Mayor _____
Jesse Rivero, Vice Mayor Pro Tem _____
Kem Mason, Councilmember _____
Mark Zeitler, Councilmember _____

LANTANA STAFF: Brian K. Raducci, ICMA-CM, Town Manager; R. Max Lohman, Town Attorney; Kathleen Dominguez, CMC, Town Clerk; and Maria Rios, Deputy Town Clerk

2. AGENDA APPROVAL:

- a. Additions, substitutions, deletions.
- b. Agenda Approval.

3. STAFF AND COMMITTEE REPORTS:

- a. Town Council
- b. Town Manager

4. SPECIAL PRESENTATIONS:

- a. Proclamation Recognizing June 5, 2026, as National Gun Violence Awareness Day.
- b. Presentation of the Police Department's Employee of the 1st Quarter 2026.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the April 27, 2026, Regular Town Council Meeting Minutes.

6. ORDINANCES AND RESOLUTIONS:

- a. Consideration of Ordinance O-04-2026, Amending the Town's Comprehensive Plan by

updating the 10-Year Water Supply Plan to address new statutory requirements. **Remarks:**
First Reading

- b. Consideration of Resolution No. R-01-2026, authorizing the application for a Florida Inland Navigational District (F.I.N.D.) Waterways Assistance Program for the design of the Sportsman's Park Seawall and Improvements.

7. QUASI-JUDICIAL HEARINGS:

- a. Consideration of AR26-0001, an Administrative Review of the denial of a building permit (MISC2506-0009) for a residential boat lift in the C1 Zoning district.

8. MISCELLANEOUS:

- a. Consideration of awarding a contract for the Skate Park Improvements project to Creative Contracting Group in the amount of \$223,500.

9. PUBLIC COMMENTS:

10. FUTURE EVENTS/IMPORTANT DATES (subject to change):

- 05/11/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 05/21/2026 - Town Council Workshop, Town Hall Council Chambers, 9:00 a.m.
- 05/21/2026 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 05/25/2026 - Town Offices Closed in Observance of Memorial Day.
- 05/27/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
- 06/01/2026 - Hurricane Season Begins.
- 06/06/2026 - Summer Reading Club Begins.
- 06/08/2026 - First Budget Workshop, Town Hall Council Chambers, 5:30 p.m.
- 06/08/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.

11. COUNCIL COMMENTS:

12. ADJOURNMENT.

Listen to the Town Council Meeting: Visit <https://www.lantana.org/266/Town-Agendas> and click "View Event" next to the meeting date for the live broadcast. The link will be available when the meeting starts. The recording will be available on-demand after the meeting in the Past Events section.

PROCEDURES FOR PUBLIC PARTICIPATION

Any citizen is entitled to be heard on an official agenda item when the Town Council calls for public comment **OR** any matter not on the agenda under the "Public Comments" section. Citizens desiring to address the Town Council shall step up to the microphone at the podium, state their name and address in an audible voice for the record, and, unless the Chair grants additional time, shall limit their address to three (3) minutes. Citizens who wish to address the Council **MUST** complete a blue public comment card and present it to the Town Clerk before the item is discussed and wait for the Mayor to announce when it is their turn to speak. Likewise, if the public wishes to speak on a matter on the consent agenda, they must complete a blue card and present it to the Town Clerk before the start of the meeting.

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) working days' advance notice of any meeting, by contacting the Town Clerk at Lantana Town Hall, 500 Greynolds Circle, Lantana, Florida, (561) 540-5000.



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Proclamation Recognizing June 5, 2026, as National Gun Violence Awareness Day.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. Proclamation for Gun Violence Awareness Day 2026.docx



Proclamation

National Gun Violence Awareness Day June 5, 2026

WHEREAS, the Town wishes to support the designation of Friday, June 5, 2026, as National Gun Violence Awareness Day; and,

WHEREAS, every day, Americans are killed, shot, or wounded by gun violence; and,

WHEREAS, cities across the nation, including Lantana, are working to end the senseless violence with evidence-based solutions; and,

WHEREAS, protecting public safety in the communities they serve is the Town's highest responsibility; and,

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 5, 2026, to recognize the 29th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and,

WHEREAS, anyone can join this campaign by pledging to wear orange on June 5, 2026, the first Friday in June, to help raise awareness about gun violence; and,

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the first Friday in June, as National Gun Violence Awareness Day, and encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Lantana, Florida, to be affixed this 11th day of May, 2026.

Mayor Karen Lythgoe

Attest:

Kathleen Dominguez, CMC, Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4b

PREPARED BY: Sean Scheller, Chief of Police

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Presentation of the Police Department's Employee of the 1st Quarter 2026.

ISSUE/BACKGROUND:

The Police Department is recognizing Sergeant Peter Cummings as the Employee of the 1st Quarter 2026 for his dedication and devotion for the various tasks he has accepted in order to assist in meeting the goals and objectives of the agency.

ATTACHMENT(S):



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Approval of the April 27, 2026, Regular Town Council Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. TC Mtg Minutes 04-27-2026.docx



TOWN OF LANTANA
Town Council Meeting Minutes
April 27, 2026

1. ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.

Mayor Lythgoe called the regular Town Council meeting to order at 6:00 p.m. in the Town Hall Council Chambers. Town Clerk Kathleen Dominguez called the roll and confirmed a quorum with all elected officials present.

Clerk's Note: Vice Mayor Pro Tem Rivero attended the meeting by phone.

Mayor Lythgoe led a silent prayer followed by the Pledge of Allegiance, led by Commander Eddy.

2. AGENDA APPROVAL.

- a. Additions, substitutions, deletions.
- b. Agenda Approval.

Motion: Councilmember Mason made a motion to approve the agenda, as submitted. Councilmember Zeitler seconded the motion. Motion passed 5-0.

3. STAFF AND COMMITTEE REPORTS:

- a. Town Council

Vice Mayor Pro Tem Rivero provided updates on recent events, including a Palm Beach County League of Cities luncheon, Economic Development forum, and the Great American Beach Clean-up.

Vice Mayor Castle had no report.

Councilmember Mason reported on his attendance at the Literacy Coalition of Palm Beach County's volunteer appreciation luncheon. During the event, he accepted a Certificate of Achievement on behalf of the Town in recognition of the Town's successful participation in the "Read for the Record" initiative.

Councilmember Zeitler provided comments regarding the Great American Beach Clean-up held on Saturday, April 25, 2026. He noted the exceptional cleanliness of the beach, observing that there was minimal debris to be collected.

Mayor Lythgoe reported on the Arbor Day event held at Maddock Park, noting the attendance of the middle school students who participated. Additionally, she provided a report on the presentation conducted by Alecia Cox of the State Attorney's Office at the League of Cities luncheon and announced that the Promise Fund's Mobile health screening event this Wednesday, April 29, 2026, at the Library.

b. Town Manager

Town Manager Brian Raducci reported that the dog park at Maddock Park is temporarily closed through late May to accommodate gazebo construction, which commenced on April 15, 2026. He noted that a temporary dog park has been established in the immediate vicinity for public use during this period.

Mr. Raducci then discussed proposed revisions to Ordinance No. O-05-2026 regarding special events. He noted that, in response to concerns raised during the April 13, 2026, Town Council meeting, the revisions include the removal of all references to private property.

By consensus, the Town Council directed staff to proceed with the removal of private property references and to present the revised ordinance for a second reading at a future Town Council meeting.

Lastly, Mr. Raducci provided an update regarding the unauthorized dock. He stated that Town Attorney Lohman had recently transmitted follow-up letters to the 3560 Condominium Association and their legal counsel, stipulating that the unauthorized structure must be removed by May 8, 2026, and should the Association fail to comply with this deadline, the Town will proceed with the removal of the dock without further notification.

He then turned the floor over to Chief of Police Sean Scheller for department announcements. Chief Scheller announced the promotions of Jim Eddy to the rank of Commander, effective April 20, 2026, and Christian Vargas to the rank of Sergeant, effective May 4, 2026.

Chief Scheller proceeded to conduct the official swearing-in ceremonies for both Commander Eddy and Sergeant Vargas.

4. SPECIAL PRESENTATIONS:

a. Proclamation Recognizing May 3-9, 2026, as Municipal Clerks Week.

Mayor Lythgoe read aloud and presented the Municipal Clerks Week proclamation to Deputy Town Clerk Maria Rios and recognized Town Clerk Kathleen Dominguez, who attended the meeting remotely in her capacity as the Town Clerk.

b. Proclamation Recognizing May 3-9, 2026, as Public Service Recognition Week.

Mayor Lythgoe read aloud and presented the Public Service Recognition Week proclamation to all staff members in attendance.

c. Proclamation Recognizing May 17-23, 2026, as National Public Works Week.

Mayor Lythgoe read aloud and presented the National Public Works Week proclamation to Public Services Director Eddie Crockett.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the April 13, 2026, Regular Town Council Meeting Minutes.

Motion: Councilmember Mason made a motion to approve the consent agenda, as presented. Vice Mayor Castle seconded the motion. Motion passed 5-0.

6. ORDINANCES AND RESOLUTIONS:

- a. None.

7. QUASI-JUDICIAL HEARINGS:

- a. None.

8. MISCELLANEOUS:

- a. Consideration of entering into a contract with SAK Construction LLC by piggybacking the City of Largo's Trenchless Sanitary and Storm Sewer Rehabilitation Services Contract No. 24-B-806 (Pipe Lining Services). Funding for these projects, in the aggregate amount of \$45,582, was approved in the FY 2025/26 Public Services Budget.

Mayor Lythgoe introduced the agenda item.

Public Services Director Eddie Crockett introduced Utilities Division Manager Darrel Blom and yielded the floor for a departmental presentation. Mr. Blom provided a comprehensive overview of the project and addressed inquiries from the Councilmembers.

Town Manager Raducci noted that staff would conduct a public information campaign regarding any future swale projects.

There were no public comments.

There was a brief discussion among the Councilmembers.

Motion: Vice Mayor Castle made a motion to approve the piggyback contract with SAK Construction LLC for Townwide Wastewater Gravity Lines & Manhole Rehabilitation (Pipe Lining Services) in the amount of \$45,582 in the aggregate and authorize the Town Manager to execute the same and any amendments thereto. Vice Mayor Pro Tem Rivero seconded the motion. Motion passed 5-0.

- b. Consideration of piggybacking the City of Boca Raton's contract with BLD Services, Inc. for a Townwide Wastewater Lateral Service Lines (Lateral Pipe Lining Services) Rehabilitation in an amount not to exceed \$32,750. Funding for the project was approved in the FY 2025/26 Public Services Budget.

Mayor Lythgoe introduced the agenda item.

Mr. Blom provided an overview and answered questions from the Councilmembers. Responding to a question from Vice Mayor Pro Tem Rivero, Mr. Blom clarified a scrivener's error in the record, noting that the correct street address for the project is 204 W Ocean Ave (not W Pine St).

There were no public comments.

There was a brief discussion among the Councilmembers.

Motion: Councilmember Mason made a motion to approve the piggyback agreement with BLD Services, LLC, for Wastewater Lateral Service Line Rehabilitation in the amount of \$32,750 and authorize the Town Manager to execute the same and any amendments thereto. Councilmember Zeitler seconded the motion. Motion passed 5-0.

- c. Consideration of Approval to Execute a Contingent Fee Agreement for Legal Services with Stag Liuzza, LLC, and Richard A. Harrison, P.A., Regarding Aqueous Film-Forming Foams (AFFF) PFAS Litigation.

Mayor Lythgoe introduced the agenda item.

Town Attorney Lohman provided an overview and answered questions from the Councilmembers.

In response to an inquiry from Councilmember Mason, Town Attorney Lohman provided clarification regarding the pending litigation. He explained that the matter involves AFFF (Aqueous Film-Forming Foam) and PFAS (Per- and Polyfluoroalkyl Substances), commonly referred to as "forever chemicals." Attorney Lohman detailed the characteristics of these substances and their relevance to the current legal proceedings.

There were no public comments.

A discussion ensued among the Councilmembers.

Motion: Councilmember Mason made a motion to approve authorizing the Town Manager to execute a contingent fee agreement and the Statement of Client's Rights with Stag Liuzza, LLC, and Richard A. Harrison, P.A. for legal representation in the Aqueous Film-Forming Foams (AFFF) Multi-District Litigation (MDL No. 2873) to recover costs associated with PFAS damages to the Town's drinking water and wastewater systems. Vice Mayor Castle seconded the motion. Motion passed 5-0.

- d. Consideration to Engage Weiss, Serota, Helfman, Cole, and Bierman for Legal Representation.

Stephen Kaplan, Finance Director, provided an overview and answered questions from the Councilmembers.

In response to inquiries from the Town Council, Town Attorney Lohman provided clarification regarding a conflict of interest in the ongoing legal matter. He explained that because his office was also named in the lawsuit, which stems from a code enforcement case, he is unable to represent the Town. Town Attorney Lohman characterized the charges as frivolous and stated his professional opinion that the litigious matter lacks legal merit.

There were no public comments.

A discussion ensued among the Councilmembers.

Motion: Councilmember Mason made a motion to approve hiring the firm Weiss, Serota, Helfman, Cole, and Bierman for legal representation in Case Nos. 502023CA015851 and 502026CA003035 and authorize the Town Manager to execute said engagement letter. Councilmember Zeitler seconded the motion. Motion passed 4-1 (Nay - Rivero).

9. PUBLIC COMMENTS:

There were no public comments.

10. FUTURE EVENTS/IMPORTANT DATES (subject to change):

Mayor Lythgoe read the future events/important dates.

11. COUNCIL COMMENTS:

There were no comments from the Councilmembers.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 7:09 p.m.

ATTEST:

Mayor Karen Lythgoe

Kathleen Dominguez, CMC, Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Consideration of Ordinance O-04-2026, Amending the Town's Comprehensive Plan by updating the 10-Year Water Supply Plan to address new statutory requirements. **Remarks: First Reading**

ISSUE/BACKGROUND:

The Town is presenting an amendment to the Infrastructure Element of the Comprehensive Plan, specifically updating the 10-Year Water Supply Facilities Work Plan, as required pursuant to Florida Statutes Chapter 163. This amendment ensures continued consistency with state water supply planning requirements and incorporates updated population projections, demand forecasts, and system capacity information. The update identifies existing and future water supply needs, along with associated capital improvements necessary to maintain adopted levels of service over the planning horizon.

The Planning Commission reviewed this ordinance at the regularly scheduled meeting of April 22, 2026, and recommended approval unanimously. (Voting members included Michelle Donahue, Annemarie Joyce, Steven Madson, Rosemary Mouring, and Ed Shropshire).

ATTACHMENT(S):

1. Ordinance No. O-04-2026
2. EXHIBIT A
3. Water Supply Work Plan

SAMPLE MOTION:

I move to (approve)(disapprove) Ordinance O-04-2026 on first reading.

ORDINANCE NO. O-04-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, IN ORDER TO ADOPT CHANGES TO THE TOWN'S WATER SUPPLY PLAN; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE THE EXISTING TEXT IN ALL AMENDED ELEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt Comprehensive Plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the Comprehensive Plan must be adopted in accordance with the procedures set forth in Section 163.3184, *Florida Statutes*; and

WHEREAS, the Town of Lantana, Florida has prepared an amendment to its Comprehensive Plan to update it in order to provide text amendments or revisions in conformance therewith to amend and update the Town's Water Supply Plan; and

WHEREAS, the Town of Lantana has held all duly required public hearings, in accordance with Chapter 163, *Florida Statutes*, and its Code of Ordinances; and

WHEREAS, the Town Council desires to adopt the proposed amendment to the current Comprehensive Plan to guide and control the future development of the Town, and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA:

SECTION 1: The Town of Lantana Comprehensive Plan adopted May 23, 2024, by Ordinance O-01-2024, is hereby amended as set forth in Exhibit "A" attached hereto in order to provide an update to the Town of Lantana's Comprehensive Plan and as so amended is hereby adopted. This amendment specifically provides comprehensive amendments related to the Town's

Water Supply Plan as set forth in Exhibit “A”. The text as amended and adopted in Exhibit “A” shall be substituted for and replace the previously adopted text in the amended element.

SECTION 2: A copy of the Comprehensive Plan, as amended, shall be kept on file in the office of the Town Clerk, Town of Lantana, Florida.

SECTION 3: The Town Development Services Director is hereby directed to transmit copies of the amendment to the current comprehensive development plan to the following reviewing agencies in accordance with Section 163.3184(1)(c): (1) State Land Planning Agency, (2) Treasure Coast Regional Planning Council, (3) South Florida Water Management District, (4) Department of Environmental Protection, (5) Department of State, (6) Department of Transportation, and to any other unit of local government who has filed a written request for a copy within ten 10 working days after adoption in accordance with Section 163.3184(3), *Florida Statutes*.

SECTION 4: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 5: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 6: The effective date of this plan amendment shall be thirty-one (31) days following adoption of this Ordinance by the Town of Lantana. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance is timely challenged by an "affected person" as defined in Chapter 163, *Florida Statutes*, the amendment does not become effective until a final order is issued finding the amendment in compliance.

(The remainder of this page intentionally left blank.)

SECOND AND FINAL READING this th day of, 2026.

Aye	Nay	Mayor Karen Lythgoe
Aye	Nay	Vice Mayor Christopher Castle
Aye	Nay	Vice Mayor Pro Tem Jesse Rivero
Aye	Nay	Councilmember Kem Mason
Aye	Nay	Councilmember Mark Zeitler

Kathleen Dominguez, CMC, TOWN CLERK

R. Max Lohman, TOWN ATTORNEY

TOWN OF LANTANA,
FLORIDA
Comprehensive Plan

~~2025~~-2026



INTRODUCTION

Lantana's Place In South Florida

The Town, which boasts a population of approximately 10,737 (BEBR, 2016) with additional seasonal population of 1,100 people (Palm Beach County, 2016) living in a 2.9 square mile area has struck a working balance between modernization, industrialization, and diversification on the one hand and an excellent residential environment on the other. Of the Town's total land area; approximately 18.5 percent is allocated to commercial/mixed uses and approximately 3 percent to light industrial uses.

Lantana's origins can be traced back about 85 years. At that time, Lantana was a flourishing settlement where crops such as pineapples and delicacies such as oysters grew abundantly. Visitors arriving at the Lantana train station found a one-room school, a church, and a narrow Main Street, which led down to the oyster packing house on the Lake Worth Lagoon. Newcomers today find plentiful shopping and restaurants, several houses of worship, excellent public schools, and easy access to other parts of the county, the region and the world.

Lantana's households are diverse in nature and size. Traditional families and single households co-exist harmoniously. The average household size is ~~2.65~~ 2.42 according to the ~~2019~~ 2024 Census and the population's median age, for both men and women is ~~40.3~~ 44.1. Regardless of whether they choose to rent or own, potential residents can select from a variety of housing choices, ranging from residences to condominiums, to apartments, to townhouses.

**INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES
GOAL Inf 1**

GOAL Inf 2

THE TOWN OF LANTANA SHALL MEET THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN REQUIREMENT OF SECTION 373.0361 FLORIDA STATUTES TO PROMOTE THE WATER SUPPLY PLANNING AND TO COORDINATE WITH APPLICABLE AGENCIES DURING THE PLANNING PROCESS.

Policy Inf 2.1.2 The Town 10-Year Water Supply Facilities Work Plan dated ~~December 2020~~ March 2026 is hereby adopted as 'Infrastructure Exhibit 1' of this Comprehensive Plan Data & Analysis. It was established to ensure the Town can meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The Town shall initiate revisions to the Work Plan and Comprehensive Plan for consistency with the Town's Water Use Permit renewals at a minimum of every 5 years or within 18 months after the SFWMD approves an updated regional water supply plan. The raw water supply that will be needed during the 10-Year period to satisfy projected needs is depicted in Table Inf 2 1.

TABLE Inf 1

PUBLIC FACILITY LEVEL OF SERVICE STANDARDS

POTABLE WATER: (Average Day Use Rate) Residential

- Single Family: - ~~304~~ 304 gpd/Unit

- Multi-Family – ~~405~~ 106 gpd/Unit

Commercial - ~~635~~ 637 gpd/Unit

(Maximum Day Use Rate = Average Day Rate x ~~1.38~~ 1.41)

(Average Household Size per U.S. ~~2019~~ 2024 Census = ~~2.65~~ 2.42 persons/household)

CAPITAL IMPROVEMENTS
GOALS OBJECTIVES AND POLICIES

Town of Lantana Water Supply Plan Capital Improvement Plan – Summary

Project No.	Project Name	Total Cost						
			2020	2021	2022	2023	2024	2025
Project 1	Annual WTP Maintenance (cleaning, painting, and repair) (R&R)	\$360,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Project 2	Annual Fire Hydrant Maintenance (R&R)	\$219,360.00	\$40,560.00	\$40,560.00	\$34,560.00	\$34,560.00	\$34,560.00	\$34,560.00
Project 3	Annual Water Service Replacement Program (R&R)	\$140,400.00	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00
Project 4	High Service Pump Improvements	\$2,079,212.00	\$1,039,606.00	\$1,039,606.00				
Project 5	Disinfection Injection Point Relocation	\$4,680.00		\$4,680.00				
Project 6	Filter Basin Rehabilitation	\$1,029,600.00			\$514,800.00	\$514,800.00		
Project 7	Reconnect IC-2 Emergency Interconnect with Lake worth Beach	\$280,800.00			\$280,800.00			
Project 8	Replace 1.0 MG Steel Ground Storage Tank	\$1,506,960.00				\$753,480.00	\$753,480.00	
Project 9	Proposed Fire Hydrant on E. Ocean Avenue Between Atlantic Drive & SR A1A	\$16,320.00			\$16,320.00			
Project 10	Fire Hydrant H-128 & Water Main Replacement	\$28,800.00						\$28,800.00
Project 11	AC Water Main Replacement - W. Pine Street (Dead-End to S. Arnold Avenue)	\$932,256.00						\$466,128.00
		\$6,598,388.00	\$1,163,566.00	\$1,168,246.00	\$929,880.00	\$1,386,240.00	\$871,440.00	\$612,888.00

*Costs are based on conceptual design (2020 dollars). Since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinion of probable Construction Cost provided herein are made on the basis of Engineer's experience and qualifications and represent Engineer's best judgement as an experienced and qualified Engineer familiar with the construction industry. Engineer cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable construction cost prepared by Engineer.

		Total Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ANNUAL PROGRAMS & FUNDS												
1	WTP Maintenance Program	\$ 600,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
2	FH Replacement Program	\$ 620,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000
3	Water Service Replacement Program	\$ 400,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
4	Raw Water Well Replacement Fund (\$2M per well)	\$ 1,250,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
5	AC Water Main Replacement Program	\$ 20,000,000			\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
6	WTP Ground Storage Tanks Assessment (2GSTs) Every 5 Years	\$ 80,000				\$ 40,000					\$ 40,000	
ANNUAL PROGRAMS & FUNDS TOTAL		\$ 22,950,000	\$ 287,000	\$ 287,000	\$ 2,787,000	\$ 2,827,000	\$ 2,787,000	\$ 2,787,000	\$ 2,787,000	\$ 2,787,000	\$ 2,827,000	\$ 2,787,000
RECOMMENDED CAPITAL IMPROVEMENT PROJECTS												
Project 1	Filter Basin Replacement	\$ 1,030,000		\$ 515,000	\$ 515,000							
Project 2	WTP I&C	\$ 2,250,000	\$ 1,000,000	\$ 1,250,000								
Project 3	Clearwell	\$ 200,000		\$ 200,000								
Project 4	4th High Service Pump	\$ 300,000		\$ 75,000	\$ 225,000							
Project 5	WTP Expansion	\$ 3,105,000				\$ 465,000	\$ 1,552,500	\$ 1,552,500				
Project 6	Raw Water Wells Rehabilitation	\$ 20,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Project 7	Improvement Project Area 1	\$ 477,253			\$ 119,313	\$ 357,940						
Project 8	Improvement Project Area 2	\$ 185,985				\$ 46,496	\$ 139,488					
Project 9	Improvement Project Area 3	\$ 441,386					\$ 110,346	\$ 331,039				
Project 10	Improvement Project Area 4	\$ 235,251						\$ 58,813	\$ 176,438			
RECOMMENDED CAPITAL IMPROVEMENT PROJECTS TOTAL		\$ 8,244,874	\$ 1,002,000	\$ 2,042,000	\$ 861,313	\$ 871,436	\$ 1,804,335	\$ 1,944,352	\$ 178,438	\$ 2,000	\$ 2,000	\$ 2,000
TOTAL		\$ 31,194,874	\$ 1,289,000	\$ 2,329,000	\$ 3,648,313	\$ 3,698,436	\$ 4,591,335	\$ 4,731,352	\$ 2,965,438	\$ 2,789,000	\$ 2,829,000	\$ 2,789,000

‘Infrastructure Exhibit 1’



March 2026

Lantana - 10-Year Water Supply Facilities Work Plan

2600045.00

Town of Lantana
Lantana, Florida

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Baxter & Woodman, Inc., an Illinois corporation authorized to operate as an engineering business, EB-31795, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT: 10-Year Water Supply Facilities Work Plan – March 2026

CLIENT: Town of Lantana, Florida

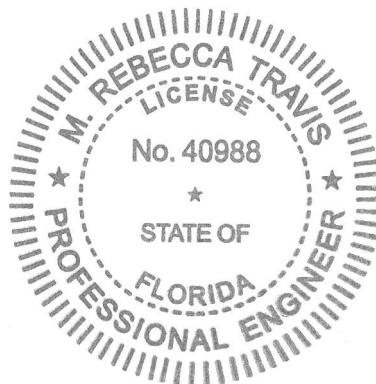
I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of civil engineering as applied through professional judgement and experience.

SIGNATURE: _____

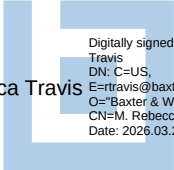
NAME: M. Rebecca Travis, P.E.

P.E. NUMBER: 40988

DATE: _____



M. Rebecca Travis



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E=rttravis@baxterwoodman.com,
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CN=M. Rebecca Travis
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1. Introduction

1.1. Project Background

Adopted by the 1985 Florida Legislature, the “*Local Government Comprehensive Planning and Land Development Regulation Act*” (reference Chapter 163, Part II, F.S., also known as Florida’s “*Growth Management Act*”) requires all of Florida’s 67 counties and 411 municipalities to adopt Local Government Comprehensive Plans that guide future growth and development. Comprehensive plans contain chapters or “elements” that address future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination, and capital improvements.

The existing Town of Lantana Comprehensive Plan was last updated in 2023. Prior to that in 2017, the Town of Lantana’s Comprehensive Plan was updated to incorporate changes based on the most recent 10-year water supply facilities work plan to coordinate with South Florida Water Management District’s (SFWMD) Lower East Coast (LEC) Water Supply Plan.

1.2. Project Purpose and Scope

The purpose of this report is to update the “*10-Year Water Supply Facilities Work Plan*” in order to keep the Town current with overall planning strategies and projection data. The Town’s updated Work Plan will be used to coordinate with SFWMD and their recent update to the LEC Water Supply Plan, which was adopted by the SFWMD governing board in September 2024. The Town has 18 months from the date of adoption of the updated LEC Water Supply Plan to revise their Comprehensive Plan to incorporate the updated 10-Year Work Plan. The Town last completed an update of its 10-Year Work Plan in December 2020.

The following tasks were completed under this scope of work:

- **Data Collection and Needs Assessment** – updated Town population projections, reviewed historical water demand and consumption data, established updated water LOS (Level of Service) for per capita demands, and assessed future water needs and projected future demands based on population and development projections for the water system.
- **Water System Condition Assessments** – conducted field investigations of the water system components, identified known problems within the system, and assessed the condition of the components for renewal and replacement requirements.
- **Hydraulic Modeling** – updated the Town’s hydraulic model of the water distribution system and assessed its capacity to accommodate future water demands and fire flow requirements.
- **Final Report** – documented the above tasks and prepared a recommendation of upgrades, recommended implementation schedule, and construction cost estimates.

Detailed results of these activities are listed in subsequent sections of this Report.

2. Existing Water Supply System

2.1. Service Area

The Town of Lantana is a coastal community located in east central Palm Beach County, Florida. The Town's service area includes approximately 2.79 square miles of residential and light commercial property with a year-round population of approximately 11,588. The Town's service area is generally framed by Interstate 95 to the west, S. Ocean Boulevard to the east, City of Lake Worth Beach City limits to the north, and Hypoluxo Road to the south. The Town provides potable water to all of the residents within the Town limits (refer to **Appendix A** for the water distribution system map).

2.2. SFWMD Water Use Permit

The Town's existing Water Use Permit No. 50-00575-W was issued by the South Florida Water Management District (SFWMD) in 1978 and has been renewed several times, with the most recent renewal in 2018. The permit will require renewal by July 10, 2028. The Town's permitted groundwater withdrawal and water supply strategy are consistent with the evaluations presented in the 2023-2024 Lower East Coast (LEC) Water Supply Plan Update.

The current permit provides for an annual allocation of 906.73 million gallons per year (MGY) and a maximum monthly allocation of 88.358 million gallons. The most recent December 31, 2025, report from SFWMD indicates a total raw water withdraw of 796.15 MGY for the Town, which remains within the permitted limits. (Refer to **Appendix B** for the 2025 Annual Water Balance Summary).

The cornerstone for the issuance of this permit was Lantana's cooperative commitment to protect the Surficial Aquifer from saltwater intrusion. Lantana recognized the effectiveness of restricting water use irrigation as a means to reduce the withdrawal of groundwater. As a result, the Town adopted an ordinance mandating a limit to irrigation to two days per week for all customers. This ordinance is a full-time, non-emergency, and non-water shortage water use restriction. Groundwater protection from saltwater intrusion was also achieved by relocating the Town's center of groundwater pumping further west of Interstate 95 through the construction of two new supply wells that have been in service since 2010.

In 2018, the Town proposed a revised wellfield operating plan that was accepted by SFWMD and incorporated as part of the Town's water use permit. The revised operating plan groups the Town's supply wells based on their physical geographic locations (i.e., east and west, with South Arnold Avenue being delineation between east and west). The eastern wellfield would include Wells 3 through 6, and the western wellfield includes Wells 7 through 12. Three of the east wellfields are located within the Water Treatment Plant (WTP). Each wellfield has a specific annual and maximum monthly withdrawal rate.

2.3. Raw Water Sources

The Biscayne Aquifer is the surficial aquifer that is utilized by the Town of Lantana for its raw water supply. The Town owns and operates 10 existing raw water supply wells to supply raw water to the Water Treatment Plant (WTP) for treatment, storage, and distribution. These wells range from 80 to 250 feet deep and consist of casings that are 12-inch to 16-inch in diameter. The raw water is withdrawn by submersible or turbine pumps that discharge through a raw water collection and transmission system. The raw water piping sizes are between 8-inch and 12-inch diameter.

The total wellfield capacity is approximately 14.26 MGD but is limited to an average daily withdrawal of 2.48 MGD and a maximum daily withdrawal of 2.94 MGD per the SFWMD water use permit described above in **Section 2.2**. (Refer to **Appendix C** for the SFWMD Water Use Permit 50-00575-W, Application 181102-4).

2.4. Treatment and Storage Facilities

The Town owns and operates the WTP located at 510 West Pine Street, which provides potable water to the Town's service area. The treatment processes consist of Aeration, Dual-Media Filtration, Disinfection, Ammoniation, Ion Exchange Softening, and Anion Exchange (for organic and color removal). The plant has a maximum daily flow capacity of 4.0 MGD.

The Town has two 1.0 million gallon storage tanks located at the WTP to provide a total storage capacity of 2.0 million gallons. There are no storage tanks located off site. The Town's existing water storage volume is sufficient to meet the required 25% of maximum capacity of the WTP, plus fire flow demand (Ref: FDEP Rule 62-555, F.A.C). These flows result in volumes of water that equate to the sum of 1.0 MGD plus 180,000 gallons for fire flow demand (1,500 gpm at two-hour duration), for a total required storage volume of 1.18 MG.

2.5. Water Distribution System and Interconnects with Other Municipalities

The water distribution system consists of a piping network covering approximately 1,850 acres, or 2.9 square miles, and is essentially built out. The piping network is made up of 2-inch to 14-inch piping. The majority of the piping is 6-inch and 8-inch diameter. The system is described in further detail in **Section 4** and **Section 5** of this report. The Town installed three 125-horsepower (HP) high service water distribution pumps in 2020 with the ability to expand to a 4th high service pump in the future (refer to **Section 6.2**). An atlas of the water distribution system is provided in **Appendix A**.

There are seven interconnects that exist between the Town of Lantana and neighboring water suppliers as listed in **Table 12**. These interconnects can be used to maintain water supply within the Town during emergency conditions, to provide emergency water to the neighboring utility from the Town of Lantana, and to provide additional water system capacity (refer to **Section 4.3.9**). Currently, the interconnection with Manalapan (IC5) is temporarily supplying water to the portion of the Town located on the Barrier Island. The Town's water main had a break between Hypoluxo Island and the Barrier Island. The water main is mounted to an existing bridge connecting the two islands, which is scheduled for replacement.

The Town plans to replace the water main to reconnect the barrier Island to the mainland potable water distribution system.

2.6. Domestic Self-Supply Systems

Domestic self-supply systems are private water wells used by customers for their own domestic water supply source. These private systems are regulated by the Palm Beach County Environmental Control Rule II (ECR II), which is implemented and enforced through the Florida Department of Health - Palm Beach County. The ECR II requires private water systems to connect to an approved community water system if there is an available water main within 100 feet in a public right-of-way (ROW) or easement abutting the property on which the building(s) are located.

There are a few, isolated individual homes within the Town of Lantana's service area that use private wells for water supply. Currently, the Town does not require connection to the Town's water system but encourages connection on a voluntary basis. Due to the few numbers of these private systems, connection of these systems will not affect or impact the Town's projected water supply needs.

2.7. Conservation Program

The Town's Water Conservation Program includes the following elements:

- **Irrigation Ordinance**

The Town's Code, Chapter 10.5 "Landscaping" includes Section 10.5-23, which restricts landscape irrigation to the hours of 5:00 p.m. to 9:00 a.m.

The Town of Lantana further enhanced its water conservation program through adopting Ordinance No. O-04-2008 on February 25, 2008. This ordinance imposes year-round restrictions on surficial water used for irrigation. The ordinance includes full-time, non-emergency, and non-shortage water use restrictions that allow two days per week (for each customer) of irrigation throughout the Town. Furthermore, in 2022 the Town enacted Ordinance No. O-08-2022 establishing a maximum irrigation duration of four hours. More stringent restrictions will be in effect in the event that they are imposed by the SFWMD. This year-round water restriction was adopted by the Town Council in an effort to optimize its current water use allocation and to preserve the integrity of the Town's water supply wells from deterioration resulting from saltwater intrusion and was an integral part of the successful receipt of its 20-year water use permit from the SFWMD.

The Town's Code, Chapter 21, Sections 21-61 through 21-69 includes "Water Conservation and Regulation," which protects the water resources of the Town from the harmful effects of over utilization during periods of water shortage and allocates available water supplies by assisting the SFWMD in the implementation of its water shortage plan.

- **Florida Friendly Landscaping Maintenance Requirements by Code**

The Town's Code, Chapter 10.5 "Landscaping" encourages the use of Florida Friendly Landscaping maintenance principles within its service area.

- **Ultra-low Volume Plumbing Fixtures**

The Florida Building Code, Plumbing section, requires the use of low volume plumbing fixtures for all local governments. The Town follows the requirements of the State Building code and adopts the codes following adoption of same by the Board of County Commission.

- **Water Conservation Rate Structure**

The Town implements a conservation-based increasing block rate structure as a means of reducing demands.

- **Leak Detection Programs**

SFWMD encourages public water supply systems to have no more than 10% unaccounted-for water losses in the distribution system. The Town calculates on a monthly basis and reports annually unaccounted for water loss in the distribution system in accordance with the (Water Use Permit) WUP Limiting Condition No. 21. The Town's current unaccounted for water losses in the distribution system is approximately 5.72% as reported by the Town in the Unaccounted Loss of Water Year 2025 submitted to SFWMD. **Appendix B** shows 2025 report.

The Town's Code, Chapter 21, Sections 21-61 through 21-69 includes "Water Conservation and Regulation," which protects the water resources of the Town from the harmful effects of over utilization during periods of water shortage and allocates available water supplies by assisting the SFWMD in the implementation of its water shortage plan.

- **Rain Sensor Devices**

The Town's Code, Chapter 10.5 "Landscaping" includes Section 10.5-23 which requires the installation of rain sensor devices on all automatic irrigation systems.

- **Public Education Programs**

The Town promotes water conservation through handouts and newsletters.

2.8. Reuse

The Town of Lantana's wastewater treatment is provided by the East Central Regional Water Reclamation Facility (ECRWRF) located in West Palm Beach, Florida. The Town's wastewater is conveyed to the ECRWRF through Lake Worth Beach's, Palm Beach County's and the City of West Palm Beach's wastewater collection and transmission systems. The ECRWRF is approximately 12 miles northwest of Lantana. There are no facilities in the vicinity of Lantana that provide reuse water from the ECRWRF. Currently, reuse water is not an alternative water supply that is feasible to Lantana from the ECRWRF or any other water reclamation facility.

2.9. Regional Water Supply Issues

The LEC Water Supply Plan Update evaluates water supply availability and resource limitations through the year 2045. The Town shares common goals with the LEC Region such as the LEC Everglades Restricted Allocation Area (RAA) rule, lowering per capita water use, increasing conservation, reducing saltwater intrusion, and continuing reclaimed water efforts.

SFWMD adopted an RAA for the LEC Everglades Waterbodies in 2007 as the regulatory component of the Everglades Minimum Flow Level (MFL) recovery strategy. RAAs are defined geographic areas where water allocations from water resources (e.g., lakes, rivers, wetlands, canals, and aquifers) are limited. Additional allocations beyond the established limitations are restricted or prohibited. The RAA for the LEC Everglades Waterbodies covers more than 1.5 million acres and includes 1, 2A, 2B, 3A, and 3B; the Holey Land and Rotenberger wildlife management areas; and the freshwater portions of Everglades National Park. The RAA also includes the integrated conveyance systems that are hydraulically connected to and receive water from waterbodies, such as Central and South Florida (C&SF) Project primary canals and the secondary and tertiary canals that derive water from the primary canals. Net increases in the volume or changes in timing on a monthly basis of direct surface water and indirect groundwater withdrawals from the RAA are prohibited over that resulting from base condition uses permitted as of April 1, 2006.

To address the RAA and continued efforts to lower per capita water use, the Town has implemented and continued to maintain an extensive Capital Improvement Plan (CIP) and R&R program that includes water main replacement, maintenance, and high service pump maintenance to increase efficiency and reduce water loss to the Town's water distribution system. In order to continually achieve lower per capita water use, the Town created a strong water conservation program that includes strict irrigation hours, limited surficial pumping for irrigation, a water shortage plan (to assist SFWMD during drought), Florida Friendly Landscaping Maintenance Requirements by Code, Chapter 10.5, ultra-low volume plumbing fixtures, block rate structure (to decrease demand), leak detection programs, rain sensor devices with automatic irrigation shut-off, and a public education program.

Additionally, SFWMD identifies in the 2023-2024 LEC Water Supply Plan Update that groundwater is limited and further withdrawals could have impacts on the current legal users, regional system as a whole, wetlands and may result in saltwater intrusion. As stated in **Section 2.2**, the cornerstone for the issuance of the Town's (WUP) is the Town's cooperative commitment to protect the Surficial Aquifer from salt water intrusion. Lantana recognized the effectiveness of restricting irrigation water use as a means to reduce the withdrawal of groundwater. As a result, the Town adopted Ordinance No. O-04-2008 mandating a limit to irrigation to two days per week for all customers and Ordinance No. O-08-2022 that limits irrigation to four hours. These ordinances are full-time, non-emergency, and non-water shortage water use restriction.

The other method of protecting the groundwater from saltwater intrusion is to move the Town's center of groundwater pumping further west with the construction water supply wells west of Interstate 95. This

“western wellfield” plan was accepted by SFWMD and incorporated as part of the Town’s WUP renewal. The new wells were completed in 2010 and are currently in operation.

The Town sends its wastewater flow to the City of Lake Worth Beach, which then pumps the combined wastewater to the East Central Regional Water Reclamation Facility (ECRWF). The ECRWF treats wastewater from the City of Lake Worth Beach, the City of West Palm Beach, the City of Riviera Beach, Palm Beach County, and the Town of Palm Beach. A portion of the ECRWF’s wastewater is converted to reclaimed water which is used by Florida Power and Light for cooling water for their power plant. Lantana participates in this regional group to promote the use of reclaimed water as an alternative water supply source.

The Town’s water supply planning efforts are consistent with the water supply strategies and resources limitations identified in the 2023-2024 LEC Water Supply Plan Update.

3. Potable Water Needs Assessment

3.1. Population Projections

Each year, the Bureau of Economic and Business Research (BEBR) at the University of Florida prepares the official population projections, in five-year intervals, for each Florida County. Since BEBR issues only a single countywide figure for each county, the Planning Division of the Palm Beach County (PBC) Planning Department annually allocates these figures to smaller geographies for localized planning efforts.

PBC prepares the Population Allocation Model every other year as a tool for long-range service delivery planning in Palm Beach County. Chapter 163.3177(1)(f)3, F.S., requires that each comprehensive plan be based upon population projections published by the Office of Economic and Demographic Research (OEDR) or generated by the local government based upon professionally acceptable methodology. The OEDR publishes the projections prepared by BEBR. PBC utilizes the OEDR/BEBR medium range projections for the County's Population Allocation Model.

The population projections developed for the Town of Lantana are based on the PBC Planning Department's 2013 and 2025 Population Allocation Model. The projected population for the Town service area was estimated by overlaying a map of Lantana's service area onto PBC's GIS base map containing population segregated into Traffic Analysis Zones (TAZs) (refer to **Figure 1**). The PBC Planning Department assigned jurisdictional code "40" to represent the Town of Lantana population, which allows us to more readily identify the map areas for the Town. A summary of the final population projections is included in **Table 1**.

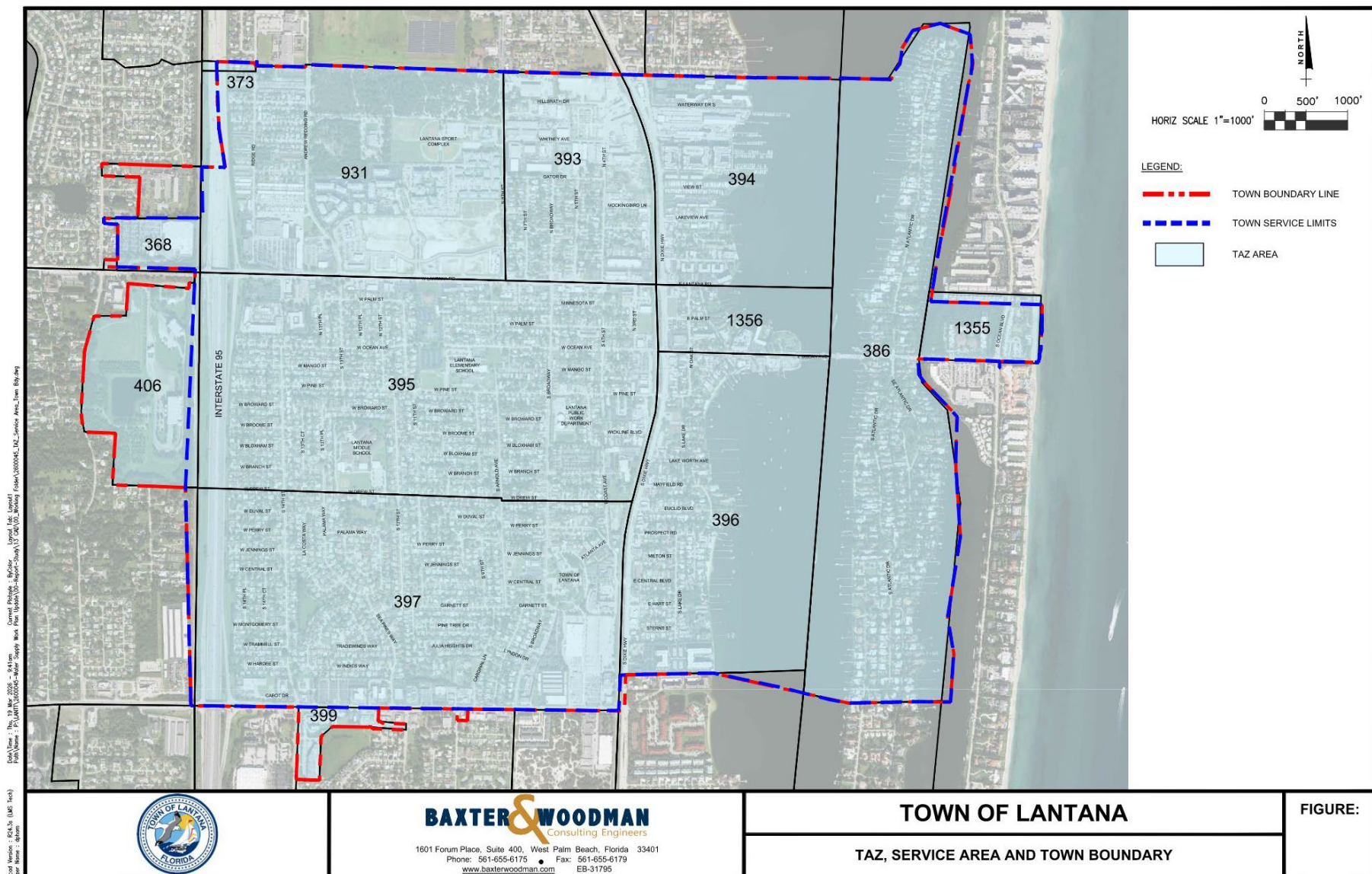


Figure 1 - 2025 Population Allocation Model - Town of Lantana Service Area and TAZ Map

Table 1 - 2025 Population Allocation Model - Town of Lantana Population Projections 2021 through 2035

TAZ	Jurisdiction Code	Population 2021	Population 2022	Population 2023	Population 2024	Population 2025*	Population 2030	Population 2035
1356	40_1356	193	195	197	199	185	311	417
394	40_0394	1,070	1,073	1,076	1,079	1,134	1,170	1,265
931	40_0931	1,007	1,139	1,271	1,403	2,097	2,125	2,198
393	40_0393	787	790	793	796	713	929	969
395	40_0395	3,309	3,317	3,326	3,334	3,342	3,388	3,449
396	40_0396	1,155	1,158	1,161	1,163	948	1,163	1,188
397	40_0397	3,034	3,040	3,045	3,051	3,315	3,325	3,346
386	40_0386	575	579	583	586	410	420	422
368	40_0368	153	156	158	161	114	115	118
1355	40_1355	260	260	261	261	472	472	473
373	40_0373	21	21	21	21	18	21	22
399	40_0399	0	0	0	0	0	0	0
406	40_0406	0	0	0	0	0	0	0
Total		11,564	11,728	11,892	12,056	12,748	13,439	13,867

* Source is PBC Planning Department 2025 Population Allocation Model for 2025 - 2035 population projections and 2013 Population Allocation Model for 2021 - 2024 population projections.

3.2. Historical Potable Water Demands and Levels of Service

Town consumer water demands from January 2020 – December 2025 were evaluated to establish recent historical potable water demands for the Town of Lantana. Consumption data records from the Town’s billing accounts, as well as raw and finished water flow data from the Town’s operation records were reviewed and summarized.

Consumption data was organized into the following sub-categories: Single Family – Residential; Single-Family – Residential – Irrigation; Multi-Family – Residential; Multi-Family – Residential – Irrigation; Commercial; Commercial – Irrigation; Town Meter; and Town Meter – Irrigation. The Town’s historical customer water demands by customer class are summarized and illustrated in **Figure 2**. A complete summary of the historical potable water consumption data is provided in **Appendix C**.

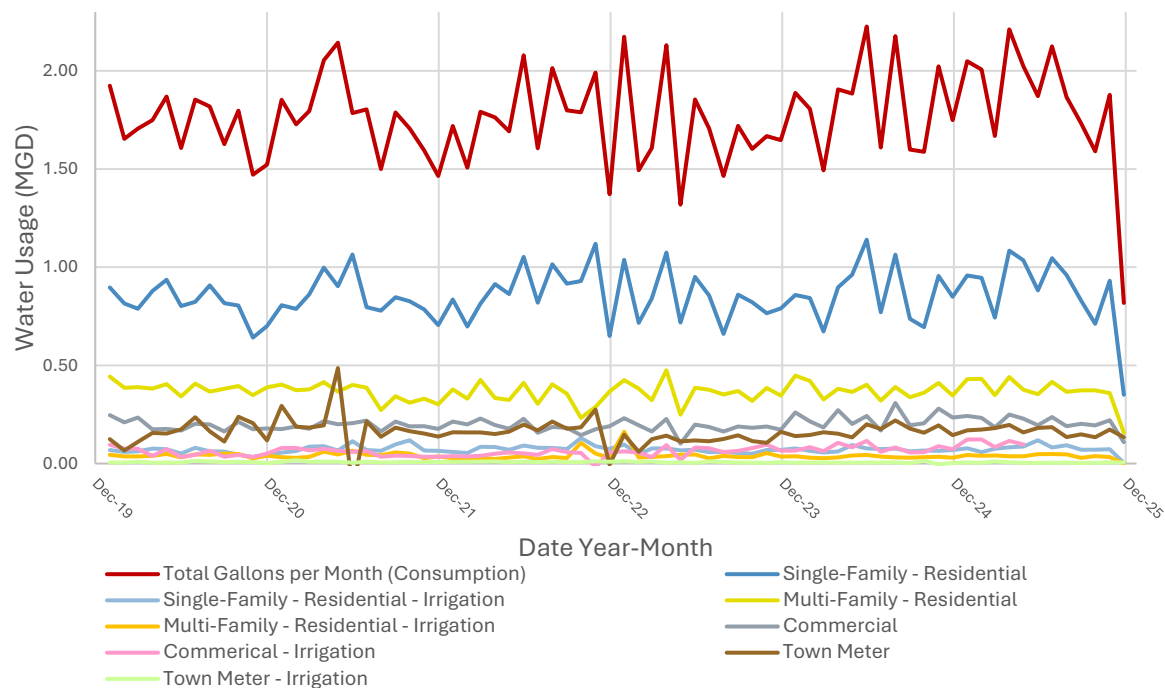


Figure 2 - Town of Lantana Historical Customer Water Demands by Customer Class

Table 2 presents the calculated water demand by service type based on the consumption records provided by the Town.

Table 2 - Town of Lantana Historical Potable Water Calculated Demand by Service Type

Service Item	Value
Water Demand w/o Irrigation	
Single Family Residential Water Demand	304 gal/day/unit
Multi-Family Residential Water Demand	106 gal/day/unit
Commercial Water Demand	637 gal/day/unit
Water Demand w/ Irrigation	
Single Family Residential Water Demand	329 gal/day/unit
Multi-Family Residential Water Demand	117 gal/day/unit
Commercial Water Demand	844 gal/day/unit
Other Criteria	
Average Person per Household ¹	2.42
Aggregate Per Capita Finished Water Demand	172 gal/day/capita
Maximum Day Demand Factor (MDD/ADD)	1.41
Peak Hour Factor (PHD/MDD)	1.72
Minimum Water Distribution System Pressure at Peak Hour Flow	45 psi
Minimum Water Distribution System Pressure at Peak Hour Flow	20 psi

1. Note: Per U.S. Census 2024 data for Town of Lantana

The aggregate per capita finished water demand of 172 gallons per day per capita was calculated by using the Average Finished Water Demand over the Years 2021 to 2025 (refer to **Appendix E**) and dividing by the average population over the Years 2021 to 2025.

The maximum day: average day demand factor was calculated by taking the average of the average finished water demand divided by the maximum day finished water demand for the Years 2021 to 2025, which resulted in a 1.41 maximum day: average day demand factor (refer to **Appendix E**). Data from 2020 were excluded from this analysis, as the municipality experienced abnormal flows related to COVID-19 that could skew the results.

Calculation of peak hour factor (PHF) requires Supervisory Control and Data Acquisition (SCADA) data recorded at a minimum 15-minute intervals, as hourly flow data alone might not capture short duration demand spikes that occur within the peak hour. Recent SCADA data with the required interval was not available for this analysis. Therefore, the peak hour factor from the Town's 2020 Water Supply Plan was used for this report. The previous 2020 report states that the Town provided flow data from the plant's finished water flow meter, which consisted of a flow measurement approximately every 10 seconds for

every day during three months. The three months selected were May, June, and July of 2020 as they were three of the highest months for finished water produced per the Town's 2020 Monthly Operating Reports (MORs). The peak hour factor (PHF) for each day over the three-month period was established from the historical flows by determining the peak hour flow for each day and dividing by the overall average flow for the day. The 95th percentile of the individual PHFs determined for each day over the three-month period was selected, the peak hour factor resulted in 1.72. This factor was applied to the projected maximum daily flows to calculate anticipated future peak flow conditions.

The minimum water distribution system pressure at peak hour flow was established per AWWA M32 Computer Modeling of Water Distribution Systems. AWWA M32 states the following minimum pressure criteria:

- The minimum pressure during peak hour refers to minimum pressure at customers' taps during normal system operation. This value is typically in the range of 35–50 psi and ensures that there is adequate pressure to the second story fixtures within a property if internal plumbing is configured correctly.
- It is important to note that in some communities where residential fire sprinkler systems are required by legislation, the minimum acceptable pressure is 50 psi (345 kPa) for them to operate properly. Backflow preventers are required at commercial, offices, industrial, and retail buildings. These devices result in a 5–15 psi (34–103 kPa) headloss, so minimum system pressures should be set accordingly.

The minimum water distribution system pressure at peak hour flow was set at 45 psi to ensure normal operations at second story fixtures during the peak hour of the day.

3.3. Model Performance Criteria

The criteria that determines whether a water distribution system and its representative hydraulic model is satisfactory or requires improvements is typically defined by its ability to deliver required peak hour flow rates, as well as the ability to deliver fire flow rates at a minimum system pressure during Maximum Daily Flow.

3.3.1. System Pressure Criteria

The system performance criteria for normal system operation was established by Baxter & Woodman and summarized and listed in **Table 3**:

Table 3 - Water Distribution System Performance Criteria

Flow Condition	Minimum System Pressure (psi)
Maximum Day Flow (MDF)	55
Peak Hour Flow (PHF)	45

The minimum water distribution system pressure at peak hour flow was established per AWWA M32 Computer Modeling of Water Distribution Systems. AWWA M32 states the following minimum pressure criteria:

- The minimum pressure during peak hour refers to minimum pressure at customers' taps during normal system operation. This value is typically in the range of 35–50 psi (241–345 kPa) and ensures that there is adequate pressure to the second story fixtures within a property if internal plumbing is configured correctly.
- It is important to note that in some communities where residential fire sprinkler systems are required by legislation, the minimum acceptable pressure is 50 psi (345 kPa) for them to operate properly. Backflow preventers are required in many commercial, offices, industrial, and retail buildings. These devices result in a 5–15 psi headloss, so minimum system pressures should be set accordingly.

The minimum water distribution system pressure at peak hour flow was set at 45 psi to ensure normal operations at second story fixtures during the peak hour of the day. Sprinkler systems typically have a headloss of approximately 5-15 psi, thus our maximum day flow minimum system pressure criteria was set at 55 psi (45 psi + 10 psi for sprinkler system headloss). These established minimum system pressure criteria ensure that the required level of service (LOS) for system pressures is within AWWA standards for water distribution systems.

3.3.2. System Fire Flow

The Palm Beach County Fire Rescue (PBCFR) is the local provider of fire protection for the Town and indicate they hold an Insurance Services Office (ISO) fire protection rating of Public Protection Class 1 (PPC 1) since 2022. The ISO rating is determined by a cumulative score given by the ISO based on a field survey and depends on Emergency Communication Systems, Fire Departments, Water Supply, and Community Risk Reduction. The PPC is assigned on a scale from 1 to 10, with PPC 1 being the best rating.

The water distribution system is required to provide a minimum flow of 1,000 gpm at 20 psi system pressure based on Section 18.5.11 of the Palm Beach County Local Amendments to the Florida Fire Prevention Code. **Table 4** summarizes the fire requirements by land use types based on the code requirement. Non-residential assigned fire flows were assigned a flow requirement of 1,500 gpm to account for a sprinkler system and hose stream to fight a fire.

Table 4 – Palm Beach County Local Amendments to Florida Fire Prevention Code Fire Requirements

Land Use	Minimum Fire Flow (gpm)
Single-Family Residential	1,000
Non-Residential & Multifamily	1,500



3.4. Future Redevelopment and Annexation Areas

The Town of Lantana service area encompasses 2.79 square miles and is predominantly “built out”. Future land area changes within the Town are anticipated to be minimal. In Chapter 23 – Zoning of the Town’s Code of Ordinances, the Town has adopted specific regulations regarding proposed redevelopment, which aims to maintain existing low-density housing within the Town and retaining the current “Lantana scale of development.” The Town’s Plan Review Committee is required to review all proposed development and redevelopment projects for conformance with the Town’s Code of Ordinances.

As of the completion of this report, the Town has three potential proposed redevelopment projects. These projects and their water demands are provided in **Table 5**.

Table 5 - Proposed Redevelopment Projects Water Demands

Project Name	Type	Peak Flow (gpd)
Water Tower Commons ¹	360 units of Multifamily-Residential	176,400
Water Tower Commons ²	Additional 356 units of Multifamily-Residential	174,440
Water Tower Commons ³	Retail Commercial/Gym	30,420
Water Tower Commons ⁴	Existing Demand	-97,517
East Ocean Avenue ⁵	Commercial	18,400
East Ocean Avenue ⁴	Existing Demand	-879
Lantana Complex (Kmart Shopping Plaza) ⁶	Multifamily Residential	230,400
Lantana Complex (Kmart Shopping Plaza) ⁵	Existing Demand	-15,385
Total Additional Demand from Development		516,278

1. Based on 2018 Capacity Letter
2. Based on conversation between the Town and the Developer
3. From 2020 Water Supply Plan page 3-7
4. Developer. Existing demand in water customer data
5. Assuming 175 hotel rooms, 6,000 SF commercial space
6. From Flow Analysis

3.5. Water Demand Projections

As a result of the Irrigation Ordinances passed by the Town Council, the Town observed a significant decrease in water use. Water use reductions ranging from 10% to 20% were observed throughout the Town as a result of limiting irrigation to two times a week for a maximum of four hours and this trend has continued into present day.

The 2008 Water Supply Plan calculated an aggregate per capita water demand (raw) at 222 gallons per capita per day (gpcd). The 2015 updated reduced this estimate to 174 gpcd, and the 2020 updated reported 175 gpcd. The Town has continued water restrictions and community-wide conservation education. The current aggregate per capita water demand (raw) is calculated to be 172 gallons per capita per day used, which is a slight decrease from the 2020 Water Supply Plan Update. The water recovery percentage increased from 90.3% in the 2020 Water Supply Plan Report to 94.3% based on the average finished-to-raw water ratio from the years 2021 through 2025, as provided by the Town.

The population projections established under **Section 3.5** were coupled with the projected Levels of Service established under this **Section 3.2** to develop water demand projections for the Town. The water demand projection worksheet is listed below in **Table 6**.

Table 6 - Town of Lantana Water Demand Projections

	2025	2028	2030	2035
Population¹	12,748	13,162	13,439	13,867
% Growth	5.43%	3.15%	2.06%	3.09%
Projected Avg Raw Water Flow (MGD)	2.33	2.95	3.00	3.08
Projected Max Day Raw Water Flow (MGD)²	3.28	4.16	4.23	4.34
Projected Max Month Raw Water Flow (MGD)³	2.62	3.32	3.37	3.46
Projected Average Finished Water Flow (MGD)	2.12	2.78	2.83	2.90
Projected Max Day Finished Water Flow (MGD)²	2.91	3.92	3.99	4.09
Projected Avg Consumed Water Flows (MGD)⁴	2.00	2.57	2.61	2.68
Projected Max Day Consumed Water Flows (MGD)²	2.82	3.62	3.68	3.78

1. See **Table 1** for population data.

2. Projected Max Day = Avg. Day Demand x 1.41 Max Day Factor

3. Projected Max Month=Avg Month x 1.12 Max Month Factor; Max Month Factor calculated by taking the average of the maximum finished water demand per month divided by the average finished water demand per month for the Years 2021 to 2025

4. Projected Avg Consumed Water = Avg Finished Water minus 7.73% water loss

Based on the projections presented above, the Town is anticipated to have a total finished water demand (average day) of 2.90 MGD and a maximum day demand of 4.09 MGD in the Year 2035. The finished water average day demand projection of 2.90 MGD in 2035 was calculated by multiplying the projected 2035 population by the aggregate per capita finished water demand of 172 gallons per day per capita established as the Town's LOS criteria (see **Table 2**) and adding the proposed redevelopment water demands (see **Table 5**).

The maximum day finished water demand project of 4.09 MGD was calculated by multiplying the average day demand for 2035 by the 1.41 maximum day factor (refer to **Section 3.2** for calculation of maximum day factor). These projections are an increase in the proposed flows from the 2020 study, which estimated 2.28 MGD average day flow and 3.15 MGD maximum day flow by year 2030.

The WTP currently has a permitted capacity of 4.0 MGD, which provides for sufficient capacity to meet the Town's current needs. However, the plant capacity is limited by the volume of raw water that is permitted to be withdrawn by the South Florida Water Management District (SFWMD) through the Town. The current WUP allows for withdrawal of 907 million gallons per year, which is equivalent to an average daily withdrawal of 2.48 MGD, with a maximum monthly allocation of 88.358 million gallons (equivalent to 2.90 MGD maximum month average daily flow).

Based on the raw water projections above that estimate a projected average raw water flow of 2.95 MGD and a maximum month raw water flow of 3.32 MGD in 2028 (assuming all proposed future development is completed by that time), the current permit may not be sufficient to meet the Town's water supply needs through its expiration date of 2028. This projected shortfall is primarily attributable to the significant increase in future redevelopment assumed in this analysis.

Therefore, the Town will need to consider the following issues:

- The Town should re-evaluate its potable water consumption prior to Year 2028 to determine if an increase in raw water withdrawal is necessary. It is recommended that the Town begin this evaluation in 2026 to allow the necessary time to determine and potentially allocate funds to the Capital Improvement Program (CIP) in 2026-2028 for construction of the necessary improvements that may be required in order to increase water treatment plant capacity.
- The Town of Lantana is located within the SFWMD's LEC Water Supply Plan. The Town is required to submit annual aggregate per person per day potable water demands. As part of ongoing conservation, the LEC plan is charged with ensuring potable water supply to the region and identifying potential alternative water supplies.
- The Town should apply to increase its permitted withdrawals under the WUP and allocate funding for replacement of again wells and construction of new ones.

Subsequent sections of this report evaluate the condition and capacity of the Town's distribution system to meet the future water demand needs.

4. Water System Condition Assessment

4.1. Background

An evaluation of the Town's water infrastructure was conducted between January and February of 2026. The visual field investigation included the Town's major components such as the following:

- Raw Water Wells
- Water Treatment Plant Equipment and Piping
- Distribution Piping

The visual field investigation identified improvements needed to maintain the Town's water infrastructure for continued service to the year 2035. Components that were recently rehabilitated or replaced were not evaluated as part of this assessment.

4.2. Raw Water Wells

As stated in **Section 2.3**, the Town owns and operates 10 existing raw water supply wells to supply raw water to the WTP for treatment, storage, and distribution. There are three wells located on the WTP site, and seven that are located within the Town limits of Lantana. **Table 8** summarizes the findings from the field investigation completed in January 2026 for the Town's Raw Water Wells. **Figure 4** is reproduced from the latest SFWMD Water Use Permit 50-00575-W, Application 181102-4 and shows the locations of the Town's wells.

The following photos from the field investigation on the January 2026 document the noted conditions with recommendations summarized in **Table 7**.

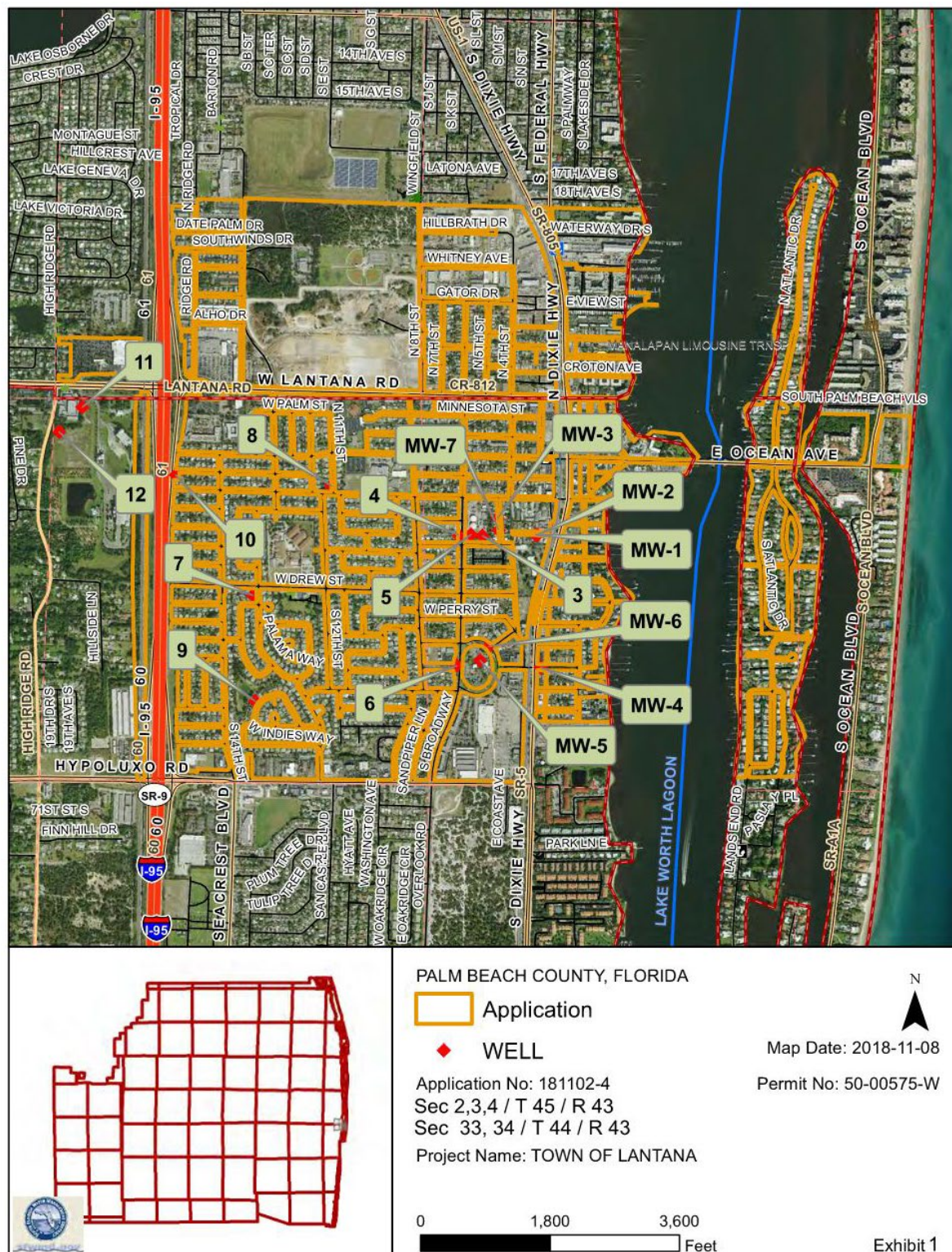


Figure 4 - SFWMD Water Use Permit 50-00575, Application 181102-4 Figure

**Table 7 - Town of Lantana Raw Water Wells
Field Assessment Notes January 2026**

Water System Component Description	Well Capacity (gpm)	Field Assessment (January 2026)	Recommendation
PW #3	1,000	This well is located on the WTP site. There is corrosion at base flange and bolts	Sandblast and recoat. Provide gaskets between metal piping and concrete surfaces
PW #4	1,000	This well is located on the WTP site. There is corrosion at ductile iron pipe and bolts. Wet conditions causing mildew build up at 3-inch wheel valve.	Replace well head piping. Provide gaskets between metal piping and concrete surfaces
PW #5	1,000	This well is located on the WTP site. Corrosion at flanges and conduit raceway. Heavy corrosion at flanges in multiple locations.	Replace well head piping. Provide gaskets between metal piping and concrete surfaces
PW #6	1,000	Signs of heavy corrosion and pitting into existing materials and pipes around hardware	Replace well head piping. Provide gaskets between metal piping and concrete surfaces
PW #7	900	Minor corrosion at the well head	Clean and paint. Provide gaskets between metal piping and concrete surfaces
PW #8	1,000	Heavy corrosion and pitting in multiple areas, some more severe than others. Concrete pad poured around and contacted existing metal.	Replace well head piping. Provide gaskets between metal piping and concrete surfaces
PW #9	1,000	Surface rust and corrosion at well.	Sandblast and recoat. Provide gaskets between metal piping and concrete surfaces
PW #10	1,000	Surface corrosion at well. Delamination of paint at ductile iron	Sandblast and recoat. Provide gaskets between metal piping and concrete surfaces
PW #11	1,000	Surface rusting corrosion at well. Delamination of paint at ductile iron.	Sandblast and recoat. Provide gaskets between metal piping and concrete surfaces
PW #12	1,000	Surface rust and corrosion at well. Evidence of paint delamination	Sandblast and recoat. Provide gaskets between metal piping and concrete surfaces



Raw Water Well No. 3



Raw Water Well No. 4



Raw Water Well No. 5



Raw Water Well No. 6



Raw Water Well No. 7



Raw Water Well No. 8



Raw Water Well No. 9



Raw Water Well No. 10



Raw Water Well No. 11



Raw Water Well No. 12

4.3. Water Treatment Plant Equipment and Piping

The last overall rehabilitation project on the WTP occurred in 2004, which included the construction of new filters, ion exchange, anion exchange, and chemical systems. Projects completed within year 2024-2025 included relocation of ammonia and chlorine chemical injection points, structural reconditioning, painting, and resin replacement for the two ion exchange and three anion exchange treatment units; various valve replacements; replacement of the brine tank and the chlorine tanks, replacement of the high service pumps, and construction of a new high service pump electrical building. The WTP is in fair to good condition. There are several areas throughout the WTP where new paint or coatings are recommended. It is recommended that a thorough inspection of coatings and corrosion be performed and corrected. Preventative maintenance can reduce the damaging effects of corrosion which will eliminate the need for future major repairs. A map of the Town's WTP recent and immediate future improvements is shown on **Figure 5**.

Table 8 summarizes the findings from the field investigation completed on February 20, 2026, for the Town's WTP. The photos following the table are numbered in accordance with the item numbers in **Table 9**.

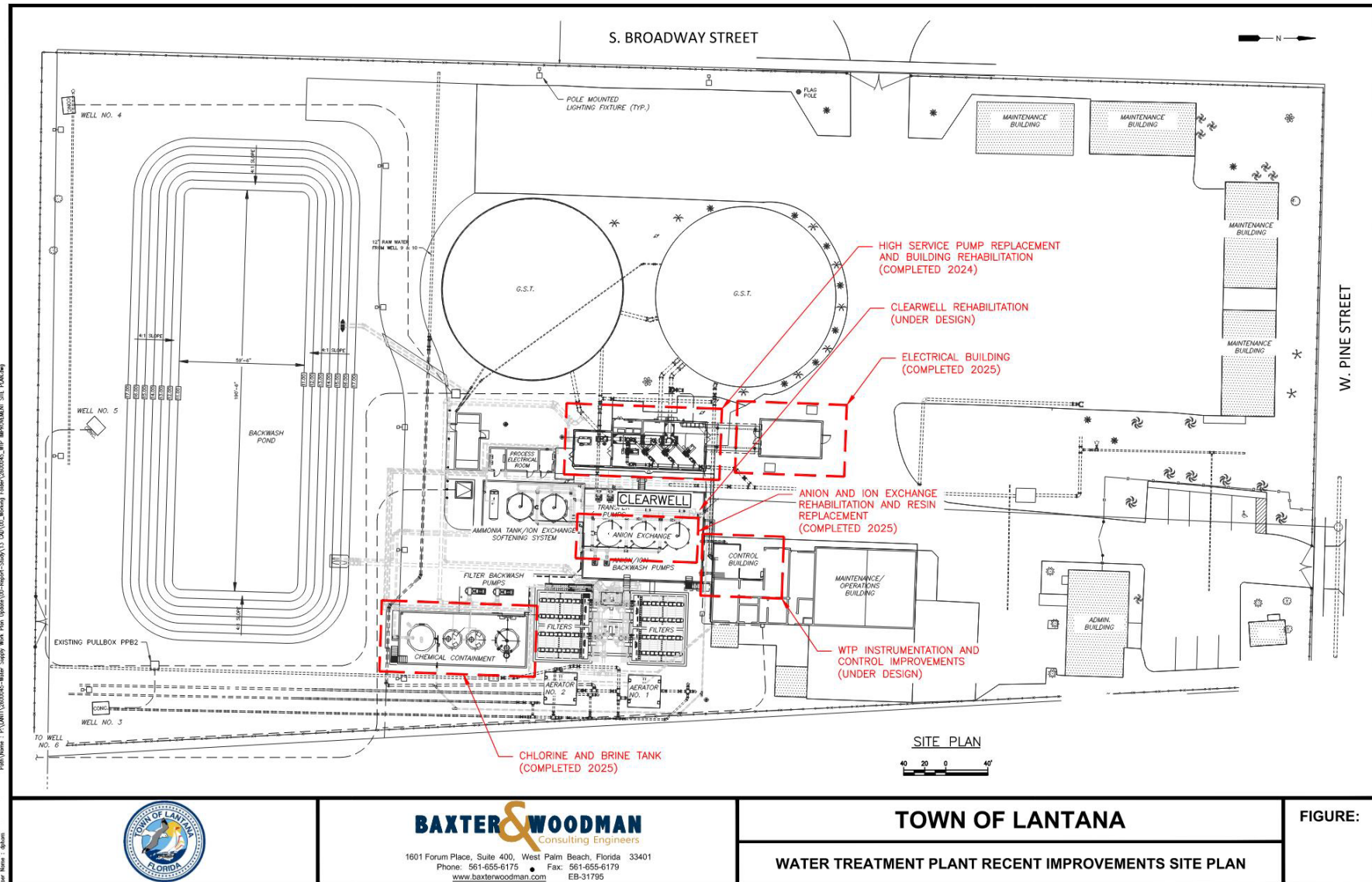


Figure 5 - Water Treatment Plant Recent/Immediate Future Improvements Site Plan

**Table 8 - Town of Lantana Water Treatment Plant
Field Assessment Notes February 2026**

Item No.	Water System Component Description	Comment/ Field Assessment	Recommendation
1	Anhydrous Ammonia Room	Corrosion observed at electrical connections to junction boxes from flex housing to hard pipe. The west ventilation fan requires replacement. Staining observed on partially remaining walls.	Ventilation fan towards the west needs replacement. Address corrosion at the electrical fittings into junction boxes. Paint interior walls.
2	Blower and Associated Piping	Actuator missing at external piping outside blower room. Surface corrosion observed on fittings and hardware. Gaskets appear to be dry.	Repair actuator connection. Replace corroded fittings and hardware Replace all exposed gaskets outside at stainless steel piping connections.
3	Storage Tanks - Two (2) Units	North tank (metal structure) appears to have corrosion around top and bottom edges. Unable to observe the top of the tank or gain access through the hatch. South tank (concrete structure) externally in good condition, with no apparent signs of wear and tear. Unable to observe the top of the tank or gain access through the hatch.	North tank needs brush blasting or sandblasting of corrosion and recoating.
4	Ammonia Injection Point	Good condition. Relocation of injection point happened in 2025.	
5	Filter Basins & Media - Four (4) Units	External sides of filters: basins show signs of leaking and corrosion, delamination of paint and primer layers in multiple locations. Internally in the media chambers appear to be in good condition. The electrical panel roof appears to be corroded, allowing rainfall to penetrate onto electrical panel. Other electronic paneling/facing or shields appear clouded and may obstruct visual inspection.	Clean and seal internal walls of basins to correct seepage. Repair or replace roof over electrical panel on top deck to protect electrical panel. Replace control screens.
6	Aeration - Two (2) Units	Corrosion observed on the majority of surfaces, exposed structures where water could contact concrete and or aeration assembly.	Clean and recoat surfaces.
7	Chlorine Injection Point	Good condition. Improvement and replacement happened in 2025.	

Item No.	Water System Component Description	Comment/ Field Assessment	Recommendation
8	Anion Exchange - Three (3) Units	Good condition. Structural repairs and coating improvements; valve replacement and resin replacement occurred in 2025.	
9	Ion Exchange - Two (2) Units	Good condition. Structural repairs and coating improvements; valve replacement and resin replacement occurred in 2025.	
10	Filter Backwash Pumps - Two (2) Units	Pump stands are heavily corroded and deteriorating. The shroud is failing and not connected to the pump stand. Heavy corrosion observed at both pumps locations with exposed piping.	Replace pump stands shroud, packing and glands and impeller maintenance for verification. Replacement of heavily corroded hardware, and/or sandblasting, and re-coating. Town asked for B&W to include pump replacement with clearwell rehab project.
11	Brine Tank	Good condition, rehabilitated in 2024.	
12	Chlorine Tanks - Two (2) Units	Good condition. Replacement happened in 2025.	
13	Waste Tank	Tank vertical piping and supports appear to be in good condition. Piping system at bottom of tank appears to have heavy corrosion. Carflex fittings appear to be heavily corroded.	Remove and/or replace corroded piping sections and Carflex fittings at the base of the waste tank. Conduct a thorough inspection of the fiberglass coating to verify structural integrity
14	Ammonia Tank	Corrosion observed at tank brackets, delamination of coatings, surface rust and corrosion at fittings and top of tank. Corrosion at smaller fittings at the instrument panel near ammonia tank.	Sandblast and coat, corroded areas as needed.
15	Diesel-Driven Emergency Generator	Generator, mounting and exhaust fan appear to be in good condition, exhaust has surface corrosion as usual and one electrical box, heavily corroded, and contacting floor.	Replace corroded electrical box.
16	Sodium Hypochlorite Room	Exterior of room has heavy corrosion and broken concrete missing around door frame and separation at corners of exterior and separation on southside exterior of room. Inside room all previous systems removed, corrosion and cracking along the floor and bottom of walls, delamination of paint,	Repair all exterior concrete, coatings, repair and coat interior floor and walls. Provide electrical cover and replace exhaust fan.

Item No.	Water System Component Description	Comment/ Field Assessment	Recommendation
		exposed electrical receptacle (missing plate cover), ventilation fan to the west missing partial pieces.	
17	Transformer (near ammonia tank)	Delamination of coatings and corroded metals front door bottom corner. Concrete pad, meter, and struts appear to be in good condition.	Coordinate repair with FPL.
18	High service Pumps	Good condition. Replacement project was completed in 2024.	

The following photos from the field investigation on February 20, 2026, document the noted conditions with recommendations summarized in **Table 8**.



1. Anhydrous Ammonia Room



2. Blower Piping



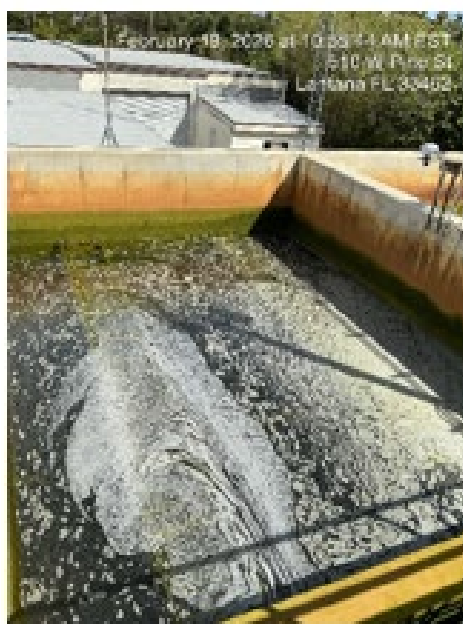
2. Blower Piping



3. Storage Tank & Media



3. Storage Tank



5. Filter Basin & Media



6. Aeration Tanks



10. Filter Backwash Pumps



14. Ammonia Tanks



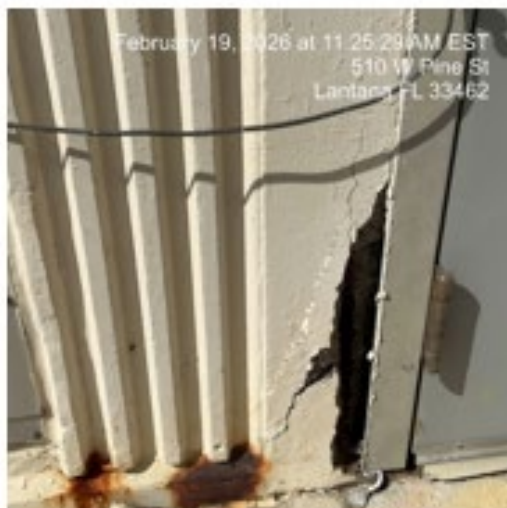
13. Waste Tank



15. Emergency Generator



15. Emergency Generator



16. Sodium Hypochlorite Room



17. Transformer

4.3.1. Resin Replacement

The WTP treats groundwater from the surficial aquifer using chlorine oxidation and gravity dual filtration for iron removal, anion exchange (AIX) for organic and color removal and cation ion exchange softening (IXS) for hardness i.e., calcium and magnesium removal.

On June of 2021, a site investigation was conducted at the WTP for the Resin System. The AIX and IXS vessels had been in service since 2004 with the original resins. By 2021, the AIX and IXS resins had exceeded their design life, which is typically 10-15 years. Based on these findings, the Town replaced the cation and anion filter media in 2025 to allow for extended filtration system operation at the WTP. This project included the inspection of the interior of the vessels, repair of miscellaneous internal vessel structural components, repair of the interior and exterior vessel coatings, and replacement of valves and actuators on the vessel waste line.

4.3.2. Chlorine and Sodium Hypochlorite Tanks

The existing Assmann 4,200-gallon single-walled HDLE tanks (96 inches in diameter and 152 inches in height) were replaced in 2025 with identical units, consistent with their typical service life of approximately 8-11 years.

4.3.3. Instrumentation & Control

To improve the daily operation of the system, the Town observed the need to upgrade existing obsolete control and instrumentation at the WTP. An overall evaluation was performed of the existing instrumentation and controls (I&C) components, SCADA system, and review of considerations for cybersecurity based on EPA guidelines. The Town has contracted an engineering consulting firm to prepare the design for this project, with advertisement for construction bids scheduled for spring 2026.

4.3.4. Clearwell

The purpose of the clearwell storage tank is to store water that has been filtered and treated with disinfectants and then to allow the disinfectant to inactivate any remaining pathogens prior to the finishing of the water through the softening resin vessels and anion exchange vessels. The clear well is a crucial part of the potable water treatment system.

In 2025, the Town contracted Aqueous Infrastructure Management to perform a condition assessment of the clear well. The report included a number of improvements recommendations, as listed in **Table 9**. The Town contracted an engineering consulting firm to prepare design plans to address recommendations that have been categorized as Priority 1, Priority 2, and Priority 3. All recommendations will be implemented with the exception of the Priority 3 exterior recommendations at this time. The design will include the replacement of the access hatch on the clearwell and cleaning, concrete rehabilitation and recoating the interior walls, floor and ceiling. Advertisement for construction bids is scheduled for fall 2026.

Table 9 - Assessment Priority Index

Assessment Priority Index

Critical	1	Immediate priority. Out of compliance, sanitary, or critical issue. Address ASAP.
High	2	Immediate need within 1 year or sooner. High priority.
Medium	3	Plan to address within next 5 years. Maintenance or compliance upgrades.
Low	4	Plan to address within next 10 years. Maintenance or compliance upgrades.
Suggested	5	Best practices, advanced technology, or planning to improve level of service.

Report Section	Recommendation	Category	Priority
Interior Wall	We recommend washing these surfaces using an NSF 60 approved cleaning agent to remove the stain/biofilm from these surfaces, followed by a clean water rinse to remove all cleaning residue.	Sanitary	1
Exterior Hatch	Per EPA regulations, hatches must be raised at least 24" from the top of the tank surface and have a watertight lid that measures a minimum of 2" in overlap to prevent surface run-off and contamination. We recommend modifying this hatch to meet requirements.	Sanitary	2
Interior Floor	We recommend washing these surfaces using an NSF 60 approved cleaning agent to remove the stain/biofilm from these surfaces, followed by a clean water rinse to remove all cleaning residue.	Sanitary	2
Interior Wall	We recommend monitoring these cracks through future inspections for early detection of possible concrete spall that may require repair to prevent structural damage. Establish scope of work for remedial repairs or maintenance.	Structure	2
Exterior Roof	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	3
Exterior Roof	We recommend pressure-washing surfaces to include an environmentally approved cleaning agent for improving aesthetics and to preserve the protective coating.	Coatings	3
Exterior Wall	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	3
Exterior Wall	We recommend pressure-washing surfaces to include an environmentally approved cleaning agent for improving aesthetics and to preserve the protective coating.	Coatings	3
Interior Overhead	We recommend washing these surfaces using an NSF 60 approved cleaning agent followed by a clean water rinse to remove all cleaning residue.	Sanitary	3
Interior Piping	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	3
Interior Wall	We recommend sealing the cracks to prevent spall of the concrete from occurring.	Structure	3

4.3.5. Storage Tanks

The Town of Lantana has two 1.0 million gallon (MG) storage tanks located at the WTP to provide a total storage capacity of 2.0 MG. There are no off-site storage tanks.

The oldest storage tank was constructed in 1968 and was constructed of welded steel plates. The newer tank is construction of reinforced concrete. The Town contracted with Aqueous Infrastructure Management in September 2024 to conduct an assessment of the two tanks. Aqueous provided a list of recommendations that the Town had completed along with corresponding priority categories. **Table 10** and **Table 11** present the steel and concrete tank rehabilitation recommendations, respectively, for the storage tanks.



Table 10 - Steel Structure



Aqueous Infrastructure Management
11 Ridge Hill Road
Assonet, MA 02702
508.758.6126

Lantana Water Plant
Lantana, Florida, United States

Tank Name: 1MG Steel
Produced By: David Cornish
Date of Inspection: 09/10/2024

Assessment Priority Index

Critical	1	Immediate priority. Out of compliance, sanitary, or critical issue. Address ASAP.
High	2	Immediate need within 1 year or sooner. High priority.
Medium	3	Plan to address within next 5 years. Maintenance or compliance upgrades.
Low	4	Plan to address within next 10 years. Maintenance or compliance upgrades.
Suggested	5	Best practices, advanced technology, or planning to improve level of service.

Report Section	Recommendation	Category	Priority
Exterior Overflow	Due to the height of the termination of the overflow, the size of the screen could not be accurately determined. Should this screen not be 24-mesh, we recommend replacing the existing screen with a new, non-corrodible metal screen having 24-mesh to prevent contaminates from accessing the interior of the tank.	Sanitary	1
Exterior Overflow	EPA requires all overflows to terminate within 12"-24" above an inlet structure, splash pad or engineered rip-rap to protect against the inhalation of contamination and prevent erosion that could washout the tank supports or foundation. We recommend modifying this overflow to meet these requirements.	Sanitary	2
Exterior Overflow	We recommend installing a flapper gate or a duckbill valve to this overflow in an effort to prevent contaminates from accessing the interior of the tank.	Sanitary	2
Exterior Ladder	We recommend installing a lockable ladder guard at the bottom of this ladder to deter unauthorized access of this structure.	Security	2
Exterior Roof	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	2
Interior Ladder	We recommend installing a flexible cable safety climb fall protection device to meet OSHA 1910.28 Personal Fall Arrest & Ladder Safety Systems.	Safety	2
Exterior Manway	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	3
Interior Manway	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	3
Interior Wall	We recommend washing these surfaces using an NSF 60 approved cleaning agent to remove the stain/biofilm from these surfaces, followed by a clean water rinse to remove all cleaning residue.	Sanitary	3
Exterior Ladder	Per OSHA 1910.23 regulation, it is required that all exterior ladders have a distance of a minimum of 16" between side rails. We recommend replacing ladder to meet requirements.	Safety	5
Interior Ladder	Per OSHA 1910.23 regulation, it is required that all interior ladders have a distance of a minimum of 16" between side rails. We recommend replacing ladder to meet requirements.	Safety	5

Table 11 - Concrete Structure



Aqueous Infrastructure Management
11 Ridge Hill Road
Assonet, MA 02702
508.758.6126

Lantana Water Plant
Lantana, Florida, United States

Tank Name: 1MG Concrete
Produced By: David Cornish
Date of Inspection: 09/09/2024

Assessment Priority Index

Critical	1	Immediate priority. Out of compliance, sanitary, or critical issue. Address ASAP.
High	2	Immediate need within 1 year or sooner. High priority.
Medium	3	Plan to address within next 5 years. Maintenance or compliance upgrades.
Low	4	Plan to address within next 10 years. Maintenance or compliance upgrades.
Suggested	5	Best practices, advanced technology, or planning to improve level of service.

Report Section	Recommendation	Category	Priority
Exterior Ladder	We recommend installing a lockable ladder guard at the bottom of this ladder to deter unauthorized access of this structure.	Security	2
Interior Manway	Establish scope of work for remedial repairs or maintenance. Continue to monitor condition.	Coatings	2
Interior Ladder	We recommend installing a flexible cable safety climb fall protection device to meet OSHA 1910.28 Personal Fall Arrest & Ladder Safety Systems.	Safety	2
Perimeter Vents	We recommend installing a protective shield on the perimeter roof vent to prevent contamination.	Sanitary	2
Water Quality	At the time of this inspection thermal stratification was observed. Surface temperature was recorded at 83 degrees, bottom temperature was recorded at 82 degrees. It is our recommendation to install an N.S.F. approved active mixer within this structure to improve overall water quality and reduce thermal stratification.	Sanitary	2
Interior Wall	We recommend washing these surfaces using an NSF 60 approved cleaning agent to remove the stain/biofilm from these surfaces, followed by a clean water rinse to remove all cleaning residue.	Sanitary	3

4.3.6. Disinfection Injection Point Relocation

In an effort to demonstrate 4-log virus treatment of groundwater in 2025, the Town relocated the existing chlorine injection point located before the aerators, to just after the clearwell. The intent is to utilize free chlorine through the clearwell and then apply ammonia to create chloramines, which results in achieving the desired virus inactivation and a more reasonable chlorine residual within the distribution system. See **Figure 6** , which shows the Town's WTP operations schematic diagram to provide the required treatment.

FIGURE 1 - Town of Lantana WTP - Schematic Diagram

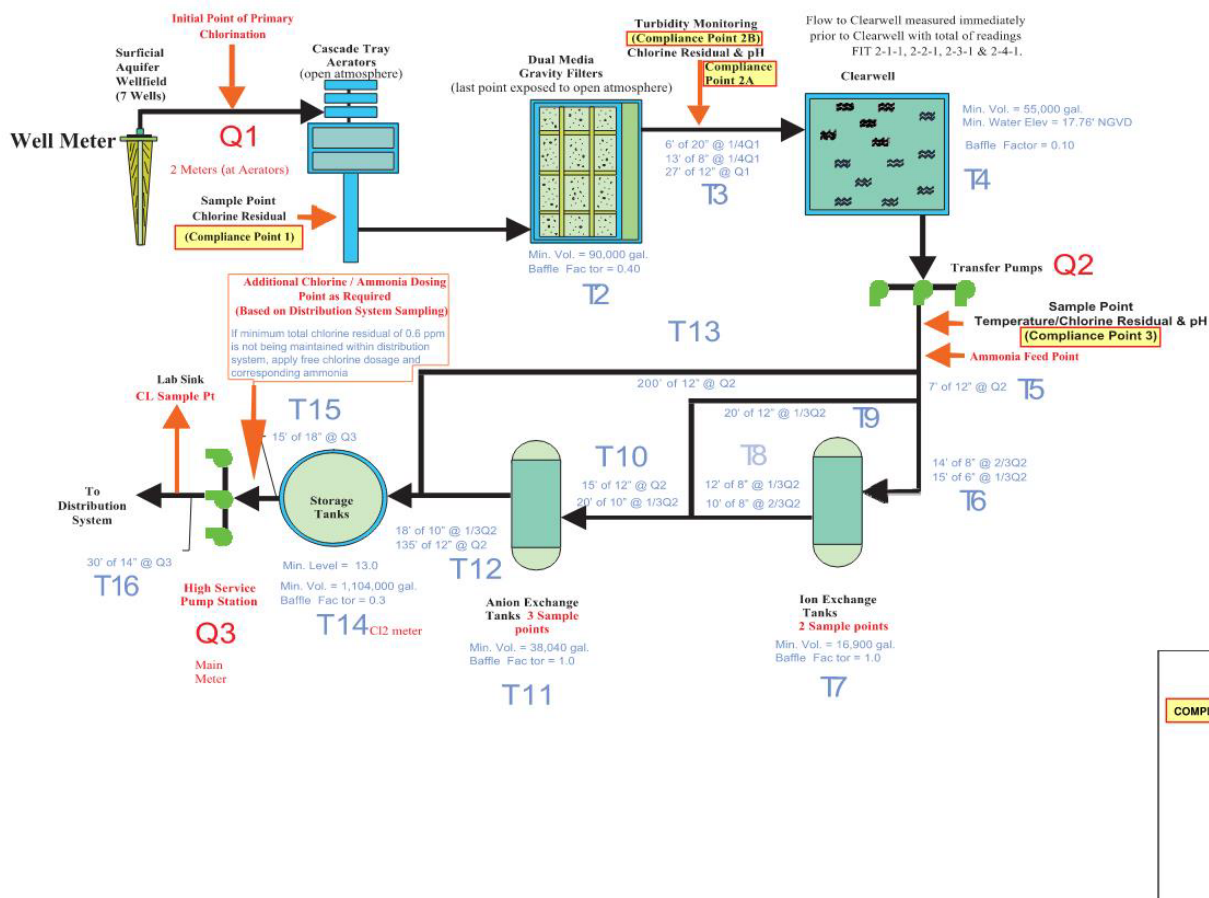


Figure 6 - Chemical Injection & Compliance Sampling Points

4.3.7. High Service Distribution Pumps

As recommended in the 2014 Water Supply Plan, the Town replaced the existing high service pumps, motors, switch gear, associated piping and valves, electrical feed, and HVAC system in 2024 as part of the Town's Capital Improvement Program (CIP).

The new installed pumps consist of three pumps rated at 2,150 gpm @ 162-feet (TDH) (70 psi) each. The firm capacity of the new pumping system is 6.19 MGD with one pump out of service meeting the Town's current water supply requirements.

The potable water distribution system consists of a piping network covering approximately 1,800 acres or 2.79 square miles. The network is made up of 4-inch to 14-inch diameter piping, with the majority being

6-inch and 8-inch diameter. The oldest water mains were installed in 1962. Many of these older water mains are asbestos cement (AC), and they were installed behind the homes within utility easements. AC water mains are brittle and prone to breakage. The majority of the water mains were installed in the 1980s and 1990s. These water mains are a mix of ductile iron and polyvinyl chloride (PVC) materials which have exceptional service lives of 50+ years.

Following a recommendation in the 2020 Water Supply Work Plan, the Town has adopted a water main replacement program for their aging AC water mains. Since then, two improvement projects have been completed by the Town.

In March 2024, the Town completed the replacement of water mains within the WTP from the finished water flow meter to West Pine Street from South Arnold Avenue to Federal Highway and South Broadway from West Pine Street to West Drew Street. The Town is currently completing the replacement of AC water main on West Pine Street from I-95 to South Arnold Avenue. The Town currently allocates approximately one million dollars per year for its annual renewal and replacement (R&R) program with a focus on replacing AC water main and water mains in areas with prior reports of main breaks.

The Town owns and maintains 10 air release valves (ARVs) within the potable water main system. Four of the seven existing ARVs were installed within the past 10 years and three installed in the past five years. It is recommended that the Town regularly inspect the ARVs as part of routine operations and maintenance. Backflow preventers are installed and maintained on fire lines and irrigation systems at non-residential facilities which are the responsibility of the property owners to maintain. The system also includes 14 flushing locations, nine of which are auto-flushing stations. The valves are tested regularly. **Appendix F** shows a list of the flushing stations, as provided by the Town.

The performance of the water distribution system was modeled for this assessment, and the results are described in **Section 5.6**. Refer to **Appendix A** for a layout of the model piping network.

4.3.8. Fire Hydrants

There are approximately 395 fire hydrants located within the Town's water distribution service area (refer to **Appendix G**). The existing fire hydrants throughout the Town's water distribution system vary in age and type.

On January 30, a field inspection was completed for approximately 17% of the hydrants within the system. The selected hydrants were located on the oldest sections of pipe and were distributed throughout the system. The most common issue identified among the inspected hydrants was corrosion, followed by insufficient ground clearance. Several hydrants did not meet the recommended 15-inch clearance from the ground to the bottom of the pumper nozzle. The following photos show examples of these issues identified during the inspection.



***Fire Hydrant No. 41 – Below grade,
significant corrosion and rusting***



***Fire Hydrant No. 82 – Below grade, no
visible valve, corrosion and surface rust***



***Fire Hydrant No. 130 – Bolts at
base are slightly corroded***



***Fire Hydrant No. 240 – Below grade,
rust and corrosion on surface***



***Fire Hydrant No. 268 – Significant
corrosion and surface rust***



***Fire Hydrant No. 297 – Below grade,
rust and corrosion on surface***

4.3.9. Interconnects

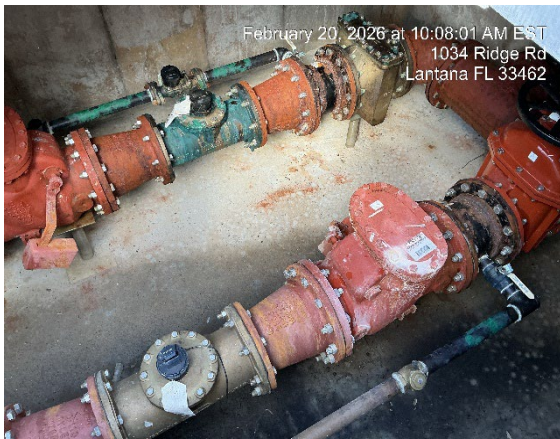
As mentioned in **Section 2.5**, there are seven interconnects between the Town of Lantana and neighboring water suppliers as listed in **Table 12**. These interconnects can be used to maintain water supply within the Town during an emergency situation, or to provide emergency water to the neighboring utility. Currently, one of the interconnections with Manalapan (IC5) is supplying water to an isolated area of the system on the Barrier Island due to a water main break, which is expected to be replaced with the replacement of a PBC roadway bridge on East Ocean Avenue between Hypoluxo Island and the Barrier Island.

In order to keep the interconnects in good operating condition, valves should be exercised on a regular basis. **Table 12** summarizes the findings from the field investigation completed on January 20, 2026, for the Town's Emergency Water Interconnects.

Table 12 - Town of Lantana Emergency Water Interconnects
Field Assessment Notes 2-20-2026

Interconnect No.	Connecting Utility	Size	Metered	Location	Field Assessment (02/20/2026)	Recommendation
IC-1	City of Lake Worth Beach	6"	Y	Ridge Road (NW)	Vault in roadway previously installed, heavy corrosion, delamination on piping inside vault. Stanchions are not installed properly and have no neoprene gaskets to separate making contact to concrete and/or dissimilar metals.	Sandblast and coat all piping and hardware, install stanchions properly with neoprene gaskets to separate contact of dissimilar metals and/or concrete.
IC-2	City of Lake Worth Beach	6"	Y	N Federal Highway	Surface corrosion on piping, stanchions not installed correctly or bolted to concrete slab. Missing barrier to avoid metals touching concrete and piping, inground valves would appear difficult to operate with above ground piping in direct conflict, gaskets in between flanges appear not to be full faced, wheel valves not secured by any locking mechanism.	Clean and paint piping to identify potable water main system. Install stanchions correctly with neoprene or other materials to separate dissimilar metals and or metal contacting concrete, valves poured into concrete footer need to be accessible (relocated) for valve key able to readily operate by utility. Install full face gaskets in between piping and valves and/or fittings, secure wheel. It is recommended this connection be re-

Interconnect No.	Connecting Utility	Size	Metered	Location	Field Assessment (02/20/2026)	Recommendation
						established with the City of Lake Worth Beach for redundancy.
IC-3	Town of Manalapan	6"	N	Hypoluxo Road (S)	Interconnection not accessible for inspection.	Upgrade site to meet current standards. It is recommended to create an interconnect agreement.
IC-4	Town of Manalapan	6"	N	S.E Atlantic Drive (SE)	Overgrown vegetation in area valve boxes not to grade. Interconnect not metered.	Install meter assembly at interconnect. It is recommended to create an interconnect agreement.
IC-5	Town of Manalapan	8"	N	SR A1A & E Ocean Blvd. Intersection	Two visual valves, one in curb and one in roadway. Interconnect not metered.	Install meter assembly at interconnect and outside of roadway travel lane.
IC-6	City of Boynton Beach	8"	Y	S. 13th Court (SE)	Vault in roadway previously installed, heavy corrosion, delamination on piping inside vault. Stanchions are not installed properly and have no neoprene gaskets to separate making contact to concrete and/or dissimilar metals.	Sandblast and coat all piping and hardware. Install stanchions properly with neoprene gaskets to separate contact of dissimilar metals and/or concrete. It is recommended to install a draining mechanism at the vault.
IC-7	City of Boynton Beach		Y	San Castle Boulevard (SE)	Vault in roadway previously installed, heavy corrosion, delamination on piping inside vault. Stanchions are not installed properly and have no neoprene gaskets to separate making contact to concrete and/or dissimilar metals. Standing water.	Sandblast and coat all piping and hardware. Install stanchions properly with neoprene gaskets to separate contact of dissimilar metals and/or concrete. Clear weep hole to allow drainage of vault



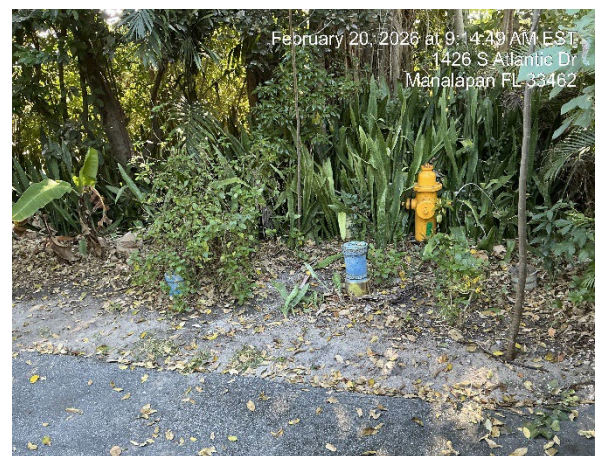
Interconnect 1 – City of Lake Worth Beach



Interconnect 2 – City of Lake Worth Beach



Interconnect 3 - Town of Manaplan



Interconnect 4 – Town of Manaplan



Interconnect 5 - Town of Manaplan



Interconnect 6 – City of Boynton Beach



Interconnect 7 – City of Boynton Beach

4.4. Water Main Break & Complaint Logs

The Town provided five years of water distribution boil water notices that many times are related to water main breaks. Service line breaks and maintenance are a common occurrence that does not necessarily translate into a need for a full transmission main replacement. **Table 13** summarizes the water main boil water notices logged by the Town in the past five years, and **Figure 7** graphically depicts the locations of these main breaks.

Table 13 - Town of Lantana Water Main Break Logs (January 2020 - November 2025)

Location	Date
100 block of S. 11 th Street	1/15/2020
300 to 600 block of S. 12 th Street	2/5/2020
Lantana Elementary School	2/5/2020
300 to 600 block of S. 12 th Street	10/12/2020
Lantana Elementary School	10/12/2020
800 to 1400 block of Lands End Road	8/3/2020
300 block of Melody Lane	10/19/2020
400 to 800 block of Minnesota Street	8/31/2020
1200 block of W. Garnett Street	9/1/2020
400 to 1200 N. Atlantic Drive	12/7/2020
All of E. Ocean	11/1/2021
Entire South end of Hypoluxo Island	11/1/2021
1000 block of W. Broome Street	1/21/2021
300 to 400 S. 11 th Street	1/21/2021
1020 W. Pine Street	1/21/2021
1021 W. Broward Street	1/21/2021

Location	Date
900 to 1100 W. Garnett Street	3/29/2021
Entire Block of S. 14 th Court	9/13/2021
700 to 1100 S. 12 th Street	12/23/2021
900 to 1400 S.E. Atlantic Drive	4/12/2021
700 to 1000 S 12 th Street	6/25/2021
400 to 500 blocks of W. Perry Street	4/19/2021
400 to 500 blocks of Greynolds Circle	4/19/2021
400 to 600 block of S. 12 th Street	7/26/2022
300 to 400 block of S. 3 rd Street	12/27/2022
300 to 400 block of Wickline Boulevard	12/27/2022
300 to 400 block of Pinewood Street	12/27/2022
100 block of Milton Street	2/13/2022
100 block of Prospect Street	2/13/2022
800 block of S. Dixie Highway	2/13/2022
400 to 600 block of N. 8 th Street	1/24/2022
777 W. Lantana Road	1/27/2022
300 to 600 block of S. 12 th Street	10/20/2022
300 to 400 block of W. Wickline Boulevard	5/29/2022
300 to 400 block of S. 3 rd Street	5/29/2022
1100 to 1400 block of Cardinal Lane	5/1/2023
100 block of E. Central Boulevard	7/27/2023
100 to 200 block of N. 12 th Street	4/1/2023
300 to 600 block of S. Arnold Avenue	7/19/2023
Town Wide BWO Pressure below 20 PSI	4/13/2023
1400 block of W. Branch Street	6/22/2023
1400 block of W. Branch Street	8/19/2024
400 to 500 block of W. Branch Street	9/10/2024
100 to 200 block of Lakeview Avenue	10/31/2024
300 block of Pinewood Street	8/26/2024
Mango Villas	8/26/2024
800 to 1200 block of N. Atlantic Drive	8/22/2024
100 to 1400 S. Atlantic Drive	7/30/2024

Location	Date
1100 to 1400 Block of Sand Piper Lane	7/22/2024
300 to 700 W. Bloxham Street	9/11/2024
1400 block of W. Montgomery Street	9/27/2024
1000 to 1100 block of S. 14 th Place	9/27/2024
1000 to 1100 block of S. 14 th Court	9/27/2024
100 to 300 block of Lakeview	9/2/2025
400 to 500 block of Palm Street	10/15/2025
200 block 4 th Street	8/15/2025
800 to 1000 block of S. 9 th Street	4/1/2025
300 to 600 block of S. 12 th Street	8/6/2025
500 to 600 block of W. Branch Street	1/3/2025
1200 to 1300 block of W. Broward Street	8/29/2025
600 to 700 block of W. Ocean Avenue	8/29/2025
1200 to 1300 W. Pine Street	11/4/2025

Some of these water main break locations occur along asbestos cement (AC) mains, which represent the oldest and most brittle type of water mains in the Town's distribution system (see **Appendix H** for location of AC water mains by diameter). Further description and cost worksheets for annual replacement program of the Town's AC water main piping and water service renewal and replacement (R&R) program are included in **Section 6**.

In addition to complaints regarding water main breaks, the Town received several complaints over the past years related to water color. This issue was addressed with the replacement of the resin filter media with the 2025 the Ion/Anion project. As previously mentioned, the anion exchange treatment unit processes raw water through a resin for the purpose of removing organics and color. The Town specifically expedited the design and construction for the improvements to the anion and ion exchange treatment units and resin replacement as a means to address this issue. Although the color of the water generated complaints, the water quality continuously met all required treatment standards for public drinking water.



4.5. America's Water Infrastructure Act (AWIA) of 2018

On October 23, 2018, the America's Water Infrastructure Act (AWIA) was signed into law. This act builds upon the Bioterrorism Act of 2002. Under the Bioterrorism Act, all Community Water Systems (CWS) serving more than 3,300 people had to perform a vulnerability assessment with a focus on prevention of malevolent acts. AWIA requires all Community Water Systems serving more than 3,300 people to perform a Risk and Resilience Assessment for the water system. The Risk and Resilience Assessments involve assessing both intentional attacks and natural disasters to every part of the water system including physical, cyber, and financial systems.

Upon completion of the Risk and Resilience Assessment, the Community Water System owner must submit a certification form to the United States Environmental Protection Agency (USEPA) via electronic submission, email, regular mail, or alternate means. The Risk and Resilience Assessment was completed on June 2021. Every five years the Risk and Resilience Assessment must be updated. There are three completion deadlines: Communities serving a population greater than 99,999 people must certify before March 30, 2025, and communities serving between 3,300 people and 49,999 people certifying before June 30, 2026. Communities, such as the Town of Lantana, with a population served between 3,300 people and 49,999 people are required to submit certification of completion of AWIA Risk and Resiliency Assessment by June 30, 2026. The Town is in the process of completing the Risk and Resilience Assessment.

Each Community Water System then must update their Emergency Response Plan (ERP) within six months of submitting their Risk and Resiliency Assessment Certification. Upon completion of the updated ERP, the Community Water System owner must submit a second certification form to the USEPA via electronic submission, email, regular mail, or alternate means. Once completed, the ERP will require review and revision every five years, with the first revision five years after the submission of the Risk and Resilience Assessment. The Town is in the process of completing the ERP.

4.6. Summary of Assessment Findings and Recommendation of Improvements

Based upon the results of the field investigations, the Town's water distribution system, in general, is in good condition. To maintain long-term operation of the system, the following improvements are recommended:

- Set aside annual budgetary funds for the replacement or rehabilitation of raw water wells.
- Budget for annual WTP R&R
- Continue to perform storage tank inspections, cleaning, and rehabilitation every five years.
- Budget for filter basin improvements
- Replace and/or repair hydrants as needed on an annual basis, clean and repaint existing hydrants, and maintain existing hydrant testing program.
- Establish a program to regularly inspect the air release valves (ARVs) within the distribution system.
- Budget for valve replacement and the addition of meters at selected emergency interconnects.
- Consider adopting an annual renewal and replacement (R&R) program for water services.

5. Water System Hydraulic Model

5.1. Model Development

A computerized hydraulic model of the Town's water distribution system was developed using Bentley's WaterCAD® hydraulic modeling software as part of the Town's 2020 Water Supply Plan. The model was created utilizing water main and fire hydrant atlases that depicted the size and locations of all existing water mains and all existing fire hydrants. Elevations of the water distribution system were assigned to model based on the latest USGS Quarter Quad topographic map of Lantana. The model was completed, tested and calibrated as part of the 2020 10-Year Water supply Facilities Work Plan.

The hydraulic model for this update used the 2020 model as a base. Model calibration was not included as part of this effort. Recent projects constructed by the Town were incorporated into the model and verified by the Town. Refer to **Appendix A** for a layout of the model piping network.

5.2. Base Demand Distribution

Water demands for 2025 were assigned to the model from historical billing data as summarized in **Section 3.2**. The billing data was used to estimate base water demands by calculating the average use for each address and adding a loss factor of 7.7% (see **Appendix E**). The demand data was then allocated spatially to nodes in the model by assigning the junction nearest to the address point. **Section 3.2** depicts the Maximum Day Demand Factor and Peak Hour Factor.

5.3. Future Demand Distribution

The future water demand projections in **Section 3.4** were added to the Existing Demands to create a future demand scenario. Demands were allocated spatially to the nearest junction to the development. **Section 3.2** identifies the Maximum Day Demand Factor and Peak Hour Factor.

5.4. System Pressure Analysis

The Town's goal for peak hour flow is to maintain a system pressure greater than 45 psi. Under peak hour demand conditions, system pressures range from 60 to 71 psi for existing and 70 to 81 psi for future conditions throughout the Town, as shown in **Figure 8** and **Figure 9**.

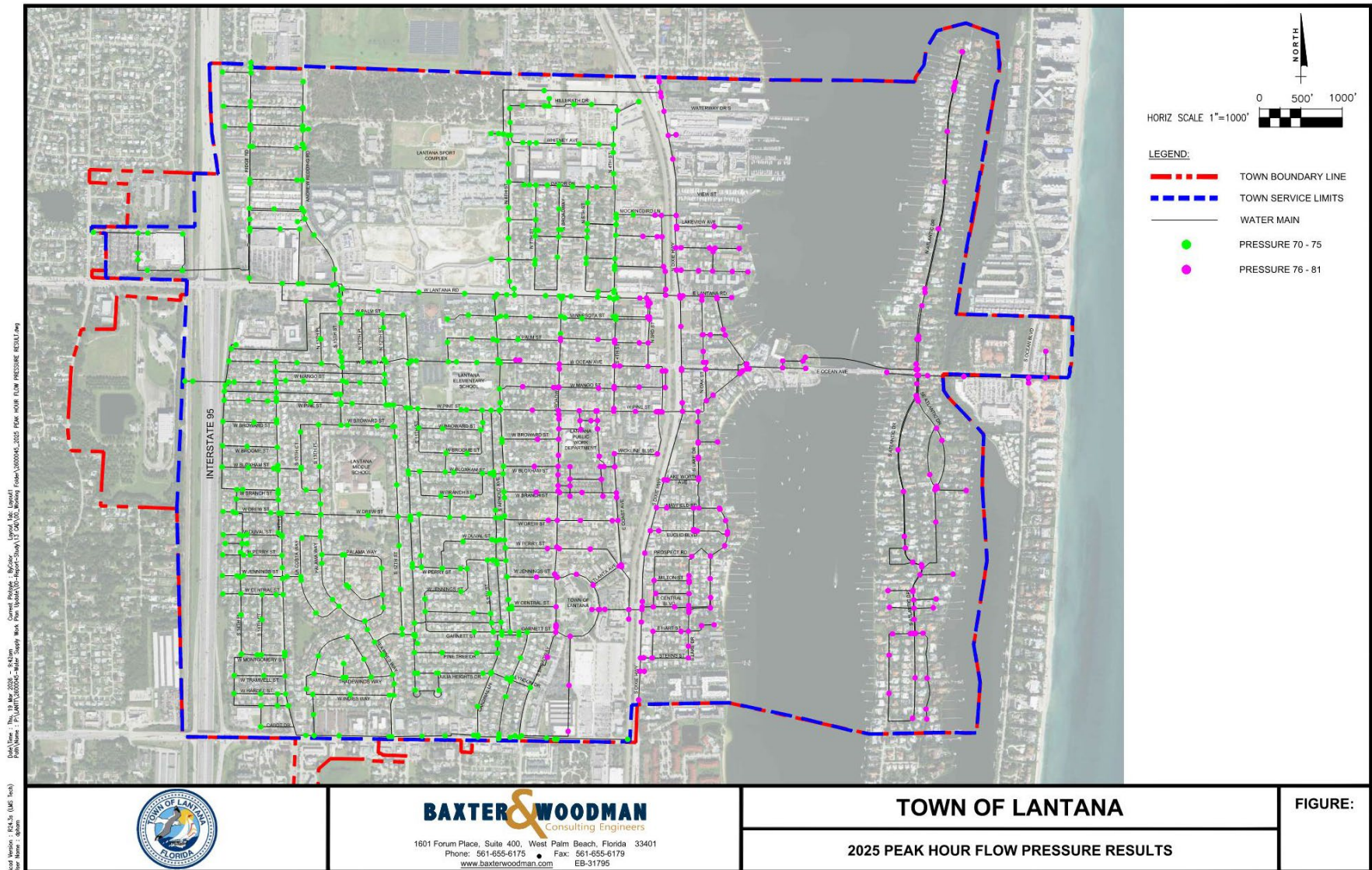


Figure 8 - Existing 2025 Peak Hour Flow Pressure Results

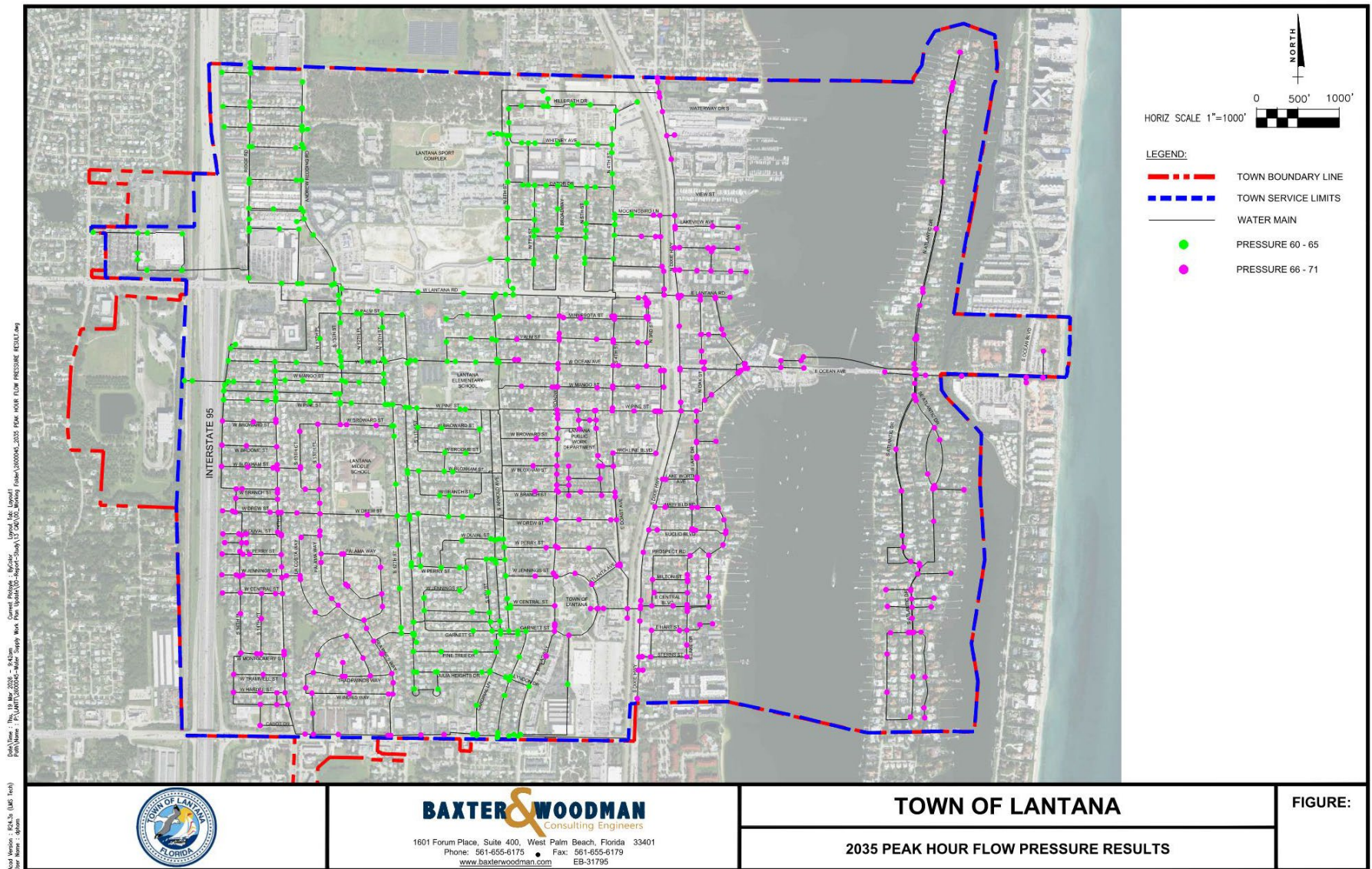


Figure 9 - Future 2035 Peak Hour Flow Pressure Results

5.5. Fire Flow Analysis

As described in **Section 3.3.2**, satisfying the fire flow requirements of a water distribution system is typically the design limiting condition of the system. This is the case for the Town's water distribution system. The WaterCAD® hydraulic modeling software is very useful and well adapted for this analysis. The fire flow requirements of the system are incorporated into the model so that a fire flow demand range is applied to each hydrant until the upper limit of the range is met and the minimum system pressure is reported; or, the available fire flow at that hydrant is reported for when any other junction in the system decreases to 20 psi. This available fire flow at 20 psi is referred to as AFF_{20} . For this analysis, the upper limit for the fire flow analysis was set at 5,000 gpm.

The 2025 MDF fire flow model scenario results indicate that three hydrants fail to meet fire flow requirements under existing conditions. These deficiencies are distributed throughout the system. When future redevelopment demand is applied, an additional 4 extra hydrants do not meet the required fire flow capacity due to the increased system demand. **Figure 10** and **Figure 11** show the fire flow deficiencies for 2025 and 2025 respectively.

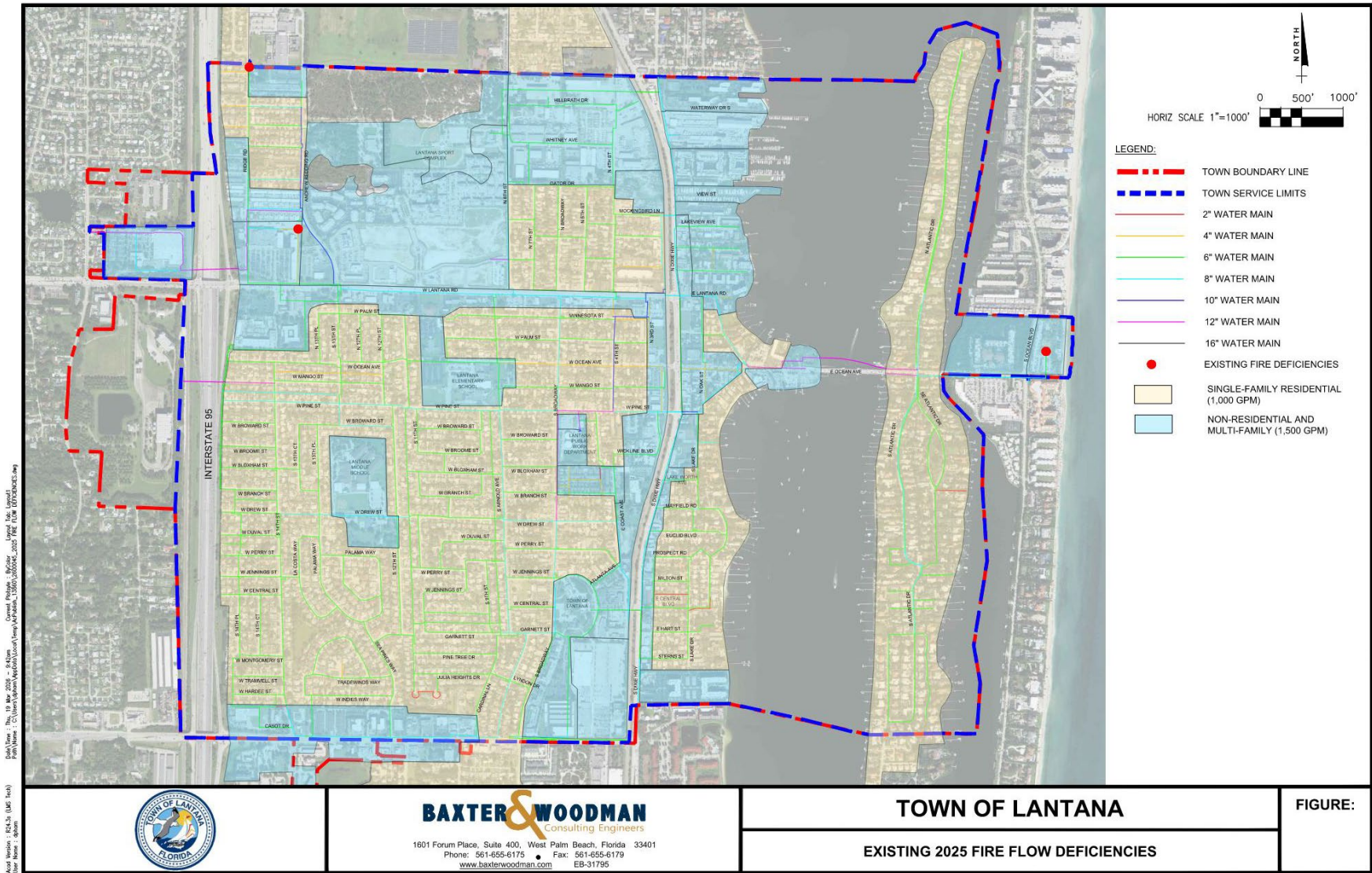


Figure 10 - Existing 2025 Fire Flow Deficiencies

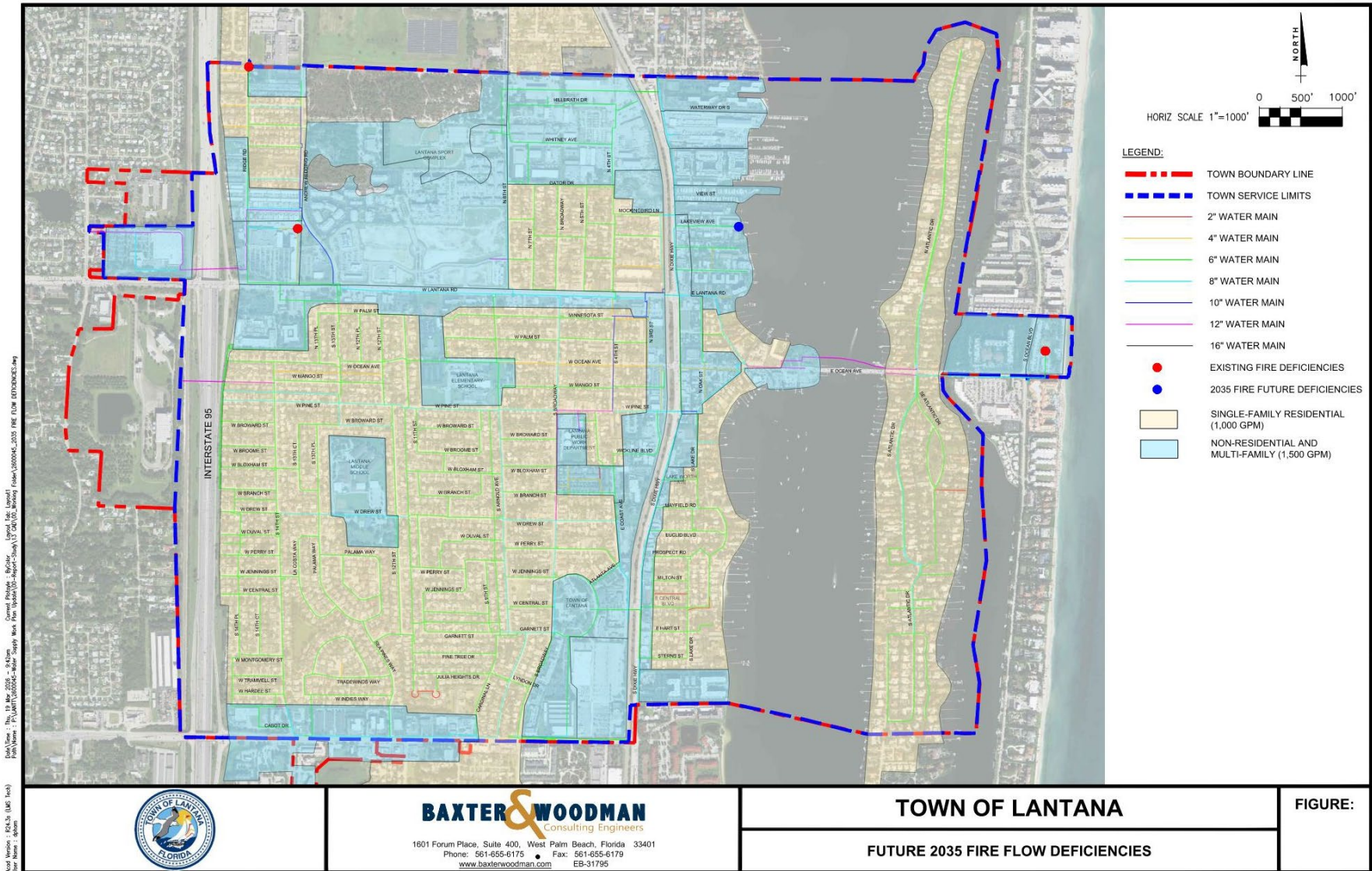


Figure 11 - Future 2035 Fire Flow Deficiencies

5.6. Summary of Model Results and Recommendation of Improvements

Based on the model results described in **Section 5.5**, Baxter & Woodman developed four improvement project areas for the Town of Lantana. The majority of the system is composed of 6-inch loops that are unable to deliver the required fire flow. **Figure 12** shows the overall improvement projects.

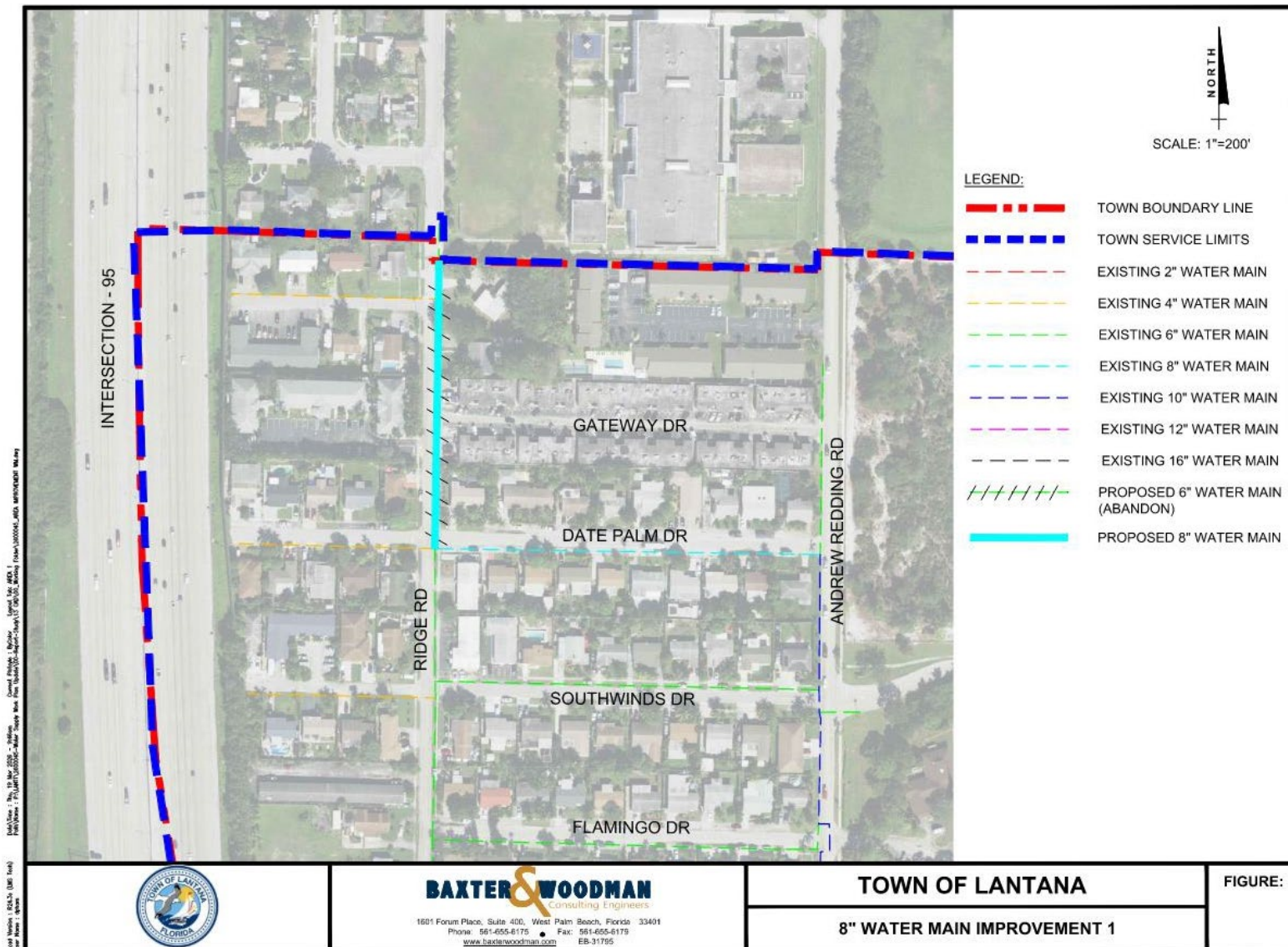


5.6.1. Improvement Project Area 1

Located within the single-family and multi-family residential area in the northwest corner of the Town, east of I-95, south of Barton Elementary school. This area consists of 6-inch and 8-inch existing water main with a fire hydrant located on a 4-inch terminal end water main. The improvement consists of upsizing the 4-inch water main to a 8-inch water main to meet the 1,500 gpm of multi-family residential fire flow requirement. **Table 14** shows the cost estimate for Project Area 1 and **Figure 13** shows the proposed improvement.

Table 14 - Cost Estimate Project Area 1

General					
General Conditions (30% of Installation)	1	LS	\$ 147,105	\$	147,105
Subtotal - General				\$	147,105
Water Main Replacement					
8-inch PVC Water Main	1487	LF	\$ 233	\$	346,471
Abandoned & Grout Existing Water Main	1487	LF	\$ 17	\$	25,279
8-inch Gate Valve	4	EA	\$ 3,300	\$	13,200
Removal & Replacement of Fire Hydrant Assembly	2	EA	\$ 14,200	\$	28,400
Water Service	10	EA	\$ 6,500	\$	65,000
Connect to Existing Water Main	4	EA	\$ 3,000	\$	12,000
Subtotal - Construction				\$	490,350
Subtotal - Construction + General				\$	637,455
40% Contingency				\$	254,982
15% Engineering Design and Construction Services				\$	95,618
Total Cost				\$	988,055



5.6.2. Improvement Project Area 2

Located on the north side of Lantana Road and south of Alho Drive, between I-95 and Andrew Redding Road, in a commercial area. There is an existing 4-inch and 8-inch water main loop. The improvement consists of upsizing the existing 4-inch water main to an 8-inch main. **Table 15** shows the cost estimate for Project Area 2 and **Figure 14** shows the proposed improvement.

Table 15 - Cost Estimate Project Area 2

	Estimated Quantity	Unit	Unit Price	Total
General				
General Conditions (30% of Installation)	1	LS	\$ 27,690	\$ 27,690
Subtotal - General				\$ 27,690
Water Main Replacement				
8-inch PVC Water Main	236	LF	\$ 233	\$ 54,988
Abandoned & Grout Existing Water Main	236	LF	\$ 17	\$ 4,012
8-inch Gate Valve	2	EA	\$ 3,300	\$ 6,600
Removal & Replacement of Fire Hydrant Assembly	1	EA	\$ 14,200	\$ 14,200
Water Service	1	EA	\$ 6,500	\$ 6,500
Connect to Existing Water Main	2	EA	\$ 3,000	\$ 6,000
Subtotal - Construction				\$ 92,300
Subtotal - Construction + General				\$ 119,990
40% Contingency				\$ 47,996
15% Engineering Design and Construction Services				\$ 17,999
Total Cost				\$ 185,985

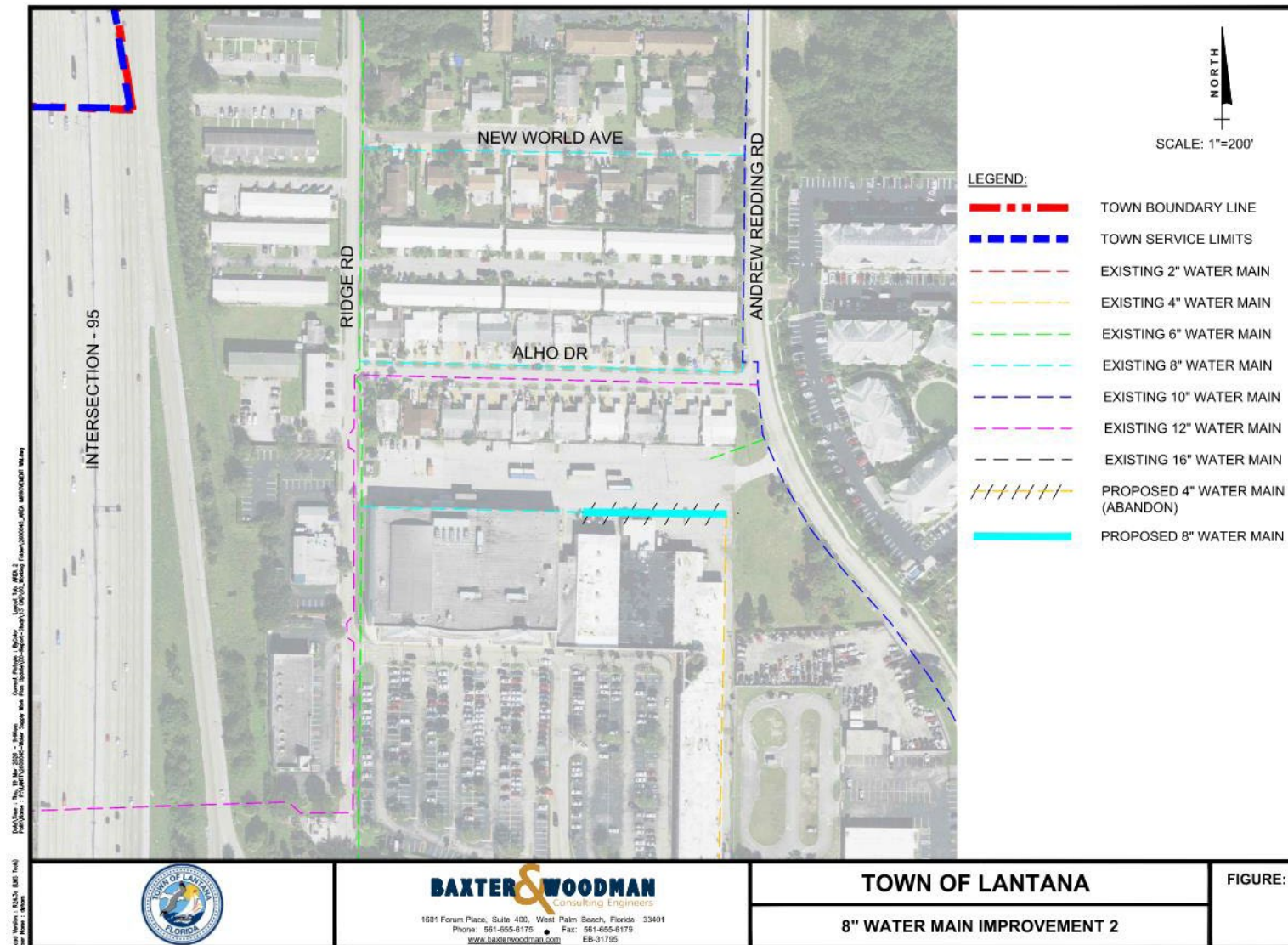


Figure 14 - Improvement Project Area 2

5.6.3. Improvement Project Area 3

Located on Lakeview Avenue and North Dixie Avenue in a commercial and multifamily area. There is an existing 6-inch. The improvement consists of upsizing the existing 6-inch main to an 8-inch main. **Table 16** shows the cost estimate for Project Area 3 and **Figure 15** shows the proposed improvement.

Table 16 - Cost Estimate Project Area 3

General						
General Conditions (30% of Installation)	1	LS	\$ 65,715	\$	65,715	
Subtotal - General				\$	65,715	
Water Main Replacement						
8-inch PVC Water Main	457	LF	\$ 233	\$	106,481	
Abandoned & Grout Existing Water Main	457	LF	\$ 17	\$	7,769	
8-inch Gate Valve	2	EA	\$ 3,300	\$	6,600	
Removal & Replacement of Fire Hydrant Assembly	1	EA	\$ 14,200	\$	14,200	
Water Service	12	EA	\$ 6,500	\$	78,000	
Connect to Existing Water Main	2	EA	\$ 3,000	\$	6,000	
Subtotal - Construction				\$	219,050	
Subtotal - Construction + General				\$	284,765	
40% Contingency				\$	113,906	
15% Engineering Design and Construction Services				\$	42,715	
Total Cost				\$	441,386	



5.6.4. Improvement Project Area 4

Located on East Ocean Avenue and South Ocean Boulevard in a commercial area. There is an existing 6-inch. The improvement consists of upsizing the existing 6-inch main to an 8-inch main. **Table 17** shows the cost estimate for Project Area 4 and **Figure 16** shows the proposed improvement.

Table 17 - Cost Estimate Project Area

General					
General Conditions (30% of Installation)	1	LS	\$ 35,025	\$	35,025
Subtotal - General				\$	35,025
 Water Main Replacement					
8-inch PVC Water Main	321	LF	\$ 233	\$	74,793
Abandoned & Grout Existing Water Main	321	LF	\$ 17	\$	5,457
8-inch Gate Valve	1	EA	\$ 3,300	\$	3,300
Removal & Replacement of Fire Hydrant Assembly	1	EA	\$ 14,200	\$	14,200
Water Service	2	EA	\$ 6,500	\$	13,000
Connect to Existing Water Main	2	EA	\$ 3,000	\$	6,000
Subtotal - Construction				\$	116,750
Subtotal - Construction + General				\$	151,775
40% Contingency				\$	60,710
15% Engineering Design and Construction Services				\$	22,766
Total Cost				\$	235,251

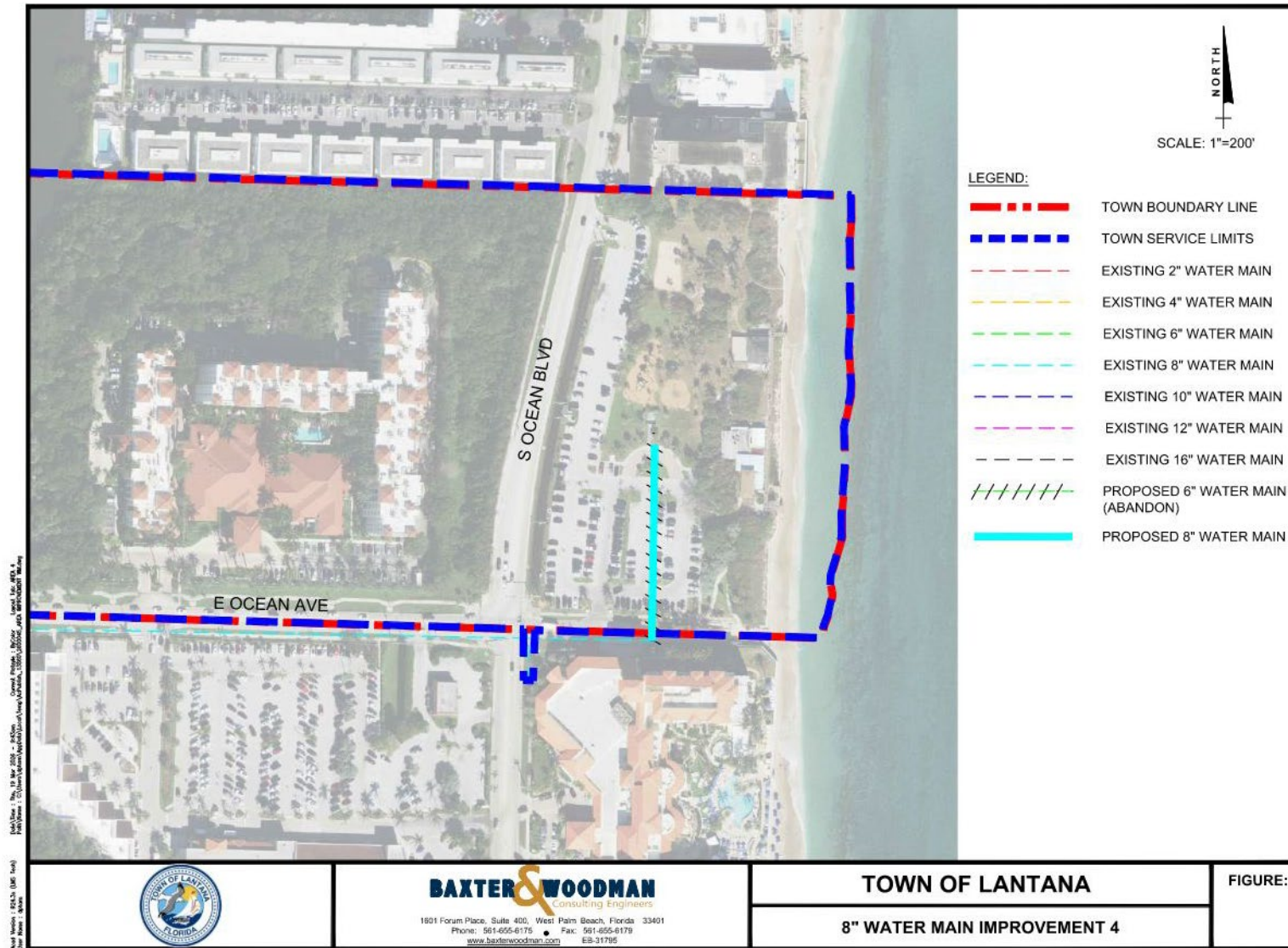


Figure 16 - Improvement Project Area 4

6. Summary and Recommendations

6.1. Report Summary

A summary of the Lantana 10-year Water Supply Facilities Work Plan report tasks and findings is presented below:

- The Town's population is forecasted to grow from a population of 12,748 in 2025 to 13,867 in 2035.
- Based on analysis of historical data and review of overall Town goals and objectives, the Town's Historical Potable Water Calculated Demands by Service Type is summarized in **Table 18**:

Table 18 - Town of Lantana Historical Potable Water Calculated Demand by Service Type

Service Item	Value	
Water Demand w/o Irrigation		
Single Family Residential Water Demand	304 gal/day/unit	301 gal/day/unit
Multi-Family Residential Water Demand	106 gal/day/unit	106 gal/day/unit
Commercial Water Demand	637 gal/day/unit	635 gal/day/unit
Water Demand w/ Irrigation		
Single Family Residential Water Demand	329 gal/day/unit	344 gal/day/unit
Multi-Family Residential Water Demand	117 gal/day/unit	111 gal/day/unit
Commercial Water Demand	844 gal/day/unit	869 gal/day/unit
Other LOS Criteria		
Average Person per Household ¹	2.42	2.65
Aggregate Per Capita Finished Water Demand	172 gal/day/capita	175 gal/day/capita
Maximum Day Demand Factor (MDD/ADD)	1.41	1.38
Peak Hour factor (PHD/MDD)	1.72	1.72
Minimum Water Distribution System Pressure at Peak Hour Flow	45 psi	45 psi
Minimum Water Distribution System Pressure at Peak Hour Flow	20 psi	20 psi

1. Note: Per U.S. Census 2024 data for Town of Lantana

- As a result of the Town's Ordinance No. O-04-2008 for permanent water restrictions, the Town has observed a significant decrease in water use throughout the Town. Water use reductions ranging from 10% to 20% on average have been observed over the past 12 years (2008 to present day).
- Significant future redevelopment within the Town is anticipated since the 2020 Water Supply Plan. The three redevelopment projects that are anticipated to be added to the system include

Water Tower Commons, East Ocean Avenue, and Lantana Complex. The projected flows are provided in **Table 5** in the report and in **Table 19**.

Table 19 - Proposed Redevelopment Projects Water Demands

Project Name	Type	Peak Flow (gpd)
Water Tower Commons ¹	360 units of Multifamily-Residential	176,400
Water Tower Commons ²	Additional 356 units of Multifamily-Residential	174,440
Water Tower Commons ³	Retail Commercial/Gym	30,420
Water Tower Commons ⁴	Existing Demand	-97,517
East Ocean Avenue ⁵	Commercial	18,400
East Ocean Avenue ⁴	Existing Demand	-879
Lantana Complex (Kmart Shopping Plaza) ⁶	Multifamily Residential	230,400
Lantana Complex (Kmart Shopping Plaza) ⁵	Existing Demand	-15,385
Total Additional Demand from Development		516,278

1. Based on 2018 Capacity Letter
2. Based on conversation between the Town and the Developer
3. From 2020 Water Supply Plan page 3-7
4. Developer. Existing demand in water customer data
5. Assuming 175 hotel rooms, 6,000 SF commercial space
6. From Flow Analysis

- The population projections established under **Section 3.5** were coupled with the projected Levels of Service established under this **Section 3.2** to develop water demand projections for the Town. The water demand projection worksheet is listed in **Table 6** in the report and in **Table 20**.

Table 20 - Town of Lantana Water Demand Projections

	2025	2028	2030	2035
Population ¹	12,748	13,162	13,439	13,867
% Growth	5.43%	3.15%	2.06%	3.09%
Projected Avg Raw Water Flow (MGD)	2.33	2.95	3.00	3.08
Projected Max Day Raw Water Flow (MGD) ²	3.28	4.16	4.23	4.34
Projected Max Month Raw Water Flow (MGD) ³	2.62	3.32	3.37	3.46
Projected Average Finished Water Flow (MGD)	2.12	2.78	2.83	2.90

	2025	2028	2030	2035
Projected Max Day Finished Water Flow (MGD) ²	2.91	3.92	3.99	4.09
Projected Avg Consumed Water Flows (MGD) ⁴	2.00	2.57	2.61	2.68
Projected Max Day Consumed Water Flows (MGD) ²	2.82	3.62	3.68	3.78

1. See **Table 1** for population data.

2. Projected Max Day = Avg. Day Demand x 1.41 Max Day Factor

3. Projected Max Month = Avg Month x 1.12 Max Month Factor; Max Month Factor calculated by taking the average of the maximum finished water demand per month divided by the average finished water demand per month for the Years 2021 to 2025

4. Projected Avg Consumed Water = Avg Finished Water minus 7.73% water loss

- System capacity limits and estimated demands for each future year are summarized in

Table 21 - Capacity Limits and Estimated Demands

	Capacity Limit	2025	2028	2030	2035
Average Raw Water Flow (MGD) ¹	2.48	2.33	2.95	3.00	3.08
Maximum Day Demand (MGD) ²	4.00	2.91	3.92	3.99	4.09
Peak Hour Flow Rate (MGD) ³	6.19	5.01	6.74	6.86	7.04
Storage Capacity (MG) ⁴	2.00	0.91	1.16	1.18	1.20

1. SFWMD WUP Maximum Limit. Raw water wells are capable of 14.26 MGD.

2. SFWMD WUP Maximum Limit and Water Treatment Plant Capacity

3. High Service Pump Limits – Firm capacity is 2 pumps in operation with 3rd pump as backup. Plant has setup for 4th pump to meet 9.3 MGD

4. Ground Storage Tank Limit – 25% Max Day Demand plus 2 days of fire flow (@ 1,500 gpm)

- An evaluation of the Town's water infrastructure was conducted between January and February of 2026. The visual field investigation included the Town's major components. Findings are listed in **Table 7**, **Table 8**, and **Table 12** in the report
- The Town provided five years of water distribution boil water notices that many times are related to water main breaks. Some of these water main break locations occur along asbestos cement (AC) mains, which represent the oldest and most brittle type of water mains in the Town's distribution system (see Appendix H for location of AC water mains by diameter).
- The hydraulic model developed for this report predicts there is sufficient capacity in the Town's existing distribution system to meet peak hour flows and minimum system pressures through 2035.
- The Town of Lantana minimum recommended fire flow rates were reported to be as follows:

Table 21 - ISO Fire Flow Requirements

Land Use	Minimum Fire Flow (gpm)
Single-Family Residential	1,000
Non-Residential & Multifamily	1,500

6.2. Recommended Capital Improvements Program

A summary of the Recommended Capital Improvements Program for Lantana is presented below:

- The Town's raw water supply equipment has sufficient capacity to meet the potable water demands to year 2035 at 14.26 MGD. However, the current SFWMD WUP that expires in 2028 and has a maximum permitted withdrawal of 2.48 MGD (ADF) needs to be increased to 3.08 MGD (ADF). The Town must pursue a WUP allocation increase through SFWMD or consider alternatives water supply sources, such as bulk water agreements with neighboring utilities.
- The Town's WTP equipment currently is capable of 4.0 MGD (MDF). By the year 2035, the demand will be 4.09 MGD (MDF). The Town should begin the planning process for the expansion of the Town's WTP to meet the future demands by 2035. shows the cost estimate for the additional capacity required at the WTP.

Table 22 - WTP Improvement Cost Estimate

	Estimated Quantity	Unit	Unit Price	Total	2030	2031
Extra Needed Capacity	90,000	MG	\$30	\$2,700,000	\$1,350,000	\$1,350,000
15% Engineering				\$405,000		
15% Construction & Construction Engineering					\$202,500	\$202,500
Total Cost				\$3,105,000	\$1,552,500	\$1,552,500

- It is recommended that the Town continue to document and establish a dedicated fiscal line item specifically for annual R&R work at the WTP. Perform annual inspections of the WTP and document required critical items for replacement and rehabilitation. Create a dedicated tracking system for all repairs and replacement items.
- It is recommended the Town continue its Fire Hydrant Maintenance Program. It is also recommended the Town expand on the current program by creating a dedicated fiscal line item and developing a comprehensive program to track all hydrants, their condition and their last maintenance or replaced.
- For the filter basin, it is recommended to seal the external wall cracks. Repair exterior with an epoxy coating system. Replace filter media (anthracite and sand). Replace electrical conduit couplings.
- Storage tanks should be assessed every 5 years
- Budget for the provision of a fourth High Service Pump to be in service before 2028. As part of the project, the Town opted to present a fourth pump as an Add Alternative Bid. The Town decided to forgo the additional fourth pump. The high service pumps system constructed is prepared to receive a fourth pump when it becomes necessary, possibly by 2035. The projected 2035 peak flow is 7.03 MGD (4.09 MGD 2035 max. day finished water flow x 1.72 PF = 7.04 MGD). A fourth pump (three duty pumps and one out of service), would increase the firm capacity to

approximately 9.3 MGD. Under this configuration, the pumping system would have adequate capacity to meet future 2035 conditions.

- The Town's two 1 MG storage tanks (total 2 MG of storage) will be sufficient in providing the minimum 25% of year 2035 MDF ($4.09 \text{ MGD}/4 + \text{FF} = 1.02 + \text{FF}$). The tanks must continue to be inspected, cleaned, and rehabilitated every five years.
- Establish a program to regularly inspect the air release valves (ARVs) within the distribution system.
- Consider adopting an annual renewal and replacement (R&R) program for water services. Based upon the results of the field investigations in January and February of 2026, the Town's water distribution system, in general, is in fair good condition. In order to maintain long-term operation of the system, the following improvements are recommended:
 - Continue the water main replacement program for their aging AC water mains as they are reaching the end of their useful life and in an effort to reduce water loss. For the purposes of this 10-Year Water Supply Plan, it is recommended that the Town address the AC water mains on. The Town's AC water main piping and water service renewal and replacement (R&R) program is summarized. The latest improvement project in the Town that will be complete in 2026 is the West Pine water main project. This project includes approximately 3,500 linear feet of pipe replacement at a total cost of about \$2,414,540. **Table 23** shows that approximately 36,833 linear feet of AC pipe remain in the Town. Based on the cost of the West Pine improvement project, the Town would require approximately 11 projects of similar magnitude to replace all remaining AC pipe. **Appendix H** shows the AC water main in the Town.

Table 23 – Remaining AC Water Mains to be Replaced

AC Pipe Diameter (in)	Total Length of Pipe (ft)
4	2,526
6	27,288
8	4,174
10	1,732
12	1,113
Total	36,833

- The model findings and recommendations are shown in **Section 5.6** which includes four improvement project areas in the system based on fire flow requirements.

- Table 24 shows a summary of all CIP proposed to the Town.

Table 24. CIP Cost

		Total Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ANNUAL PROGRAMS & FUNDS												
1	WTP Maintenance Program	\$ 600,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
2	FH Replacement Program	\$ 620,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000
3	Water Service Replacement Program	\$ 400,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
4	Raw Water Well Replacement Fund (\$2M per well)	\$ 1,250,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
5	AC Water Main Replacement Program	\$ 20,000,000			\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
6	WTP Ground Storage Tanks Assessment (2GSTs) Every 5 Years	\$ 80,000				\$ 40,000					\$ 40,000	
ANNUAL PROGRAMS & FUNDS TOTAL		\$ 22,950,000	\$ 287,000	\$ 287,000	\$ 2,787,000	\$ 2,827,000	\$ 2,787,000	\$ 2,787,000	\$ 2,787,000	\$ 2,787,000	\$ 2,827,000	\$ 2,787,000
RECOMMENDED CAPITAL IMPROVEMENT PROJECTS												
Project 1	Filter Basin Replacement	\$ 1,030,000		\$ 515,000	\$ 515,000							
Project 2	WTP I&C	\$ 2,250,000	\$ 1,000,000	\$ 1,250,000								
Project 3	Clearwell	\$ 200,000		\$ 200,000								
Project 4	4th High Service Pump	\$ 300,000		\$ 75,000	\$ 225,000							
Project 5	WTP Expansion	\$ 3,105,000				\$ 465,000	\$ 1,552,500	\$ 1,552,500				
Project 6	Raw Water Wells Rehabilitation	\$ 20,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Project 7	Improvement Project Area 1	\$ 477,253			\$ 119,313	\$ 357,940						
Project 8	Improvement Project Area 2	\$ 185,985				\$ 46,496	\$ 139,488					
Project 9	Improvement Project Area 3	\$ 441,386					\$ 110,346	\$ 331,039				
Project 10	Improvement Project Area 4	\$ 235,251						\$ 58,813	\$ 176,438			
RECOMMENDED CAPITAL IMPROVEMENT PROJECTS TOTAL		\$ 8,244,874	\$ 1,002,000	\$ 2,042,000	\$ 861,313	\$ 871,436	\$ 1,804,335	\$ 1,944,352	\$ 178,438	\$ 2,000	\$ 2,000	\$ 2,000
TOTAL		\$ 31,194,874	\$ 1,289,000	\$ 2,329,000	\$ 3,648,313	\$ 3,698,436	\$ 4,591,335	\$ 4,731,352	\$ 2,965,438	\$ 2,789,000	\$ 2,829,000	\$ 2,789,000

APPENDIX A

Water Distribution Map

APPENDIX B

2025 SFWMD Report

Annual Water Balance Summary														
line #	Utility Name:	Town of Lantana Water Plant												
	Permit Name:	Lantana WTP												
	Reporting Period:	January 1 to December 31, 2025												
	Water Use Permit #:	50-00575-W												
	Name of Person Completing Form:	Miguel Perez												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1.0	Total Raw Water Withdrawn (should match pumpage reports submitted to SFWMD)	60.89	61.98	64.62	76.34	61.86	66.52	78.08	72.85	67.38	59.99	63.83	61.81	796.15
2.0	Volume of Finished Water Produced	63.55	58.50	66.93	67.57	69.15	66.43	62.42	69.01	57.94	61.57	64.87	65.06	773.02
3.0	Treatment Losses (subtract line 2 from line 1)	-2.66	3.47	-2.32	8.77	-7.29	0.10	15.66	3.84	9.44	-1.58	-1.04	-3.26	23.13
4.0	% Treatment Loss (divide line 3 by line 1)	-4.37%	5.60%	-3.59%	11.49%	-11.78%	0.14%	20.06%	5.27%	14.01%	-2.63%	-1.63%	-5.27%	2.91%
5.0	Total Volume of Water Imported (if applicable)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.0	System Input (Finished Water Produced plus Total Water Imported) (line 2 plus line 5)	63.55	58.50	66.93	67.57	69.15	66.43	62.42	69.01	57.94	61.57	64.87	65.06	773.02
7.0	Billed Authorized Consumption (total volume of water billed including Exports-if applicable)	56.56	65.03	58.87	66.93	58.53	56.38	69.09	53.95	54.18	46.69	59.86	52.37	698.44
8.0	Unbilled Authorized Consumption (include estimates of fire protection, line flushing, and other utility-authorized non-billed uses). An estimate of 1.25% of the System Input can be used if no other data is available.	2.48	2.24	2.31	2.48	2.60	2.57	2.71	2.70	2.47	2.69	2.48	2.60	30.33
9.0	Total Authorized Consumption (Billed Authorized Consumption plus Unbilled Authorized Consumption) (line 7 plus line 8)	59.04	67.27	61.19	69.41	61.13	58.95	71.80	56.65	56.65	49.38	62.34	54.97	728.77
10.0	Total Water Losses (Line 6 minus line 9)	4.51	-8.76	5.75	-1.84	8.02	7.48	-9.38	12.36	1.29	12.19	2.53	10.10	44.25
11.0	% Water Loss (line 10 divided by line 6)	7.10%	-14.98%	8.59%	-2.72%	11.59%	11.26%	-15.03%	17.91%	2.23%	19.80%	3.91%	15.52%	5.72%
-----What are Total Water Losses From Line 10 Made Up Of?-----'														
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12.0	Total Real Water Losses (the amount of water losses associated with leakage from distribution mains, storage tanks, service connections, etc.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13.0	Apparent Water Losses / Gains:													
	a) Billing Errors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	b) Meter inaccuracies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	c) Illegal water consumption/theft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	d) Other (describe):	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.0	Total Apparent Water Losses (line a through d)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
15.0	Total Real and Apparent Water Losses (l. 12 plus l. 14) <i>should equal l. 10</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.0	Real Water Losses as a percentage of System Input (based on System Input calculated above) (line 12 divided by line 6)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
17.0	Apparent Losses as a percentage of System Input (based on System Input calculated above)(line 14 divided by line 6)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

To assist the SFWMD reviewer, please provide comments below for clarification on any of the information above:

APPENDIX C

SFWMD Permit



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

WATER USE LETTER MODIFICATION

APPLICATION NUMBER: 181102-4 **PERMIT NUMBER:** 50-00575-W
DATE ISSUED: November 15, 2018 **EXPIRATION DATE:** July 10, 2028
PERMITTEE: TOWN OF LANTANA
510 WEST PINE STREET
LANTANA, FL 33462
PROJECT NAME: TOWN OF LANTANA
PROJECT LOCATION: PALM BEACH COUNTY, S33, 34/T44S/R43E
S2, 3, 4/T45S/R43E

District staff has reviewed the information submitted in support of the referenced application for permit modification(s) and determined that the proposed activities are in compliance with the previous permit and the appropriate provisions of Rule 40E-2.331 (4)(a), Florida Administrative Code. The permit modification(s) include the following:

A change in the wellfield operating plan which redistributes the withdrawal rates for each production well into two separate wellfields, without changing the permit allocation or well locations. The Permittee will group their supply wells based on their geographic locations into eastern and western wellfields. The eastern wellfield would include production wells 3 through 6. The western wellfield would include production wells 7 through 12. The well location map is appended on Exhibit 1. Detailed information of the withdrawal facilities is shown on Exhibit 2.

Under the new wellfield operation plan, each of the wellfields (i.e. east and west) will have specific annual and maximum monthly withdrawal rates. These withdrawal rates remain equal to the current permit allocations. A summary of the proposed wellfield groupings as well as the proposed annual and maximum monthly allocations for each wellfield is shown on Exhibit 3.

The new wellfield operation plan provides additional operational flexibility of the wellfields that was not available under the previous plan. The Permittee provided drawdown isocontours showing the cone of depression for the previous and for the current wellfield operation plan (Exhibit 4). The model indicates no detrimental impact to the source, existing legal users, environmental features or saline intrusion.

Limiting Conditions 22, 26 and 33 are removed since they no longer apply. Limiting Condition 19 is modified to limit withdrawal rates based on each wellfield. The permit will preserve the original expiration date of July 10, 2028.

Please understand that your permit remains subject to the 30 Limiting Conditions and all other terms of the permit authorization as previously issued.



Nicholas Vitani, P.G.
Section Leader
Water Use Bureau

LIMITING CONDITIONS

1. This permit shall expire on July 10, 2028.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Public Water Supply
4. Source classification is:

Groundwater from:
Surficial Aquifer System
5. Annual allocation shall not exceed 906.73 million gallons

Maximum monthly allocation shall not exceed 88.36 million gallons

The following limitations to annual withdrawals from specific sources are stipulated:

Annual allocation for Eastern Wellfield shall not exceed 183 million gallons

Annual allocation Western Wellfield shall not exceed 723.73 million gallons

The following limitations to maximum monthly withdrawals from specific sources are stipulated:

Maximum monthly allocation for Eastern Wellfield shall not exceed 17.6 million gallons

Maximum monthly allocation for Western Wellfield shall not exceed 70.76 million gallons
6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

TOWN OF LANTANA
510 WEST PINE STREET
LANTANA, FL - 33462

7. Withdrawal facilities:

Groundwater - Existing:

- 1 - 12" X 95' X 1000 GPM Well Cased To 55 Feet
- 1 - 16" X 250' X 1000 GPM Well Cased To 195 Feet
- 1 - 12" X 130' X 1000 GPM Well Cased To 100 Feet
- 2 - 14" X 120' X 1000 GPM Wells Cased To 60 Feet
- 1 - 16" X 248' X 1000 GPM Well Cased To 189 Feet
- 1 - 12" X 88' X 1000 GPM Well Cased To 48 Feet
- 1 - 14" X 110' X 900 GPM Well Cased To 52 Feet
- 1 - 14" X 108' X 1000 GPM Well Cased To 60 Feet
- 1 - 12" X 80' X 1000 GPM Well Cased To 47 Feet

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(A) Inability to withdraw water consistent with provisions of the permit, such as when

remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(B) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(A) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(B) Reduction in water levels that harm the hydroperiod of wetlands,

(C) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(D) Harmful movement of contaminants in violation of state water quality standards, or

(E) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
12. Authorized representatives of the District, with advance notice to the permittee, shall be permitted to enter, inspect, and observe the permitted system to determine compliance with permit conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.
16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.
19. Permittee shall implement the wellfield operating plan described in District staff report prepared in support of recommendation for permit issuance.
The allocation for each wellfield is restricted to the quantities specified on Exhibit 3.
20. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.
21. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
22. It has been determined that this project relies, in part on the waters from the Central and Southern Project, and as such is considered to be an indirect withdrawal from an MFL water body under recovery (Everglades). The Lower East Coast Regional Water Supply Plan (May 2000), which is the recovery plan for the Everglades, incorporates a series of water resource development projects and operational changes that are to be completed over the duration of the permit and beyond. If the recovery plan is modified and it is determined that this project is inconsistent with the approved recovery plan, the Permittee shall be required to modify the permit consistent with the provisions of Chapter 373, Florida Statutes.
23. The Water Conservation Plan required by Section 2.6.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District, must be implemented in accordance with the approved implementation schedule.
24. The Permittee shall continue to submit monitoring data in accordance with the approved water quality monitoring program for this project.
25. If a proposed well location is different from a location specified in the application, the Permittee shall submit to the District an evaluation of the impact of pumpage from the proposed well location on adjacent existing legal uses, pollution sources, environmental features, the saline water interface, and water bodies one month prior to all new well construction. The Permittee is advised that the proposal must be in

compliance with all permitting criteria and performance standards in effect at the time of submittal, and that a formal modification of the permit shall be required if the withdrawals from the well location will result in an environmental or resource impact significantly greater than that anticipated in the permit review process.

26. Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, Florida Administrative Code.
27. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
28. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.
Updates to the saline intrusion monitoring plan are specified in the attached Exhibit 14 (Application # 051128-18) and shall be implemented upon permit issuance. Water level and chloride concentration data shall be collected from each monitor well to show long-term trend analysis. However, these wells do not have to be reported for compliance.
29. Every ten years from the date of permit issuance, the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:
 - (A) The results of a water conservation audit that documents the efficiency of water use on the project site using data produced from an onsite evaluation conducted. In the event that the audit indicates additional water conservation is appropriate or the per capita use rate authorized in the permit is exceeded, the permittee shall propose and implement specific actions to reduce the water use to acceptable levels within timeframes proposed by the permittee and approved by the District.
 - (B) A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules and updated population and per capita use rates. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules and the updated population and per capita use rates to the extent they are considered by the District to be indicative of long term trends in the population and per capita use rates over the permit duration. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing

conditions of the permit.

30. Public water utilities that control, either directly or indirectly, a wastewater treatment plant, and which had determined, at the time of issuance of its consumptive use permit and pursuant to Section 403.064, F.S., that reuse of reclaimed water was not feasible must advise the District of any change in this determination that may occur during the term of the consumptive use permit. In the event the utility determines reuse has become feasible, then the District will require the utility to provide the information listed in Sections 3.2.3.1. and 5.2.5.2.A.

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

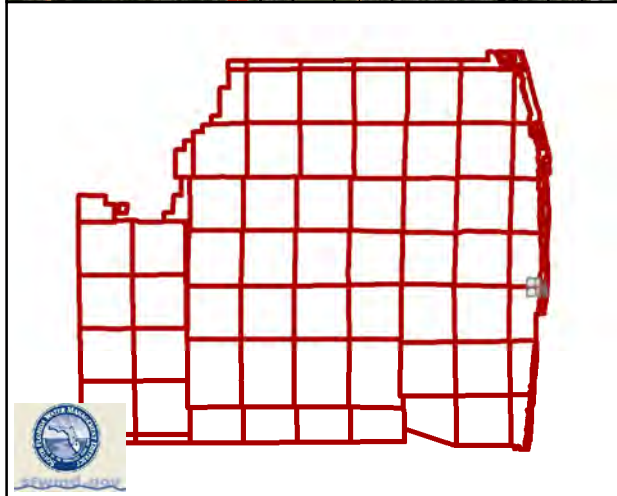
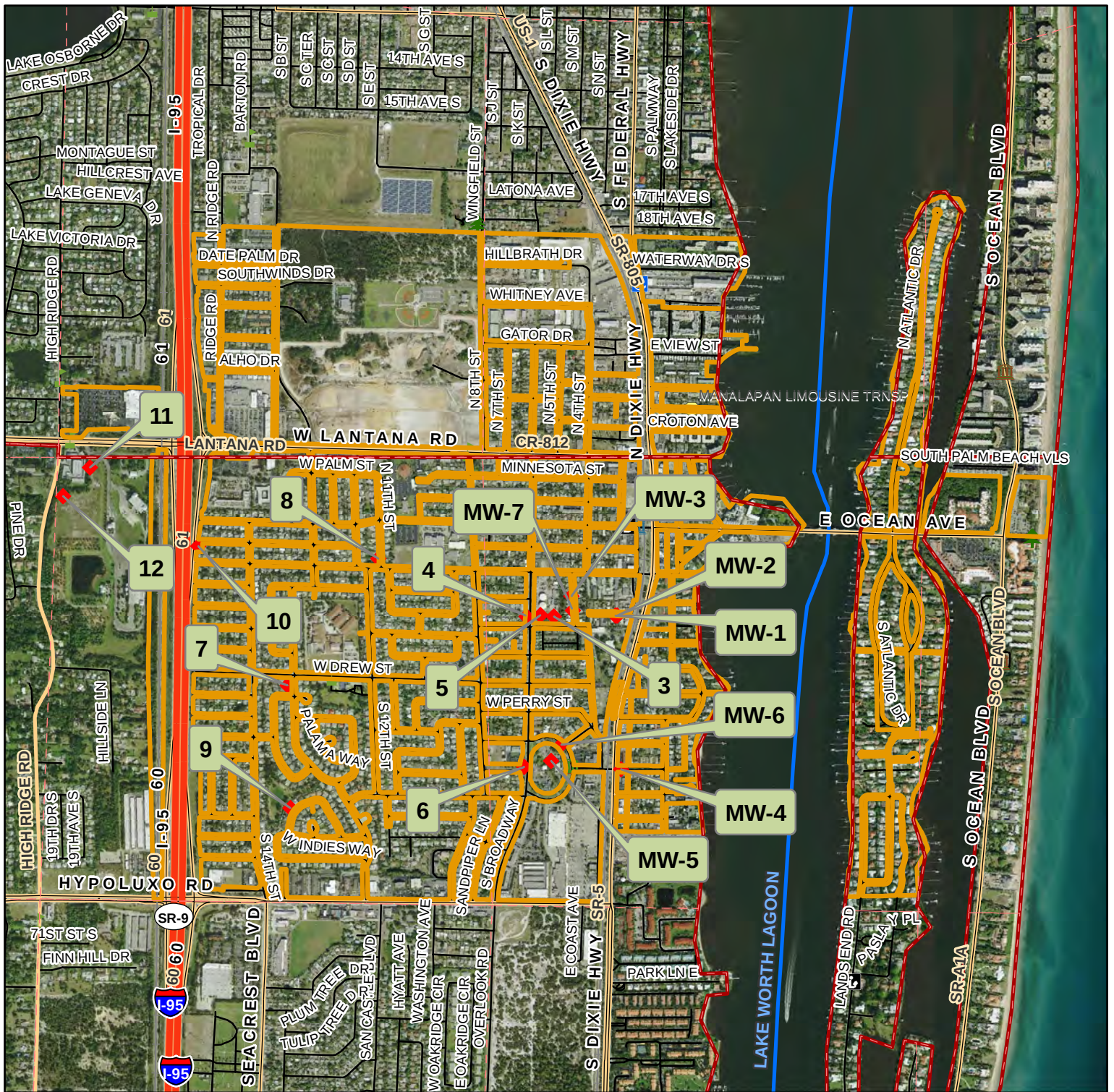
1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.



PALM BEACH COUNTY, FLORIDA

Application

◆ WELL

Application No: 181102-4

Sec 2,3,4 / T 45 / R 43

Sec 33, 34 / T 44 / R 43

Project Name: TOWN OF LANTANA

N



Map Date: 2018-11-08

Permit No: 50-00575-W

0 1,800 3,600
Feet

Exhibit 1

TABLE - A
Description Of Wells.

Application Number: 181102-4

Well ID	6360	6361	6362	6363	6364	20888
Name	3	4	5	6	7	8
Map Designator	3	4	5	6	7	8
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	12	12	12	14	14	14
Total Depth(feet)	80	88	95	108	110	120
Cased Depth(feet)	47	48	55	60	52	60
Facility Elev. (ft. NGVD)						
Screened Interval						
From	50	47	55	65	52	0
To	80	80	95	105	102	0
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	-23	-23	-27	-35	-25	60
Pump Capacity(GPM)	1000	1000	1000	1000	900	1000
Year Drilled						
Planar Location						
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	964825	964496	964662	964471	961631	962717
Feet North	818188	818184	818200	816377	817359	818878
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Standby	Standby	Standby	Standby	Primary	Standby
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor Water Shortage Monitoring Facility	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

TABLE - A
Description Of Wells.

Application Number: 181102-4

Well ID	20889	170462	192373	222454	137785	137786
Name	9	10	11	12	LT1-N	LT2-S
Map Designator	9	10	11	12	MW-1	MW-2
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	14	12	16	16	2	2
Total Depth(feet)	120	130	250	248	200	120
Cased Depth(feet)	60	100	195	189	135	108
Facility Elev. (ft. NGVD)				18.73		
Screened Interval						
From	0					
To	0					
Pumped Or Flowing	P	P	P	P		
Pump Type	Turbine	Submersible	Submersible	Submersible	None	None
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	60	100	78.22			
Pump Capacity(GPM)	1000	1000	1000	1000	0	0
Year Drilled			2009	2010		
Planar Location						
Source	Migrate	DIGITIZED	DIGITIZED	DIGITIZED		
Feet East	961666	960556	959259	958895	965564	965587
Feet North	815887	819028	819972	819676	818196	818196
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	None	None
Use Status	Primary	Primary	Primary	Primary	Monitor	Monitor
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply	Public Water Supply	Monitor Water Shortage Monitoring Facility	Monitor Water Shortage Monitoring Facility
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

TABLE - A
Description Of Wells.

Application Number: 181102-4

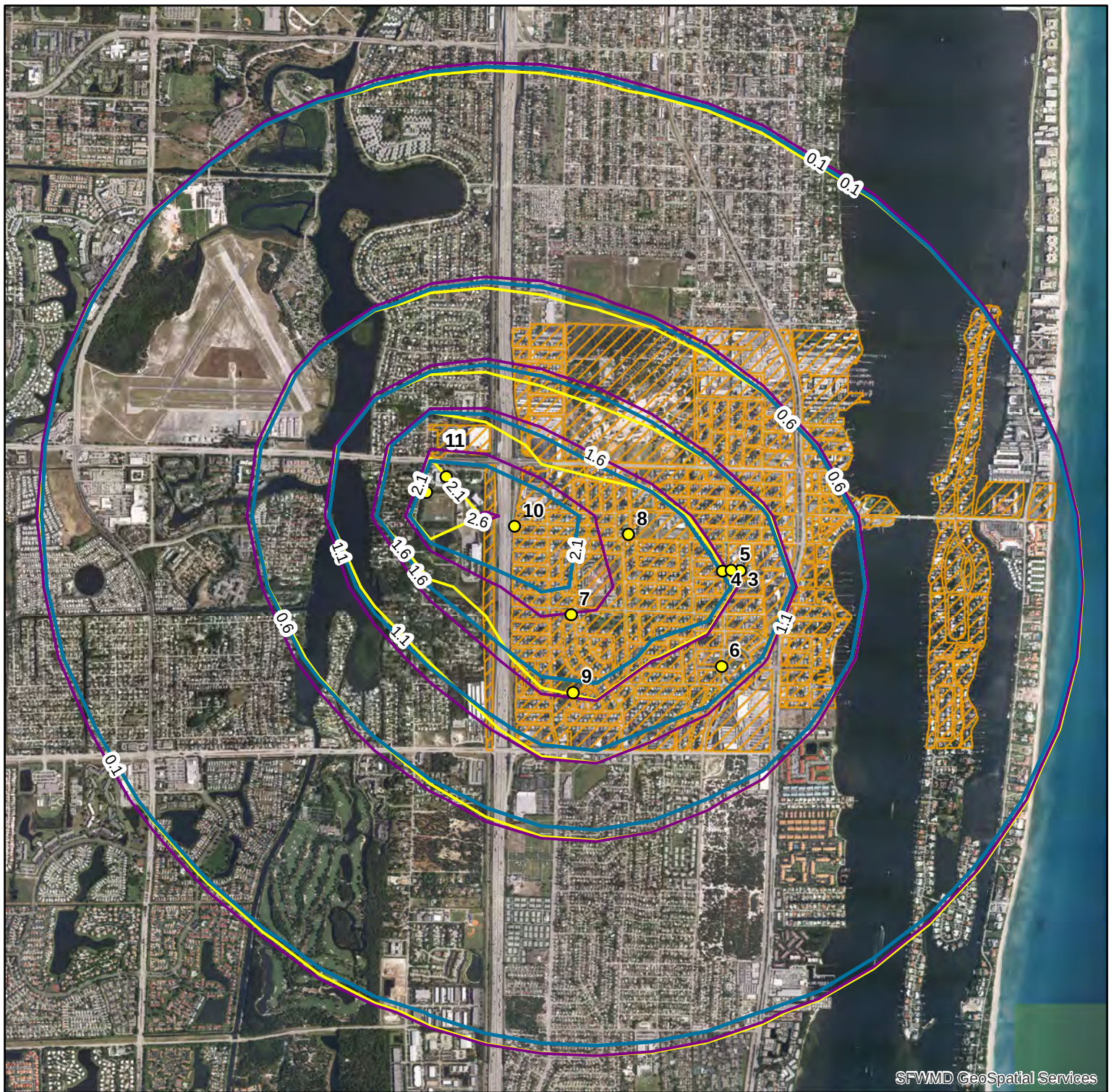
Well ID	137787	137788	137789	218639	218640
Name	LT3-P	LT4-C	LT-5	LT6-G (MW-6)	LT6-G (MW-7)
Map Designator	MW-3	MW-4	MW-5	MW-6	MW-7
FLUWID Number					
Well Field					
Existing/Proposed	E	E	E	E	E
Well Diameter(Inches)	2	2	2	4	4
Total Depth(feet)	150	160	105	100	100
Cased Depth(feet)	140	150	65	60	60
Facility Elev. (ft. NGVD)					
Screened Interval					
From					
To					
Pumped Or Flowing					
Pump Type	None	None	None	None	None
Pump Int. Elev. Feet (NGVD)					
Feet (BLS)					
Pump Capacity(GPM)	0	0	0	0	0
Year Drilled					
Planar Location					
Source					
Feet East	965034	965629	964791	964912	965055
Feet North	818430	816354	816451	816648	818255
Accounting Method	None	None	None	None	None
Use Status	Monitor	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Monitor Water Shortage Monitoring Facility	Monitor	Monitor	Monitor
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

Table No. 1

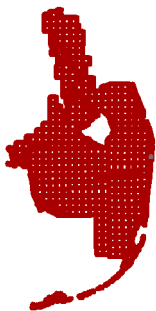
Town of Lantana

Revised Wellfield Operating Plan

Well No.	Capacity (gpm)	Description	% Use	ADF (gpm)	Total MG/Avg. Mo	No. of Days Operation/Avg. Mo	MMF (gpm)	Total MG/Max. Mo.
Eastern Wellfield								
3	1,000	40 HP, 80' depth, 12" casing	5%	86	3.8*	2.6	102	4.4*
4	400	30 HP, 88' depth, 12" casing	5%	86	3.8*	2.6	102	4.4*
5	1,000	30 HP, 95' depth, 12" casing	5%	86	3.8*	2.6	102	4.4*
6	350	30 HP, 108' depth, 14" casing	5%	86	3.8*	7.5	102	4.4*
Total Permitted Annual Allocation:						15.2 MG	Total Permitted Max. Monthly Allocation:	17.6 MG
Western Wellfield								
7	900	30 HP, 107' depth, 14" casing	10%	172	7.5*	5.8	204	8.9*
8	1,000	25 HP, 115' depth, 14" casing	10%	172	7.5*	5.2	204	8.9*
9	1,000	40 HP, 130' depth, 12" casing	10%	172	7.5*	5.2	204	8.9*
10	1,000	40 HP, 120' depth, 14" casing	16.70%	286	12.5*	8.7	339	14.7*
11	1,000	100 HP, 250' depth, 16" casing	16.70%	286	12.5*	8.7	339	14.7*
12	1,000	100HP, 250' depth, 16" casing	16.70%	286	12.5*	8.7	339	14.7*
Total Permitted Annual Allocation:						60 MG	Total Permitted Max. Monthly Allocation:	70.8 MG
Total Permitted Annual Allocation:						75.2 MG	Total Permitted Max. Monthly Allocation:	88.358 MG
<i>*Individual well allocations are shown for informational purposes only and shall not be utilized for compliance purposes.</i>								



SFVMD GeoSpatial Services



Drawdown isocontours of Current and Proposed Wellfield Operation Plan

N

Legend

 Application

Application No: 181102-4

Sec 3-4, 33-34 / Twp 45 / Rge 43

Project Name: TOWN OF LANTANA

Map Date: 2017-02-16

Permit No: 50-00575-W

 Current wellfield Op. Plan

 Op. Plan with one Eastern wellfield well out of service

 Op. Plan with one Western wellfield well out of service

0 0.5 1
Miles



EXHIBIT 4

Requirement by Permit Condition Report

App No: 181102-4

Permit No: 50-00575-W

Project Name: TOWN OF LANTANA

Permit Condition No:	17	Permit Condition Code:	WUSTD021-8		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	
WELL - 3	Calibration Report for Well 3	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 4	Calibration Report for Well 4	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 5	Calibration Report for Well 5	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 6	Calibration Report for Well 6	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 7	Calibration Report for Well 7	Every Five Years	Every Five Years	31-AUG-2020	
WELL - 8	Calibration Report for Well 8	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 9	Calibration Report for Well 9	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 10	Calibration Report for Well 10	Every Five Years	Every Five Years	31-JUL-2020	
WELL - 11	Calibration Report for Well 11	Every Five Years	Every Five Years	31-JAN-2020	
WELL - 12	Calibration Report for Well 12	Every Five Years	Every Five Years	31-JAN-2020	
Permit Condition No:	20	Permit Condition Code:	WUPWS003-1		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	
PERMIT	Unaccounted for Water Loss Report for LANTANA TOWN OF	Yearly	Yearly	31-JUL-2019	
Permit Condition No:	24	Permit Condition Code:	WUPCM001-4		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	
WELL - LT1-N	Water Level Well LT1-N (MW-1)	Monthly	Quarterly	31-JAN-2019	
WELL - LT2-S	Water Level for Well LT2-S (MW-2)	Monthly	Quarterly	31-JAN-2019	
WELL - LT3-P	Water Level for Well LT3-P (MW-3)	Monthly	Quarterly	31-JAN-2019	
WELL - LT4-C	Water Level for Well LT4-C (MW-4)	Monthly	Quarterly	31-JAN-2019	
WELL - LT-5	Water Level for Well LT-5 (MW-5)	Monthly	Quarterly	31-JAN-2019	
WELL - LT6-G (MW-6)	Water Level for Well (MW-6)	Monthly	Quarterly	31-JAN-2019	
WELL - LT6-G (MW-7)	Water Level for Well (MW-7)	Monthly	Quarterly	31-JAN-2019	
Permit Condition No:	27	Permit Condition Code:	WUSTD022-2		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	
WELL - 3	Monthly withdrawal for Well 3	Monthly	Quarterly	31-JAN-2019	
WELL - 4	Monthly withdrawal for Well 4	Monthly	Quarterly	31-JAN-2019	
WELL - 5	Monthly withdrawal for Well 5	Monthly	Quarterly	31-JAN-2019	
WELL - 6	Monthly withdrawal for Well 6	Monthly	Quarterly	31-JAN-2019	
WELL - 7	Monthly withdrawal for Well 7	Monthly	Quarterly	31-JAN-2019	
WELL - 8	Monthly withdrawal for Well 8	Monthly	Quarterly	31-JAN-2019	
WELL - 9	Monthly withdrawal for Well 9	Monthly	Quarterly	31-JAN-2019	
WELL - 10	Monthly withdrawal for Well 10	Monthly	Quarterly	31-JAN-2019	
WELL - 11	Monthly withdrawal for Well 11	Monthly	Quarterly	31-JAN-2019	
WELL - 12	Monthly withdrawal for Well 12	Monthly	Quarterly	31-JAN-2019	
Permit Condition No:	28	Permit Condition Code:	WUSAT001-4		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - 3	Chloride for Well 3	Monthly	Quarterly	31-JAN-2019
WELL - 4	Chloride for Well 4	Monthly	Quarterly	31-JAN-2019
WELL - 5	Chloride for Well 5	Monthly	Quarterly	31-JAN-2019
WELL - 6	Chloride for Well 6	Monthly	Quarterly	31-JAN-2019
WELL - 7	Chloride for Well 7	Monthly	Quarterly	31-JAN-2019
WELL - 8	Chloride for Well 8	Monthly	Quarterly	31-JAN-2019
WELL - 9	Chloride for Well 9	Monthly	Quarterly	31-JAN-2019
WELL - 10	Chloride for Well 10	Monthly	Quarterly	31-JAN-2019
WELL - 11	Chloride for Well 11	Monthly	Quarterly	31-JAN-2019
WELL - 12	Chloride for Well 12	Monthly	Quarterly	31-JAN-2019
WELL - LT2-S	Chloride for Well LT2-S (MW-2)	Monthly	Quarterly	31-JAN-2019
WELL - LT3-P	Chloride for Well LT3-P (MW-3)	Monthly	Quarterly	31-JAN-2019
WELL - LT-5	Chloride for Well LT5 (MW-5)	Monthly	Quarterly	31-JAN-2019
WELL - LT6-G (MW-6)	Chloride for Well MW-6	Monthly	Quarterly	31-JAN-2019
WELL - LT6-G (MW-7)	Chloride for Well MW-7	Monthly	Quarterly	31-JAN-2019
WELL - LT1-N	Chloride for Well MW-1	Monthly	Quarterly	31-JAN-2019
WELL - LT4-C	Chloride for Well MW-4	Monthly	Quarterly	31-JAN-2019
Permit Condition No: 29	Permit Condition Code: <u>WUPWS008-2</u>			
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Ten-Year Water Use Compliance Report for TOWN OF LANTANA	Every Ten Years	Every Ten Years	30-JUN-2028

APPENDIX D

Historical Customer Water Consumption

Single Family Residential	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21
Total Gal/Month	27,787,000	22,825,000	24,448,000	26,360,000	29,007,000	24,074,000	25,514,000	28,124,000	24,502,000	24,946,000	19,241,000	21,701,000	24,982,000	22,061,000	26,713,000	29,938,000	28,004,000
Total MG/Month	27.79	22.83	24.45	26.36	29.01	24.07	25.51	28.12	24.50	24.95	19.24	21.70	24.98	22.06	26.71	29.94	28.00
Avg GPD/Month	896,355	815,179	788,645	878,667	935,710	802,467	823,032	907,226	816,733	804,710	641,367	700,032	805,871	787,893	861,710	997,933	903,355
Avg GPD/Year	817,510												846,678				
Total No. of Units	2,817																
Avg Gal/Unit	290												301				
Avg Gal/Unit (Jan '20 - Dec '25)	304																
People per Household	2.42																
Avg. Gal Residential Per Capita Per Day	120																
Total SF Irrigation Gal/Month	2,136,000	1,647,000	1,919,000	2,295,000	2,257,000	1,533,000	2,482,000	1,924,000	1,829,000	1,407,000	1,017,000	1,402,000	1,730,000	1,781,000	2,663,000	2,662,000	2,060,000
Total SF Irrigation MG/Month	2.136	1.647	1.919	2.295	2.257	1.533	2.482	1.924	1.829	1.407	1.017	1.402	1.73	1.781	2.663	2.662	2.06
Avg GPD/Month	68,903	58,821	61,903	76,500	72,806	51,100	80,065	62,065	60,967	45,387	33,900	45,226	55,806	63,607	85,903	88,733	66,452
Avg GPD/Month for Study Period	71,838																
Avg SF + Irrigation GPD for Study Period	927,517																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)	329																
Multifamily Residential																	
Total Gal/Month	13,717,000	10,812,000	12,071,000	11,443,000	12,551,000	10,257,000	12,617,000	11,362,000	11,418,000	12,247,000	10,446,000	12,027,000	12,474,000	10,451,000	11,705,000	12,418,000	11,366,000
Total MG/Month	13.717	10.812	12.071	11.443	12.551	10.257	12.617	11.362	11.418	12.247	10.446	12.027	12.474	10.451	11.705	12.418	11.366
Avg GPD/Month	442,484	386,143	389,387	381,433	404,871	341,900	407,000	366,516	380,600	395,065	348,200	387,968	402,387	373,250	377,581	413,933	366,645
Avg GPD/Year	385,964												356,625				
Total No. of Units	3466																
Avg Gal/Unit	111												103				
Avg Gal/Unit (Jan '20 - Dec '25)	106																
Total MF Irrigation Gal/Month	1,379,000	1,015,000	1,126,000	1,195,000	1,520,000	944,000	1,450,000	1,385,000	1,518,000	1,511,000	789,000	1,244,000	992,000	817,000	1,053,000	1,818,000	1,429,000
Total MF Irrigation MG/Month	1.38	1.02	1.13	1.20	1.52	0.94	1.45	1.39	1.52	1.51	0.79	1.24	0.99	0.82	1.05	1.82	1.43
Average GPD/Month	44,484	36,250	36,323	39,833	49,032	31,467	46,774	44,677	50,600	48,742	26,300	40,129	32,000	29,179	33,968	60,600	46,097
Avg GPD/Month for Study Period	39,992																
Avg MF + Irrigation GPD for Study Period	406,378																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)	117																
Commercial																	
Total Gal/Month	7,639,000	5,872,000	7,254,000	5,218,000	5,466,000	5,036,000	6,270,000	6,173,000	4,896,000	6,590,000	5,248,000	5,555,000	5,434,000	5,288,000	5,489,000	6,453,000	6,206,000
Total MG/Month	7.639	5.872	7.254	5.218	5.466	5.036	6.27	6.173	4.896	6.59	5.248	5.555	5.434	5.288	5.489	6.453	6.206
Avg GPD/Month	246,419	209,714	234,000	173,933	176,323	167,867	202,258	199,129	163,200	212,581	174,933	179,194	175,290	188,857	177,065	215,100	200,194
Avg GPD/Year	194,963												192,880				
Total No. of Units	314																
Avg Gal/Unit	622												615				
Avg Gal/Unit (Jan '20 - Dec '25)	637																
Total CO Irrigation Gal/Month	2973000	2123000	2325000	1167000	2249000	997000	1374000	2024000	1050000	1373000	989000	1569000	2,459,000	2,226,000	2,082,000	2,225,000	2,018,000
Total CO Irrigation MG/Month	2.973	2.123	2.325	1.167	2.249	0.997	1.374	2.024	1.05	1.373	0.989	1.569	2.459	2.226	2.082	2.225	2.018
Average GPD/Month	95,903	75,821	75,000	38,900	72,548	33,233	44,323	65,290	35,000	44,290	32,967	50,613	79,323	79,500	67,161	74,167	65,097
Avg GPD/Month for Study Period	65,118																
Avg CO + Irrigation GPD for Study Period	264,832																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)	844																
Gallons per Month (Total Consumption)																	
Single Family Residential	27,787,000	22,825,000	24,448,000	26,360,000	29,007,000	24,074,000	25,514,000	28,124,000	24,502,000	24,946,000	19,241,000	21,701,000	24,982,000	22,061,000	26,713,000	29,938,000	28,004,000
Multi-Family Residential	13,717,000	10,812,000	12,071,000	11,443,000	12,551,000	10,257,000	12,617,000	11,362,000	11,418,000	12,247,000	10,446,000	12,027,000	12,474,000	10,451,000	11,705,000	12,418,000	11,366,000
Commercial	7,639,000	5,872,000	7,254,000	5,218,000	5,466,000	5,036,000	6,270,000	6,173,000	4,896,000	6,590,000	5,248,000	5,555,000	5,434,000	5,288,000	5,489,000	6,453,000	6,206,000
Residential Irrigation	3,515,000	2,662,000	3,045,000	3,490,000	3,777,000	2,477,000	3,932,000	3,309,000	3,347,000	2,918,000	1,806,000	2,646,000	2,722,000	2,598,000	3,716,000	4,480,000	3,489,000
Commercial Irrigation	2,973,000	2,123,000	2,325,000	1,167,000	2,249,000	997,000	1,374,000	2,024,000	1,050,000	1,373,000	989,000	1,569,000	2,459,000	2,226,000	2,082,000	2,225,000	2,018,000
Town Meters	4,028,000	2,001,000	3,732,000	4,803,000	4,886,000	5,378,000	7,754,000	5,382,000	3,593,000	7,643,000	6,404,000	3,700,000	9,365,000	5,748,000	5,961,000	6,092,000	15,357,000
Total Gallons per Month (Consumption)	59,659,000	46,295,000	52,875,000	52,481,000	57,936,000	48,219,000	57,461,000	56,374,000	48,806,000	55,717,000	44,134,000	47,198,000	57,436,000	48,372,000	55,666,000	61,606,000	66,440,000

Single Family Residential	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22
Total Gal/Month	31,935,000	24,697,000	24,141,000	25,404,000	25,615,000	23,554,000	21,862,000	25,892,000	19,530,000	25,236,000	27,410,000	26,763,000	31,577,000	25,386,000	31,458,000	27,478,000
Total MG/Month	31.94	24.70	24.14	25.40	25.62	23.55	21.86	25.89	19.53	25.24	27.41	26.76	31.58	25.39	31.46	27.48
Avg GPD/Month	1,064,500	796,677	778,742	846,800	826,290	785,133	705,226	835,226	697,500	814,065	913,667	863,323	1,052,567	818,903	1,014,774	915,933
Avg GPD/Year								885,355								
Total No. of Units																
Avg Gal/Unit								314								
Avg Gal/Unit (Jan '20 - Dec '25)																
People per Household																
Avg. Gal Residential Per Capita Per Day																
Total SF Irrigation Gal/Month	3,402,000	2,127,000	2,014,000	2,930,000	3,672,000	1,995,000	2,010,000	1,822,000	1,484,000	2,639,000	2,528,000	2,164,000	2,740,000	2,497,000	2,461,000	2,204,000
Total SF Irrigation MG/Month	3.402	2.127	2.014	2.93	3.672	1.995	2.01	1.822	1.484	2.639	2.528	2.164	2.74	2.497	2.461	2.204
Avg GPD/Month	113,400	68,613	64,968	97,667	118,452	66,500	64,839	58,774	53,000	85,129	84,267	69,806	91,333	80,548	79,387	73,467
Avg GPD/Month for Study Period																
Avg SF + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Multifamily Residential																
Total Gal/Month	12,025,000	11,981,000	8,459,000	10,274,000	9,617,000	9,920,000	9,367,000	11,717,000	9,250,000	13,203,000	10,015,000	10,031,000	12,344,000	9,446,000	12,525,000	10,666,000
Total MG/Month	12.025	11.981	8.459	10.274	9.617	9.92	9.367	11.717	9.25	13.203	10.015	10.031	12.344	9.446	12.525	10.666
Avg GPD/Month	400,833	386,484	272,871	342,467	310,226	330,667	302,161	377,968	330,357	425,903	333,833	323,581	411,467	304,710	404,032	355,533
Avg GPD/Year								346,250								
Total No. of Units																
Avg Gal/Unit								100								
Avg Gal/Unit (Jan '20 - Dec '25)																
Total MF Irrigation Gal/Month	1,956,000	1,387,000	1,328,000	1,703,000	1,581,000	828,000	1,124,000	850,000	638,000	900,000	706,000	952,000	1,115,000	725,000	1,019,000	854,000
Total MF Irrigation MG/Month	1.96	1.39	1.33	1.70	1.58	0.83	1.12	0.85	0.64	0.90	0.71	0.95	1.12	0.73	1.02	0.85
Average GPD/Month	65,200	44,742	42,839	56,767	51,000	27,600	36,258	27,419	22,786	29,032	23,533	30,710	37,167	23,387	32,871	28,467
Avg GPD/Month for Study Period																
Avg MF + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Commercial																
Total Gal/Month	6,162,000	6,778,000	5,064,000	6,424,000	5,882,000	5,701,000	5,479,000	6,640,000	5,574,000	7,116,000	5,877,000	5,495,000	6,820,000	4,855,000	5,766,000	5,454,000
Total MG/Month	6.162	6.778	5.064	6.424	5.882	5.701	5.479	6.64	5.574	7.116	5.877	5.495	6.82	4.855	5.766	5.454
Avg GPD/Month	205,400	218,645	163,355	214,133	189,742	190,033	176,742	214,194	199,071	229,548	195,900	177,258	227,333	156,613	186,000	181,800
Avg GPD/Year								189,756								
Total No. of Units																
Avg Gal/Unit								605.0								
Avg Gal/Unit (Jan '20 - Dec '25)																
Total CO Irrigation Gal/Month	1,807,000	1,985,000	1,073,000	1,204,000	1,192,000	1,034,000	1,075,000	1,163,000	1,015,000	1,225,000	1,504,000	1,762,000	1,547,000	1,380,000	2,275,000	1,751,000
Total CO Irrigation MG/Month	1.807	1.985	1.073	1.204	1.192	1.034	1.075	1.163	1.015	1.225	1.504	1.762	1.547	1.38	2.275	1.751
Average GPD/Month	60,233	64,032	34,613	40,133	38,452	34,467	34,677	37,516	36,250	39,516	50,133	56,839	51,567	44,516	73,387	58,367
Avg GPD/Month for Study Period																
Avg CO + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Gallons per Month (Total Consumption)																
Single Family Residential	31,935,000	24,697,000	24,141,000	25,404,000	25,615,000	23,554,000	21,862,000	25,892,000	19,530,000	25,236,000	27,410,000	26,763,000	31,577,000	25,386,000	31,458,000	27,478,000
Multi-Family Residential	12,025,000	11,981,000	8,459,000	10,274,000	9,617,000	9,920,000	9,367,000	11,717,000	9,250,000	13,203,000	10,015,000	10,031,000	12,344,000	9,446,000	12,525,000	10,666,000
Commercial	6,162,000	6,778,000	5,064,000	6,424,000	5,882,000	5,701,000	5,479,000	6,640,000	5,574,000	7,116,000	5,877,000	5,495,000	6,820,000	4,855,000	5,766,000	5,454,000
Residential Irrigation	5,358,000	3,514,000	3,342,000	4,633,000	5,253,000	2,823,000	3,134,000	2,672,000	2,122,000	3,539,000	3,234,000	3,116,000	3,855,000	3,222,000	3,480,000	3,058,000
Commercial Irrigation	1,807,000	1,985,000	1,073,000	1,204,000	1,192,000	1,034,000	1,075,000	1,163,000	1,015,000	1,225,000	1,504,000	1,762,000	1,547,000	1,380,000	2,275,000	1,751,000
Town Meters	-3,728,000	6,949,000	4,415,000	5,701,000	5,341,000	4,821,000	4,496,000	5,191,000	4,710,000	5,224,000	4,845,000	5,281,000	6,230,000	5,493,000	6,923,000	5,547,000
Total Gallons per Month (Consumption)	53,559,000	55,904,000	46,494,000	53,640,000	52,900,000	47,853,000	45,413,000	53,275,000	42,201,000	55,543,000	52,885,000	52,448,000	62,373,000	49,782,000	62,427,000	53,954,000

Single Family Residential	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24
Total Gal/Month	28,807,000	33,578,000	20,143,000	32,161,000	20,058,000	26,087,000	32,242,000	22,265,000	28,515,000	26,543,000	20,466,000	25,803,000	25,468,000	22,960,000	24,489,000	26,612,000	23,597,000
Total MG/Month	28.81	33.58	20.14	32.16	20.06	26.09	32.24	22.27	28.52	26.54	20.47	25.80	25.47	22.96	24.49	26.61	23.60
Avg GPD/Month	929,258	1,119,267	649,774	1,037,452	716,357	841,516	1,074,733	718,226	950,500	856,226	660,194	860,100	821,548	765,333	789,968	858,452	842,750
Avg GPD/Year				841,013												870,430	
Total No. of Units																	
Avg Gal/Unit				298.51												308.96	
Avg Gal/Unit (Jan '20 - Dec '25)																	
People per Household																	
Avg. Gal Residential Per Capita Per Day																	
Total SF Irrigation Gal/Month	4,039,000	2,649,000	2,323,000	2,984,000	1,310,000	2,395,000	2,309,000	2,077,000	2,114,000	1,813,000	1,843,000	1,634,000	1,561,000	2,064,000	2,165,000	2,374,000	1,810,000
Total SF Irrigation MG/Month	4.039	2.649	2.323	2.984	1.31	2.395	2.309	2.077	2.114	1.813	1.843	1.634	1.561	2.064	2.165	2.374	1.81
Avg GPD/Month	130,290	88,300	74,935	96,258	46,786	77,258	76,967	67,000	70,467	58,484	59,452	54,467	50,355	68,800	69,839	76,581	64,643
Avg GPD/Month for Study Period																	
Avg SF + Irrigation GPD for Study Period																	
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																	
Multifamily Residential																	
Total Gal/Month	7,219,000	8,641,000	11,368,000	13,183,000	10684000	10013000	14246000	7712000	11578000	11664000	10909000	11076000	9886000	11546000	10714000	13872000	11785000
Total MG/Month	7.219	8.641	11.368	13.183	10.684	10.013	14.246	7.712	11.578	11.664	10.909	11.076	9.886	11.546	10.714	13.872	11.785
Avg GPD/Month	232,871	288,033	366,710	425,258	381,571	323,000	474,867	248,774	385,933	376,258	351,903	369,200	318,903	384,867	345,613	447,484	420,893
Avg GPD/Year				365,512												375,559	
Total No. of Units																	
Avg Gal/Unit				105.4544118												108	
Avg Gal/Unit (Jan '20 - Dec '25)																	
Total MF Irrigation Gal/Month	3,266,000	1,516,000	901,000	5,016,000	846,000	1,036,000	1,129,000	1,408,000	1,378,000	826,000	1,201,000	988,000	1,000,000	1,605,000	1,090,000	1,141,000	843,000
Total MF Irrigation MG/Month	3.27	1.52	0.90	5.02	0.85	1.04	1.13	1.41	1.38	0.83	1.20	0.99	1.00	1.61	1.09	1.14	0.84
Average GPD/Month	105,355	50,533	29,065	161,806	30,214	33,419	37,633	45,419	45,933	26,645	38,742	32,933	32,258	53,500	35,161	36,806	30,107
Avg GPD/Month for Study Period																	
Avg MF + Irrigation GPD for Study Period																	
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																	
Commercial																	
Total Gal/Month	4,481,000	5,244,000	5,890,000	7,162,000	5,466,000	5,065,000	6,803,000	3,150,000	5,956,000	5,769,000	5,074,000	5,660,000	5,648,000	5,663,000	5,337,000	8,059,000	6,001,000
Total MG/Month	4.481	5.244	5.89	7.162	5.466	5.065	6.803	3.15	5.956	5.769	5.074	5.66	5.648	5.663	5.337	8.059	6.001
Avg GPD/Month	144,548	174,800	190,000	231,032	195,214	163,387	226,767	101,613	198,533	186,097	163,677	188,667	182,194	188,767	172,161	259,968	214,321
Avg GPD/Year				183,176												230,343	
Total No. of Units																	
Avg Gal/Unit				584												734	
Avg Gal/Unit (Jan '20 - Dec '25)																	
Total CO Irrigation Gal/Month	1,681,000	-508,000	1,763,000	1,940,000	1,552,000	1,030,000	2,811,000	571,000	2,460,000	2,421,000	1,807,000	1,935,000	2,431,000	2,891,000	2,044,000	2,024,000	2,331,000
Total CO Irrigation MG/Month	1.681	-0.508	1.763	1.94	1.552	1.03	2.811	0.571	2.46	2.421	1.807	1.935	2.431	2.891	2.044	2.024	2.331
Average GPD/Month	54,226	-16,933	56,871	62,581	55,429	33,226	93,700	18,419	82,000	78,097	58,290	64,500	78,419	96,367	65,935	65,290	83,250
Avg GPD/Month for Study Period																	
Avg CO + Irrigation GPD for Study Period																	
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																	
Gallons per Month (Total Consumption)																	
Single Family Residential	28,807,000	33,578,000	20,143,000	32,161,000	20,058,000	26,087,000	32,242,000	22,265,000	28,515,000	26,543,000	20,466,000	25,803,000	25,468,000	22,960,000	24,489,000	26,612,000	23,597,000
Multi-Family Residential	7,219,000	8,641,000	11,368,000	13,183,000	10,684,000	10,013,000	14,246,000	7,712,000	11,578,000	11,664,000	10,909,000	11,076,000	9,886,000	11,546,000	10,714,000	13,872,000	11,785,000
Commercial	4,481,000	5,244,000	5,890,000	7,162,000	5,466,000	5,065,000	6,803,000	3,150,000	5,956,000	5,769,000	5,074,000	5,660,000	5,648,000	5,663,000	5,337,000	8,059,000	6,001,000
Residential Irrigation	7,305,000	4,165,000	3,224,000	8,000,000	2,156,000	3,431,000	3,438,000	3,485,000	3,492,000	2,639,000	3,044,000	2,622,000	2,561,000	3,669,000	3,255,000	3,515,000	2,653,000
Commercial Irrigation	1,681,000	-508,000	1,763,000	1,940,000	1,552,000	1,030,000	2,811,000	571,000	2,460,000	2,421,000	1,807,000	1,935,000	2,431,000	2,891,000	2,044,000	2,024,000	2,331,000
Town Meters	5,957,000	8,603,000	133,000	4,935,000	1,914,000	4,197,000	4,378,000	3,708,000	3,630,000	3,870,000	4,107,000	4,486,000	3,687,000	3,288,000	5,231,000	4,445,000	4,214,000
Total Gallons per Month (Consumption)	55,450,000	59,723,000	42,521,000	67,381,000	41,830,000	49,823,000	63,918,000	40,891,000	55,631,000	52,906,000	45,407,000	51,582,000	49,681,000	50,017,000	51,070,000	58,527,000	50,581,000

Single Family Residential	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Total Gal/Month	20,855,000	26,937,000	29,830,000	34,201,000	23,883,000	32,985,000	22,112,000	21,524,000	28,671,000	26,334,000	29,688,000	26,469,000	23,057,000	32,519,000	32,081,000	26,453,000
Total MG/Month	20.86	26.94	29.83	34.20	23.88	32.99	22.11	21.52	28.67	26.33	29.69	26.47	23.06	32.52	32.08	26.45
Avg GPD/Month	672,742	897,900	962,258	1,140,033	770,419	1,064,032	737,067	694,323	955,700	849,484	957,677	945,321	743,774	1,083,967	1,034,871	881,767
Avg GPD/Year											873,093					
Total No. of Units																
Avg Gal/Unit											309.90					
Avg Gal/Unit (Jan '20 - Dec '25)																
People per Household																
Avg. Gal Residential Per Capita Per Day																
Total SF Irrigation Gal/Month	1,756,000	1,839,000	2,920,000	2,321,000	2,294,000	2,354,000	1,875,000	2,060,000	1,932,000	2,134,000	2,420,000	1,621,000	2,338,000	2,481,000	2,680,000	3,544,000
Total SF Irrigation MG/Month	1.756	1.839	2.92	2.321	2.294	2.354	1.875	2.06	1.932	2.134	2.42	1.621	2.338	2.481	2.68	3.544
Avg GPD/Month	56,645	61,300	94,194	77,367	74,000	75,935	62,500	66,452	64,400	68,839	78,065	57,893	75,419	82,700	86,452	118,133
Avg GPD/Month for Study Period																
Avg SF + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Multifamily Residential																
Total Gal/Month	10104000	11421000	11298000	12046000	9951000	12074000	10137000	11179000	12304000	10744000	13324000	12082000	10789000	13202000	11645000	10589000
Total MG/Month	10.104	11.421	11.298	12.046	9.951	12.074	10.137	11.179	12.304	10.744	13.324	12.082	10.789	13.202	11.645	10.589
Avg GPD/Month	325,935	380,700	364,452	401,533	321,000	389,484	337,900	360,613	410,133	346,581	429,806	431,500	348,032	440,067	375,645	352,967
Avg GPD/Year											368,406					
Total No. of Units																
Avg Gal/Unit											106					
Avg Gal/Unit (Jan '20 - Dec '25)																
Total MF Irrigation Gal/Month	836,000	941,000	1,274,000	1,296,000	1,099,000	982,000	898,000	1,004,000	1,036,000	914,000	1,354,000	1,097,000	1,283,000	1,100,000	1,157,000	1,417,000
Total MF Irrigation MG/Month	0.84	0.94	1.27	1.30	1.10	0.98	0.90	1.00	1.04	0.91	1.35	1.10	1.28	1.10	1.16	1.42
Average GPD/Month	26,968	31,367	41,097	43,200	35,452	31,677	29,933	32,387	34,533	29,484	43,677	39,179	41,387	36,667	37,323	47,233
Avg GPD/Month for Study Period																
Avg MF + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Commercial																
Total Gal/Month	5,688,000	8,156,000	6,244,000	7,266,000	5,217,000	9,565,000	5,853,000	6,352,000	8,389,000	7,266,000	7,510,000	6,524,000	5,727,000	7,490,000	7,094,000	5,849,000
Total MG/Month	5.688	8.156	6.244	7.266	5.217	9.565	5.853	6.352	8.389	7.266	7.51	6.524	5.727	7.49	7.094	5.849
Avg GPD/Month	183,484	271,867	201,419	242,200	168,290	308,548	195,100	204,903	279,633	234,387	242,258	233,000	184,742	249,667	228,839	194,967
Avg GPD/Year											207,168					
Total No. of Units																
Avg Gal/Unit											660.507					
Avg Gal/Unit (Jan '20 - Dec '25)																
Total CO Irrigation Gal/Month	1,958,000	3,166,000	2,568,000	3,468,000	1,848,000	2,533,000	1,696,000	1,804,000	2,654,000	2,252,000	3,800,000	3,429,000	2,588,000	3,452,000	3,028,000	2,741,000
Total CO Irrigation MG/Month	1.958	3.166	2.568	3.468	1.848	2.533	1.696	1.804	2.654	2.252	3.8	3.429	2.588	3.452	3.028	2.741
Average GPD/Month	63,161	105,533	82,839	115,600	59,613	81,710	56,533	58,194	88,467	72,645	122,581	122,464	83,484	115,067	97,677	91,367
Avg GPD/Month for Study Period																
Avg CO + Irrigation GPD for Study Period																
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)																
Gallons per Month (Total Consumption)																
Single Family Residential	20,855,000	26,937,000	29,830,000	34,201,000	23,883,000	32,985,000	22,112,000	21,524,000	28,671,000	26,334,000	29,688,000	26,469,000	23,057,000	32,519,000	32,081,000	26,453,000
Multi-Family Residential	10,104,000	11,421,000	11,298,000	12,046,000	9,951,000	12,074,000	10,137,000	11,179,000	12,304,000	10,744,000	13,324,000	12,082,000	10,789,000	13,202,000	11,645,000	10,589,000
Commercial	5,688,000	8,156,000	6,244,000	7,266,000	5,217,000	9,565,000	5,853,000	6,352,000	8,389,000	7,266,000	7,510,000	6,524,000	5,727,000	7,490,000	7,094,000	5,849,000
Residential Irrigation	2,592,000	2,780,000	4,194,000	3,617,000	3,393,000	3,336,000	2,773,000	3,064,000	2,968,000	3,048,000	3,774,000	2,718,000	3,621,000	3,581,000	3,837,000	4,961,000
Commercial Irrigation	1,958,000	3,166,000	2,568,000	3,468,000	1,848,000	2,533,000	1,696,000	1,804,000	2,654,000	2,252,000	3,800,000	3,429,000	2,588,000	3,452,000	3,028,000	2,741,000
Town Meters	5,104,000	4,707,000	4,270,000	6,177,000	5,603,000	6,995,000	5,391,000	5,300,000	5,697,000	4,572,000	5,420,000	4,966,000	5,940,000	6,087,000	5,042,000	5,552,000
Total Gallons per Month (Consumption)	46,301,000	57,167,000	58,404,000	66,775,000	49,895,000	67,488,000	47,962,000	49,223,000	60,683,000	54,216,000	63,516,000	56,188,000	51,722,000	66,331,000	62,727,000	56,145,000

Single Family Residential	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Grand Total	Check
Total Gal/Month	32,433,000	29,768,000	24,886,000	22,072,000	27,939,000	10,863,000	1,873,519,000	1,873,519,000
Total MG/Month	32.43	29.77	24.89	22.07	27.94	10.86	1,874	1,874
Avg GPD/Month	1,046,226	960,258	829,533	712,000	931,300	350,419	61,608,934	61.6089
Avg GPD/Year							855,680	855,680
Total No. of Units								
Avg Gal/Unit								
Avg Gal/Unit (Jan '20 - Dec '25)								
People per Household								
Avg. Gal Residential Per Capita Per Day								
Total SF Irrigation Gal/Month	2,543,000	2,891,000	2,123,000	2,185,000	2,195,000	97,000	157,500,000	157,500,000
Total SF Irrigation MG/Month	2.543	2.891	2.123	2.185	2.195	0.097	158	158
Avg GPD/Month	82,032	93,258	70,767	70,484	73,167	3,129	5,172,304	5
Avg GPD/Month for Study Period								
Avg SF + Irrigation GPD for Study Period								
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)								
Multifamily Residential								
Total Gal/Month	12903000	11332000	11185000	11554000	10758000	4865000	801,804,000	801,804,000
Total MG/Month	12.903	11.332	11.185	11.554	10.758	4.865	802	802
Avg GPD/Month	416,226	365,548	372,833	372,710	358,600	156,935	26,379,795	26.380
Avg GPD/Year							366,386	366,386
Total No. of Units								
Avg Gal/Unit								
Avg Gal/Unit (Jan '20 - Dec '25)								
Total MF Irrigation Gal/Month	1,508,000	1,446,000	878,000	1,176,000	979,000	29,000	87,745,000	87,745,000
Total MF Irrigation MG/Month	1.51	1.45	0.88	1.18	0.98	0.03	88	88
Average GPD/Month	48,645	46,645	29,267	37,935	32,633	935	2,879,388	2.879
Avg GPD/Month for Study Period								
Avg MF + Irrigation GPD for Study Period								
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)								
Commercial								
Total Gal/Month	7,344,000	5,886,000	6,079,000	6,025,000	6,607,000	3,365,000	437,098,000	437098000
Total MG/Month	7.344	5.886	6.079	6.025	6.607	3.365	437.10	437.098
Avg GPD/Month	236,903	189,871	202,633	194,355	220,233	108,548	14,379,419.43	14.37941943
Avg GPD/Year								
Total No. of Units								
Avg Gal/Unit								
Avg Gal/Unit (Jan '20 - Dec '25)								
Total CO Irrigation Gal/Month	3,230,000	2,218,000	2,291,000	2,005,000	2,471,000	1,826,000	142,425,000	142425000
Total CO Irrigation MG/Month	3.23	2.218	2.291	2.005	2.471	1.826	142	142.425
Average GPD/Month	104,194	71,548	76,367	64,677	82,367	58,903	4,688,492	4.68849
Avg GPD/Month for Study Period								
Avg CO + Irrigation GPD for Study Period								
Avg Gal/Unit w/ Irrigation (Jan '20 - Dec '25)								
Gallons per Month (Total Consumption)								
Single Family Residential	32,433,000	29,768,000	24,886,000	22,072,000	27,939,000	10,863,000	1,873,519,000	1,873,519,000
Multi-Family Residential	12,903,000	11,332,000	11,185,000	11,554,000	10,758,000	4,865,000	801,804,000	801,804,000
Commercial	7,344,000	5,886,000	6,079,000	6,025,000	6,607,000	3,365,000	437,098,000	437,098,000
Residential Irrigation	4,051,000	4,337,000	3,001,000	3,361,000	3,174,000	126,000	245,245,000	245,245,000
Commercial Irrigation	3,230,000	2,218,000	2,291,000	2,005,000	2,471,000	1,826,000	142,425,000	142,425,000
Town Meters	5,895,000	4,321,000	4,549,000	4,272,000	5,391,000	4,311,000	365,611,000	365,611,000
Total Gallons per Month (Consumption)	65,856,000	57,862,000	51,991,000	49,289,000	56,340,000	25,356,000	3,238,547,000	3,865,702,000

APPENDIX E

Finished and Raw Water Data

Date	Finished Water MG/Month						Raw Water MG/Month					
	2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025
Jan	55.92	65.51	56.54	59.41	56.67	63.558	58.89	68.46	59.60	64.13	62.02	67.25
Feb	51.13	55.91	53.44	54.19	56.91	58.804	54.01	58.41	55.66	57.91	60.63	61.91
Mar	61.09	68.71	64.26	67.58	61.22	66.924	63.80	71.01	66.87	71.44	66.03	66.93
Apr	55.92	66.47	62.77	59.28	66.45	67.571	60.81	68.85	66.05	63.55	70.98	71.57
May	56.21	72.38	68.35	63.49	70.80	69.151	59.97	75.10	70.01	68.03	74.03	72.44
Jun	58.36	62.70	60.89	55.33	64.93	66.357	57.64	64.63	64.36	59.42	70.87	70.10
Jul	66.06	57.82	72.27	61.09	66.93	63.423	61.29	60.83	75.81	66.75	73.23	68.41
Aug	62.33	63.65	72.96	62.03	64.65	69.011	60.17	66.29	76.62	66.32	70.57	72.57
Sep	56.64	61.33	64.69	59.67	56.86	57.942	56.23	63.99	67.39	64.46	62.87	62.67
Oct	55.88	63.72	63.85	61.99	58.83	61.573	54.43	66.44	67.77	66.67	64.74	65.66
Nov	54.69	58.94	58.74	62.06	63.02	64.87	57.32	62.27	62.52	65.88	68.20	69.55
Dec	61.16	58.32	59.43	57.50	67.13	65.29	64.05	59.73	62.85	63.75	70.87	69.50

Population		Total Finished Water (MGD by Year)	Avg Aggregate per Capita Demand GPD (Finished)
Population 2021	11564	2.07	178.98
Population 2022	11,728	2.08	177.12
Population 2023	11,892	1.98	166.71
Population 2024	12,056	2.07	171.44
Population 2025	12,748	2.12	166.45
Average 2020-2025			172.14
Water Loss % (AADF Consumed/ AADF Finished) for perios 2020-2025			7.73%
Calculated Avg Aggregate per Capita Demand (Consumption)			158.83
Calculated Avg . Aggregate per Capita Demand (Raw)			182.34

Date	Finished Water						Finished Water						Raw Water					
	2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025	2020	2021	2022	2023	2024	2025
Jan	1.80	2.11	1.82	1.92	1.83	2.05	1.98	2.41	2.03	2.09	2.12	2.24	1.90	2.21	1.92	2.07	2.00	2.17
Feb	1.83	2.00	1.91	1.94	2.03	2.10	1.94	2.16	2.07	2.11	2.12	2.42	1.93	2.09	1.99	2.07	2.17	2.21
Mar	1.97	2.22	2.07	2.18	1.97	2.16	2.20	2.43	2.31	2.34	2.18	2.41	2.06	2.29	2.16	2.30	2.13	2.16
Apr	1.86	2.22	2.09	1.98	2.21	2.25	1.98	2.47	2.36	2.30	2.56	2.48	2.03	2.29	2.20	2.12	2.37	2.39
May	1.81	2.33	2.20	2.05	2.28	2.23	2.15	2.59	2.50	2.29	3.22	2.48	1.93	2.42	2.26	2.19	2.39	2.34
Jun	1.95	2.09	2.03	1.84	2.16	2.21	2.34	2.62	2.39	2.12	2.49	2.44	1.92	2.15	2.15	1.98	2.36	2.34
Jul	2.13	1.87	2.33	1.97	2.16	2.05	2.51	2.14	2.64	2.31	2.31	2.26	1.98	1.96	2.45	2.15	2.36	2.21
Aug	2.01	2.05	2.35	2.00	2.09	2.23	2.24	2.35	2.56	2.87	2.53	2.91	1.94	2.14	2.47	2.14	2.28	2.34
Sep	1.89	2.04	2.16	1.99	1.90	1.93	2.10	2.28	2.92	2.33	2.17	2.10	1.87	2.13	2.25	2.15	2.10	2.09
Oct	1.80	2.06	2.06	2.00	1.90	1.99	1.97	2.54	2.34	2.35	2.13	2.22	1.76	2.14	2.19	2.15	2.09	2.12
Nov	1.82	1.96	1.96	2.07	2.10	2.16	1.99	2.13	2.27	2.31	2.27	2.34	1.91	2.08	2.08	2.20	2.27	2.32
Dec	1.97	1.88	1.92	1.85	2.17	2.11	2.19	2.21	2.10	2.17	2.39	2.30	2.07	1.93	2.03	2.06	2.29	2.24

	2021	2022	2023	2024	2025	Average
Average Finished Water (MGD)	2.07	2.08	1.98	2.07	2.12	2.06
Finished Water Max Day (MGD)	2.62	2.92	2.87	3.22	2.91	2.91
Max Month Finished: Average Month Finished	1.15	1.15	1.12	1.13	1.07	1.12
Max Month Raw Water (MMF)	75.10	76.62	71.44	74.03	72.57	73.95
Max Day: Avg Day - by year	1.26	1.41	1.45	1.56	1.37	1.41
Average Raw Water (MGD)	2.15	2.18	2.13	2.23	2.24	2.19
MMF Raw: AMF Raw (MG)	1.15	1.16	1.10	1.09	1.06	1.11
Avg Finished: Avg Raw - by year	96.11%	95.31%	92.98%	92.56%	94.61%	94.31%

APPENDIX F

Flushing Stations

DAILY CL₂FLUSHING
CL₂ Minimum .6mg/l

DATE: _____

LOCATION	Previous Read	Current Read	Meter Number	Minutes	CL ₂ Mg/l
Shirley Court (Auto)					
Costco (Auto)					
Hillbrath Drive (Manual)					
Hypoluxo & 14th St. (Auto) <i>CADOT House</i>					
South Dixie Hwy. (Manual)					
W. Central (Auto)					
S.E. Atlantic Dr. (Manual)					
Lands End (Manual)					
N. Atlantic Dr. (Auto)					
Municipal Beach (Auto)					
N. Federal Hwy. FPU (Auto)					
Pine&4th (Auto)					
E.Lantan Rd (Auto)					

West Drew St.

APPENDIX G

Fire Hydrant Location Map

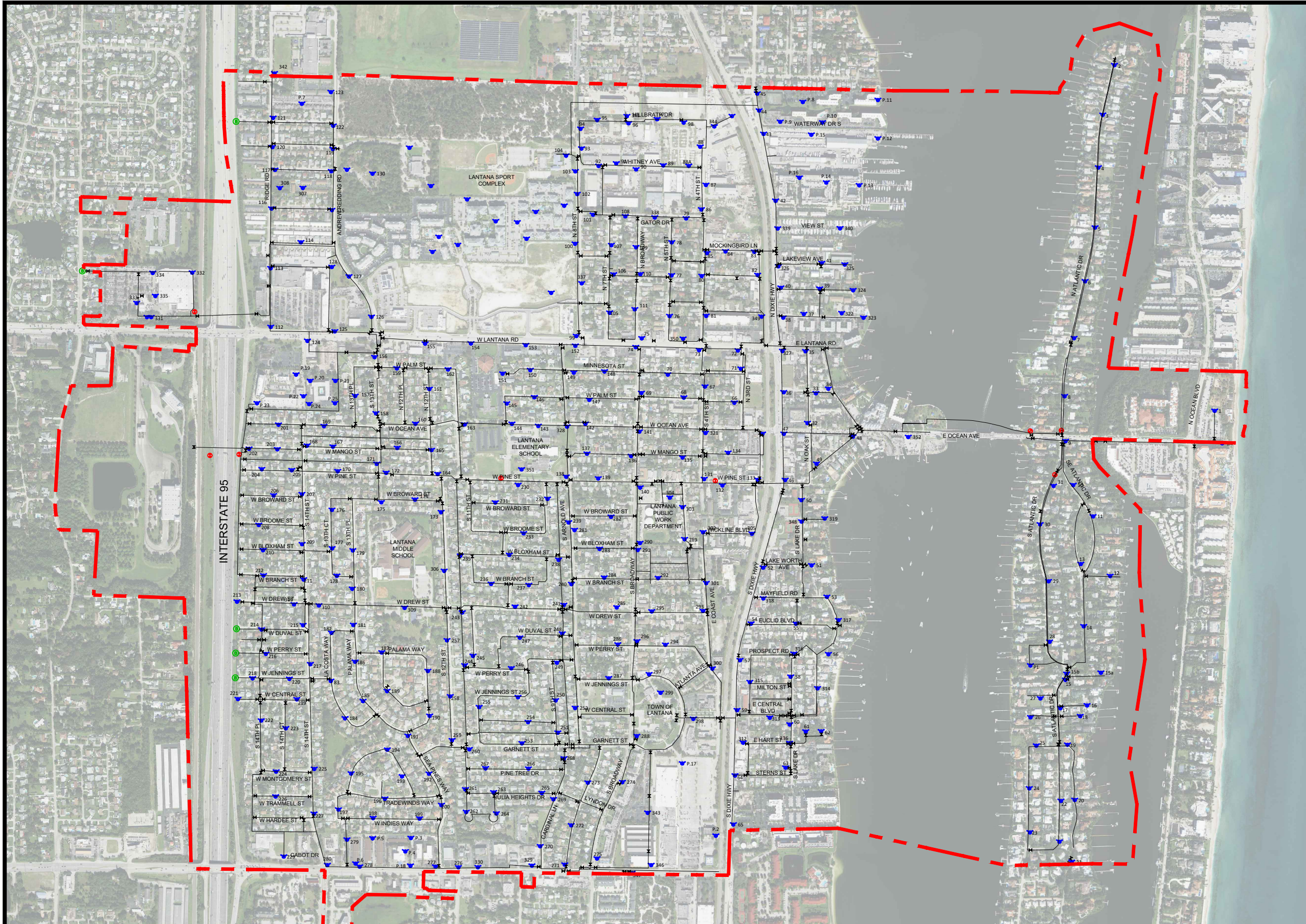


1601 Forum Place, Suite 400, West Palm Beach, Florida 33401
Phone: 561-655-6175 • Fax: 561-655-6179
www.baxterwoodman.com EB-31795

TOWN OF LANTANA

FIRE HYDRANT LOCATION MAP

FIGURE:



HORIZ SCALE 1"=1000'



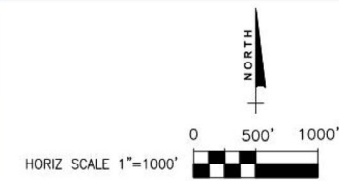
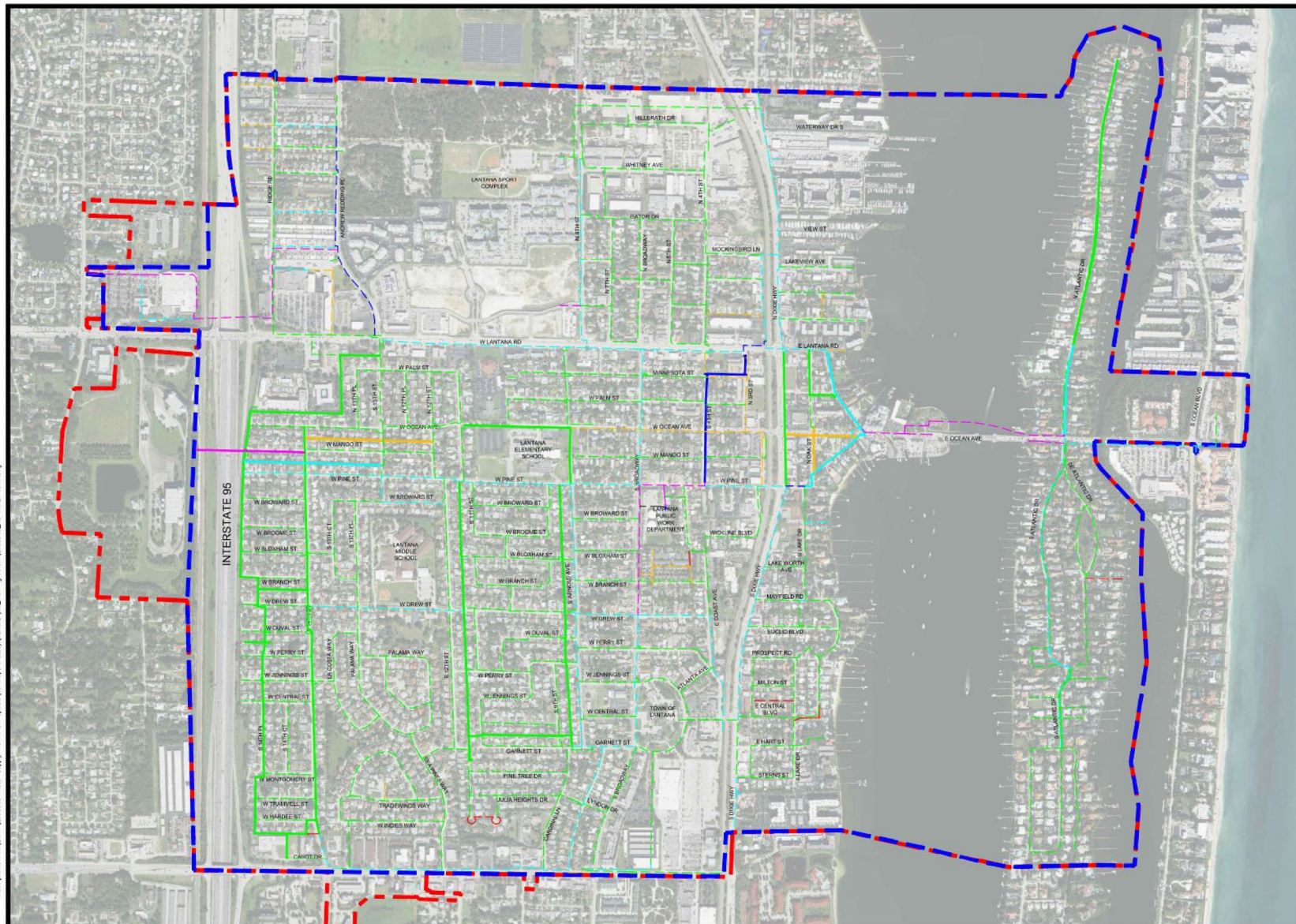
LEGEND:

- TOWN BOUNDARY LINE
- WATER MAIN
- FIRE HYDRANT
- GATE VALVE
- AIR RELEASE VALVE
- BLOW-OFF VALVE

APPENDIX H

AC Water Main

Acad Version : R24.3a (MFC Tools)
User Name : baxman
Date/Time : Thu, 18 Mar 2009 - 9:43am
Plot Name : T:\DWG\100045-AC Water Main.dwg
Current Plot Style : B:\Color
Layer: 100045-AC Water Main
Scale: 1/8"=1'-0"



- LEGEND:**
- TOWN BOUNDARY LINE
 - TOWN SERVICE LIMITS
 - 2" WATER MAIN
 - 4" WATER MAIN
 - 6" WATER MAIN
 - 8" WATER MAIN
 - 10" WATER MAIN
 - 12" WATER MAIN
 - 16" WATER MAIN
 - 4" AC WATER MAIN
 - 6" AC WATER MAIN
 - 8" AC WATER MAIN
 - 10" AC WATER MAIN
 - 12" AC WATER MAIN



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TOWN OF LANTANA

AC WATER MAIN

FIGURE:



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6b

PREPARED BY: Vanessa Holloway, Contract and Grants Administrator

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Consideration of Resolution No. R-01-2026, authorizing the application for a Florida Inland Navigational District (F.I.N.D.) Waterways Assistance Program for the design of the Sportsman's Park Seawall and Improvements.

ISSUE/BACKGROUND:

Staff recommends that the Town Council consider Resolution No. R-01-2026, authorizing the application for assistance under the F.I.N.D. Waterways Assistance Program. The funding, if approved, would cover 50% of the costs associated with the design of a new seawall and improvements at Sportsman's Park. A title search will need to be performed as well. The Town Attorney has reviewed and approved the resolution for legal sufficiency. Thus, staff recommends approving the resolution.

ATTACHMENT(S):

1. Reso R-01-2026 FIND.docx
2. Resolution for Assistance 2026.pdf
3. Attachment E-6 Attorney's Certification of Title.pdf

SAMPLE MOTION:

I move to (approve)(disapprove) Resolution No. R-01-2026, approving the application for assistance under the F.I.N.D. Waterways Assistance Program and authorizing the Town Manager to execute the application and any amendments thereto.

RESOLUTION R-01-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AUTHORIZING THE TOWN MANAGER TO APPLY FOR ASSISTANCE UNDER THE FLORIDA INLAND NAVIGATION DISTRICT (F.I.N.D.) WATERWAYS ASSISTANCE PROGRAM FOR 50% OF THE DESIGN COSTS FOR A NEW SEAWALL AND IMPROVEMENTS AT SPORTSMAN'S PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town of Lantana is interested in carrying out a project at Sportsman's Park for the design of a new seawall and improvements for a total estimated cost of \$300,000; and

WHEREAS, the Florida Inland Navigation District financial assistance program is required for the above project; and

WHEREAS, the Town Council of the Town of Lantana, Florida, has determined that it is in the best interest of the health, safety, and welfare of its citizens to authorize the Town to apply for assistance for the above project by executing "Attachment E-5" as attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, THAT:

SECTION 1: The Town Manager is hereby authorized to apply for program assistance from the Florida Inland Navigation District Waterways Program for 50% of the actual costs for the design of a new seawall and improvements at the Town's Sportsman's Park.

SECTION 2: The Town Council certifies that it will accept the terms and conditions outlined in FIND Rule 66B-2 F.A.C., which will be part of the Project Agreement, for any assistance awarded under the attached proposal.

SECTION 3: The Town Council certifies that it is in complete accord with the attached proposal and that the Town will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

SECTION 4: The Town Council has the authority, ability, and intention to finance its share of the project's cost, and the project will be operated and maintained at the expense of the Town for public use.

SECTION 5: The Town will not discriminate against any individual based on race, color, or national origin in the use of any property or facility acquired or developed under this proposal. It shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964), and will design and construct all facilities to ensure full compliance with statutes regarding accessibility for persons with disabilities, as well as other federal, state, and local laws, regulations, and requirements.

SECTION 6: The Town will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

SECTION 7: The Town will make available to FIND, if requested, a post-audit of expenses incurred on the project before, or in conjunction with, a request for the final 10% of the funding agreed to by FIND.

(The remainder of this page intentionally left blank.)

PASSED AND ADOPTED by the Town Council of the Town of Lantana this 11th day of May 2026.

TOWN OF LANTANA

Mayor Karen Lythgoe

ATTEST:

(SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

Approved as to form and legal sufficiency

R. Max Lohman, TOWN ATTORNEY

ATTACHMENT E-5
RESOLUTION FOR ASSISTANCE 2026
UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE Town of Lantana is interested in carrying out the
(Name of Agency)
following described project for the enjoyment of the citizenry of the Town of Lantana
and the State of Florida:

Project Title Sportman's Park

Total Estimated Cost \$ 300,000

Brief Description of Project:

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the Town of Lantana
(Name of Agency)
that the project described above be authorized,

AND, be it further resolved that said Town of Lantana
(Name of Agency)
make application to the Florida Inland Navigation District in the amount of 50% of the
actual cost of the project in behalf of said Town of Lantana
(Name of Agency)

AND, be it further resolved by the Town of Lantana
(Name of Agency)
that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said Town of Lantana for public use.
(Name of Agency)

4. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities as well as other federal, state and local laws, rules and requirements.

5. That it will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

6. That it will make available to FIND if requested, a post-audit of expenses incurred on the project prior to, or in conjunction with, request for the final 10% of the funding agreed to by FIND.

This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the Town of Lantana Town Council at a legal meeting
(Agency Governing Board)
held on this _____ day of _____ 20____.

Attest

Signature

Title

Title

ATTACHMENT E-6

ATTORNEY'S CERTIFICATION OF TITLE

(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE (City or County) ATTORNEY
(ADDRESS)

(Date), 2026

To WHOM IT MAY CONCERN:

I, (Name), an the Attorney for the (City or County), Florida, I hereby state that I have examined a copy of a (deed, lease, management agreement, etc.) from _____ to the (City or County) conveying _____ (Type of interest, i.e.. Fee simple, easement, 30-year lease, etc.) in the following described property:

(Brief Legal Description of Property)

I have also examined a document showing that this property is listed on the tax rolls as belonging to the (City or County). Finally, I have also examined such documents and records as necessary for this certification.

This property is what is now called "(Name of Property as Referenced in the WAP Application)".

I Certify that the (City or County) does in fact (Own, Lease, etc.) this property for _____ years.

Sincerely,

(Name)

Attorney, (City or County)



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 7a

PREPARED BY: Nicole Dritz, Development Services Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Consideration of AR26-0001, an Administrative Review of the denial of a building permit (MISC2506-0009) for a residential boat lift in the C1 Zoning district.

ISSUE/BACKGROUND:

The property located at 311 E Ocean is an existing multifamily residential building. The site is zoned C1 (Commercial) with a corresponding C1 Future Land Use designation. The main building, swimming pool, and boat docks are legally existing nonconforming structures.

The applicant submitted a building permit application for the installation of a boat lift on the existing dock. Town staff denied the application pursuant to Sections 23-96 (C1 Commercial District) and 23-141 (Nonconforming Structures) of the Town Code. The dock serves a residential use within a commercial zoning district, which is not permitted under the Code. As such, the dock is deemed a nonconforming structure and may not be enlarged or altered in a manner that increases its nonconformity. Adding a boat lift to a nonconforming dock constitutes an increase to the nonconformity.

The applicant is appealing the Development Services staff's determination via administrative review pursuant to Section 23-63(a) of the Town Code.

The Planning Commission considered this matter at its regularly scheduled meeting on April 22, 2026, and recommended approval of the applicant's appeal by a vote of 3-2. To be clear, the Planning Commission is recommending that the Town Council allow a boat lift to be added onto a nonconforming dock, which would permit the expansion of a nonconforming residential structure and nonconforming residential use on a property that is zoned C1 Commercial. Voting in the affirmative were Steven Madson, Rosemary Mouring, and Edward Shropshire; voting in the negative were Michelle Donahue and Annemarie Joyce.

ATTACHMENT(S):

1. Application and Backup

SAMPLE MOTION:

I move to (approve)(deny) AR26-0001.

APPLICATION FOR ADMINISTRATIVE REVIEW

APPLICANT NAME: Jesse Wilson

PARCEL CONTROL NUMBER: 40-43-45-03-20-000-1070

ADDRESS / LEGAL DESCRIPTION: ISLAND TOWERS INC APT 107

PROPOSED USE: Installation of a stationary 12k boat lift in existing residential dock slip

ZONING: C1

ADMINISTRATIVE DECISION BEING APPEALED:

1. Sec. 23-96(d): Special Exception required for commercial docks and/or marinas. Upon Special Exception approval additional comments may be generated.
2. Sec. 23-134(11): No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock. Floating docks are prohibited and therefore cannot be altered or enlarged in any way. Floating dock shall be removed.

GROUND FOR APPEAL:

The Town erred in denying Jesse Wilson's permit (MISC2506-0009) for a stationary boat lift on the grounds the Association's permitted residential dock was a non-conforming structure based on C1 zoning; the Town erred in interpreting installation of a stationary boat lift an improper modification/enlargement of a non-conforming structure under Sec.23-141(a); the Town erred in interpreting the use of a stationary boat lift as a non-conforming use on a residential dock and requiring a Special Exception under Sec.23-96(d), to install a stationary boat lift on our residential dock.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

ISLAND TOWERS INC APT 107

As applicable, please provide the name, address and telephone number for the following persons or firms who are involved in this development:

AGENT [if different from Owner(s)]	DEVELOPER
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:

PLANNER	ARCHITECT
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
	Florida Registration No.:

ENGINEER	LANDSCAPE ARCHITECT
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
Florida Registration No.:	Florida Registration No.:

SURVEYOR	ATTORNEY
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:

CURRENT OCCUPANT OF BUILDING OR PROPERTY
Name: Linda Ricci & Salvatore Ricci
Company Name (If Applicable):
Address: 311 E Ocean Ave Apt 107, Lantana, FL, 33462
Phone: 561-374-3686

APPLICANT'S CERTIFICATION

(I) (We) affirm and certify that (I) (We) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Lantana (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this Application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

[Signature]
Witness

[Signature]
Witness

4/6/2026
Date:

[Signature]
Signature of Applicant

JESSE WILSON
Printed Name of Applicant

Applicant is:

☒ Owner

☐ Optionee

☐ Lessee

☐ Agent

☐ Contract Purchaser

Address:

723 La Costa Way
Lantana, FL, 33462

Telephone Number: 561-503-7367

Fax Number: N/A

OWNER'S AUTHORIZATION

I/We affirm and certify that JESSE WILSON, the Applicant, is hereby authorized to represent me/us in all dealings regarding this petition with the Town of Lantana.

[Signature]
Witness

[Signature]
Witness

4/6/2026
Date:

[Signature]
Signature of Owner

JESSE WILSON
Printed Name of Owner

ISSUE ON APPEAL

The town erred in denying Jesse Wilson's (an owner at Island Towers) application for a permit to install a stationary boat lift on the Association's **residential** dock. The denial order dated June 17, 2025 (**Exhibit A**) should be reversed for the following reasons:

1. Prior to finally denying Mr. Wilson's application for a stationary boat lift, the town's initial denial order to **remove the floating dock** was based on the town's error the Association did not have a permit for the dock and the ban on floating docks in Lantana at the time pursuant **Sec. 23-134(a)(11)**;
2. The town properly **reversed the order to remove the dock** when they realized our **residential dock was permitted in 2015**; but erred in determining our floating dock was a "**non-conforming**" structure pursuant **Sec. 23-134(a)(11)**;
3. The town erred in interpreting installation of stationary boat lifts an **improper modification/enlargement of our lawful residential dock** pursuant to **23-141(a) as the basis to deny the permit for a stationary boat lift**;
4. After **reversing the town's ban on floating docks** under **Sec. 23-134(a)(11)**, the basis for the "**non-conformity**" in the denial order, it was error to deny Mr. Wilson a permit for a stationary boat lift as **Sec. 23-134(a)(11)** was no longer relevant and inapplicable;
5. **After** reversing the town's ban on floating docks under **Sec. 23-134(a)(11)**, it was error for the town to arbitrarily change the basis for the "**non-conformity**" to zoning when the town **previously conceded zoning was not determinative factor it was the ban on floating docks**;
6. It was error for the town to arbitrarily **classify** our **lawful permitted residential** dock a **commercial** dock based solely on the property's C1 zoning as **classification** of a dock as **residential** or **commercial** is governed under **Sec.23-134(a)** and **Sec.23-134(b)** and not dependent on **zoning**;
7. The town erred in requiring a **Special Exception** pursuant to **Sec.23-96(d)** to install stationary boat lifts on our **residential dock** as **Sec.23-96(d)** is **only applicable to construct a commercial dock/marina in a C1 area** and is irrelevant to this case.

PROCEDURAL HISTORY

The town's denial order states:

Notes:

1. **Sec. 23-96(d): Special Exception required for commercial docks and/or marinas.**
2. **Sec. 23-134(11): No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock. Floating docks are prohibited and therefore cannot be altered or enlarged in any way. Floating dock shall be removed.**

The town's denial order was based on the error the Association **never obtained a permit to construct our residential dock, and the dock was now a prohibited floating structure pursuant to Sec.23-134(11).** Based on these statutory grounds the town initially ordered **removal of our floating dock (Exhibit A).**

The town **reversed the order for removal of our residential dock** after the town realized the Army Corp of Engineers/FL DEP approved the construction of our **residential dock in 2015** and the town issued a permit for our **residential dock in 2015.** The town concedes the 2015 permit was issued **without the need for a Special Exception** pursuant to **Sec. 23-96(d).** This is obvious as the Association applied for a residential dock not a commercial dock/marina. Island Towers has been a residential property since 1965.

However, the town determined that our floating dock was a prohibited **"floating structure"** under **Sec.23-134(a)(11)** and therefore a **"legally non-conforming"** structure and installation of stationary boat lifts was an **improper enlargement or modification** of our residential dock.

Sec.23-134(a)(11) bans **"floating structures"**. **Sec. 23.1** defines a **"floating structure"**. This section fails to mention floating docks as a floating structure. The Association and the town had many discussions regarding the applicability of **Sec.23-134(a)(11)** to our **residential dock structure.** It was the Association's position that our dock was not a prohibited **"floating structure"** as intended by the wording of the statute. The town's proposed "solution" was the Association would have to apply for a **text change/amendment to Sec.23.134(a)(11), at the Association's expense, but the town would not support it.** This was obviously not a serious or fair "solution". It

would be a breach of fiduciary duty for the Board and financially detrimental to waste Association's money for nothing.

After several more discussions regarding the legal applicability of **Sec.23-134(a)(11)** to **floating docks**, the town eventually and correctly **reversed the ban on floating docks** in Lantana pursuant to **Sec. 23-134 (a)(11)**.

This should have ended this matter. The town no longer had any statutory authority to interpret our residential dock a **"non-conforming" structure** under **Sec.23-134(a)(11)**, the basis for the denial order, the subject of this appeal. Much to the Association's surprise, the town then arbitrarily changed the basis for the **"non-conformity"** in the denial order from **Sec.23-134(a)(11)** to a **zoning** issue. The town now took the position our residential dock was still **"non-conforming"** because it was in a **C1** area. Despite the undisputed facts that our dock is a **lawfully permitted residential** dock and **Sec.23-134(a)(11)** no longer applied to floating docks, the town now claimed our **residential** dock was **"technically" classified as a commercial dock only** due to the commercial zoning of the property and a **Special Exception** under **Sec.23-96(d)** is required for a commercial dock/marina.

First, the Association was **applying for permits to install stationary boat lifts** on our lawful **residential** dock not to **construct a commercial dock/marina**. A **Special Exception** only applies when a **commercial/dock marina is constructed in a C1 area**.

Sec.23-1 defines a **marina** as a **"a facility designed to provide a variety of accommodations and services for local or transient boaters, such as fueling, dockage, retail sales of marine supplies, equipment, boats, motors, trailers, wet or dry storage, hauling and/or making repairs. Where possible, all repairs, especially major repairs, will be accomplished with an enclosed or three-quarter enclosed building"**.

Special Exception under Sec.23-96(d) is **irrelevant** in this case. It is undisputed in 2015 the Association was issued a permit by the town to construct a **residential** dock pursuant to **Sec.23-134(a)** to moor boats on the water for recreational activities not a **commercial dock/marina Sec.23-134(b)**. Further, the town concedes a permit was issued in 2015 for our residential dock **without** the need for a **Special Exception** notwithstanding the **C1 zoning** of the property.

Moreover, the **classification** of a dock as **residential versus commercial** is **NOT dependent on the zoning** of the area. It is dependent on the **use** of the dock. The statutes that govern the **classification** of a dock as residential **Sec.23-134(a)** or commercial **Sec.23-134(b)** have not changed since 2015. A **Special Exception** under **23.96(d)** that applies in a **C1 area** is **only** required if a **commercial dock/marina** in a

C1 area. There is no such requirement under **Sec.23-96(d)** that a **Special Exception** is required if a residential dock is constructed in a C1 area, which is why the town did not require a Special Exception to approve our residential dock in 2015. Indeed, there is **no statutory authority** in the entire Lantana code that requires a **Special Exception** to construct a residential dock in a C1 area. **Sec.23-96(d)** is irrelevant to this matter.

Even though the Association was only seeking permits to install **stationary boat lifts on our residential dock**, the town unreasonably required the Association apply, **at our expense**, for a change in **zoning/text amendment to change the zoning from C1 to MXD** before the town would consider permits for stationary boat lifts (**Exhibit H**).

This **directly contradicted** the town's position **prior** to reversing the ban on floating docks under **Sec.23-134(a)(11)** that **"zoning was not the determinative factor"**, **the dock itself was the subject of the "modification" as it was prohibited under Sec.23.134(a)(11) (Exhibit G)**. This totally undermines the town's current position that **zoning** is the basis for the **"non-conformity"**.

The Association had no choice but to appeal the town's June 17, 2025 denying permits to install stationary boat lifts on our lawful residential dock. The town's denial is unreasonable, unfair, arbitrary and capricious. Our residential dock was never and is not now a **"non-conforming"** structure. Stationary boat lifts are necessary for the Association to protect owners' boats, our dock and seawall from the increasingly rough waters of the intercoastal. It is an interference with Island Towers legitimate property and land use rights, safety concerns and financial interests.

FACTUAL HISTORY

Island Towers is a 30 unit residential condo building built in 1965 located at 311 East Ocean Avenue. The property has not been altered in any manner in 61 years. A commercial business has never operated on the property and is specifically prohibited by the Association's By Laws.

In a letter dated **July 2015** the Army Corp of Engineers and the FL DEP approved the Association's plans for construction of a new **residential** dock to replace a deteriorating sitting pier that dated back to the 1980's (**Exhibit B**). Our **residential** dock was built in accordance with the Town's existing criteria for a **residential** dock under **Sec. 23-134(a)**. Additionally, the entire dock structure is contained within the submerged land owned by Island Towers pursuant to a deed from the Trustees of the Internal Improvement Fund of Florida.

In **June 2015** the Town approved permit (MISC1506-0015) for the **residential dock (Exhibit C)**. The town approved the permit **without the need for a Special Exception under Sec.23-96(d)**. The cost for the new structure, required surveys (including seagrass studies) and permits were well over **100K**. The town was paid over **\$3K** dollars for their permit.

In **2019** the Town added section **(11)** to **Sec. 23-134(a)** which reads:

“No floating structures, houseboats, live-aboards, seaplanes, and/or flying boats are allowed to be tied-up or otherwise secured to any pier or dock”.

According to the town, since **2022** the town has interpreted **“floating structures”** under this section to include **“floating docks”** and the town no longer allowed construction of floating docks in Lantana.

In **March 2025** Jesse Wilson, an owner at Island Towers, started communication with the town regarding the town’s requirements for a permit to install a stationary boat lift pursuant to **Sec.23-134(c)**. Over the next few months Mr. Wilson proceeded to obtain the required surveys, certified engineering plans and certification from FL DEP at a significant expense. He also received approval from the board to install a stationary boat lift in his slip.

On **June 17, 2025** Mr. Wilson submitted his application for a stationary boat lift and payment of **\$797.58** for permit (MISC2506-0009) (**Exhibit D**) all in accordance with **Sec. 23-134(c)** of the town’s code for boat lifts that applies to a **residential or commercial dock**.

On **June 20, 2025**, a member of the board received a surprise phone call from Elana Gonzalez from Breezy Permits who was working with another owner. She indicated Daniel from the town advised her the Association never got a permit to construct the residential dock as a permit for the dock was denied in **2021** and floating docks were no longer permitted under **Sec.23-134(a)(11)**. Based on this the town was going to issue a violation to the Association to **remove the dock**. Ms. Gonzalez was advised that she received inaccurate information as the town issued a permit for our **residential dock in 2015** and the **2021** permit referred to was submitted by an owner for a jet ski ramp without knowledge of the Association which the town properly denied. In fact, the Association spent significant legal fees to have a different unauthorized jet ski ramp removed from the dock area with the assistance of the FL DEP.

On **June 26, 2025** Mr. Wilson was advised by the town that his permit for a stationary boat lift was denied. This was signed by Daniel Perez. **This order is the**

subject of this appeal (Exhibit A). The town cited two Zoning Ordinances for the denial and ordered the **“Floating dock shall be removed”** with the following notes:

Notes:

1. **Sec. 23-96(d):** Special Exception required for **commercial docks and/or marinas**.
2. **Sec. 23-134(11):** No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock. Floating docks are prohibited and therefore cannot be altered or enlarged in any way. **Floating dock shall be removed.**

A few days later a phone call was made to Daniel Perez by a board member to confirm the conversation with Ms. Gonzalez regarding removal of our dock. He was advised that he was mistaken and a permit was issued by the town for our **residential** dock in **2015**; that the town’s denial of a permit in **2021** was submitted by an owner without the Association’s knowledge for a jet ski ramp and the **order for removal of our permitted residential dock** needed to be rescinded.

The town ordered **removal of our floating dock** and **denied Mr. Wilson’s permit for a stationary boat lift** based on the town’s **error** the Association never obtained a permit for our residential dock and floating docks were no longer permitted pursuant to **Sec. 23-134(a)(11)**. A **Special Exception** pursuant to **Sec. 23-96(d)** that **only applies to “commercial dock/marina”** in a C1 area would now be required to construct a new dock.

The **Special Exception** under **Sec.23-96(d)** is irrelevant to this case. The facts establish in 2015 the Association submitted plans for **residential dock pursuant Sec.23-134(a)**. The town concedes the **residential dock was approved in 2015 without the need for a Special Exception**. There was no statutory authority in 2015 or now that **prohibits a residential dock in a commercial area**. Indeed, if Island Towers submitted plans for a **Special Exception pursuant to Sec.23-96(d)** to construct a **commercial** dock in 2015 the town would have certainly denied it despite the C1 zoning because we are a **residential** property.

Based on the town’s denial for stationary boat lifts, more importantly the order that the **“Floating dock shall be removed”**, the Association had no choice but to immediately respond to the town for clarification of the issues to protect the Association’s significant property and financial interests.

On **June 30, 2025**, the board sent a very detailed correspondence to Elizabeth Eassa attached to an e-mail (**Exhibit E**). The town was advised that a permit for our **residential** dock was issued in 2015 and the reasons our **“residential dock structure”** could not be considered a **“floating structure”** under **Sec. 23-134(a)(11)**. The email

attached photos of our residential dock and the town's approval from 2015. The board was willing to meet with the town to discuss this situation.

The Association's **residential dock structure** consists of a stationary sitting pier that is anchored into our land with pilings. A gangplank leading to a small six slip floating dock is attached to the sitting pier. The floating dock portion of the structure is anchored in place into the intercoastal with several 25 ft pilings (**Exhibit F**).

In 2022 the definition section of the code **Sec. 23-1** and as recently amended in 2025 defines a **"floating structure"** as:

"A **floating entity**, with or without accommodations built thereon, **which is not primarily used as a means of transportation on water**, but which serves purposes or provides services typically associated with a building or structure, accessory or otherwise, or other improvement to real property. The term includes, but is not limited to, a structure used as a residence or for accessory use to a residence, place of business or office with public access; a hotel or motel; a restaurant or lounge; a clubhouse; a meeting facility; a storage or parking facility; or a mining platform, dredge, dragline, or similar facility or entity represented as such. **Floating structures are expressly excluded from the definition of the term "vessel" provided in this section.** Incidental movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure".

This section fails to mention a **"floating dock"** and specifically excludes boats and a floating entity **which is not primarily used as a means of transportation on water**. Also **Sec. 5-31** of the town's code defines a **Pier** as: **"any fixed or floating structure that is part of or affixed to land such as a wharf, dock, float or other loading facility"**.

Based on the Association's **June 30, 2025** correspondence, the town correctly **abandoned their order for the removal of our residential floating dock** as the dock was permitted by the town in 2015. However, the town maintained that our **"floating dock"** was considered a prohibited **"floating structure"** under **Sec.23-134(a)(11)** and was now a **"legally non-conforming structure"**. Again, the town determined that installation of stationary boat lifts into individual boat slips on our **permitted residential dock** would be an impermissible **enlargement or modification** of a **"non-conforming"** structure.

On **July 8, 2025** in a follow up to telephone discussions with the town, a detailed e-mail was to Ms. Eassa that further detailed our position that the relevant sections of the town's codes taken in totality do not support an interpretation that our pier/dock structure is a **floating structure** as intended by the code or is a **non-conforming** structure. The Association also sought clarification as to C1 zoning of our property

when Island Towers, a residential building and the town's 2025 Zoning Map indicates that our property along with our neighbor, Olde Village Pointe is an OMX, mixed use district **(Exhibit G)**.

In response the town acknowledged that a permit was issued in **2015** for the construction of the dock: **"but it was important to note that such a permit would not be approved today. Therefore, the dock is considered a "legally nonconforming structure" and applications for stationary boat lifts seeks to alter a nonconforming structure, which is not permitted under Sec. 23-141(a) of the Town Code of Ordinances"**. As to the zoning issue, the town states **"that since at least 2002 our property has been zoned C1; that the 2025 Lantana Zoning Map that shows our property and Olde Village Point "OMX" (East Ocean Avenue mixed use) only reflects the Downtown Overlay Zone and is not the official Town of Lantana Zoning Map"**. **(Exhibit G)**.

Most material to this appeal the town goes on to state:

"Regardless, the zoning of the property is not determinative in this case, as the floating dock itself is the subject of the modification request. Similar prohibitions also exist in Section 23-132(a)(11) for residential zoning districts" **(Exhibit G)**. *The proper section is Sec.23-134(a)(11) not Sec.23-132(a)(11).

The town's proposed **"solution"** was that the Association could pursue a **"text amendment to remove or revise language in the floating structure code at the Association's expense, however "the staff will not support such an amendment"** **(Exhibit G)**.

It is difficult to understand how this is a **"solution"** when the town specifically makes a point to say they will not support the solution they are proposing. This obviously was not a reasonable solution and not acceptable to the Association.

After many subsequent e-mails exchanges and an in-person visit by a board member with Ms. Eassa, the board member was advised that the town in discussions with the town's attorney determined that **Sec.134(a)(11) was "ambiguous"**; that many questions were being discussed, and she would follow up as soon as possible.

Subsequently on **August 18th**, board member Kathi Rotondo, received a phone call from Justin Lauman from the town inquiring about the situation. He was fully advised of the situation and our position concerning the same. He asked what the Association wanted and was told all we wanted was for the town to issue permits for stationary boat lifts on our permitted **residential** dock to protect our dock, boats and

seawall. Mr. Lauman was sent all relevant information that had been exchanged with the town. He was going to investigate the matter.

On **August 29, 2025**, Assistant Planner Daniel Perez informed Mr. Wilson and Island Towers via e mail that Development Services after discussions with the Town Attorney, the town proposed the following solution. Development Services would conduct a **Staff-Initiated Rezoning & Text Amendment to re-zone the property MXD**. Mr. Perez indicated that the reason for zoning MXD as opposed to R15 is due to the number of existing units; **after a change in zoning** the dock will no longer be considered **non-conforming as it is only classified as a commercial dock due to the commercial zoning of the property**. There will be no charge for this procedure's application, however, **necessary surveys, drawings, or plans would need to be obtained at the Associations' expense. (Exhibit H).**

The Association proposed and requested a small density variance to rezone the property R15. Under R15 zoning, the density limit is set at **15 units per acre**. Island Towers is located on **1.8 acres with 30 units** for a density of **16.6** barely over the density limit for R15 zoning. The town indicated a density variance is not allowed for some unknown reason.

In **September**, board member, Kathi Rotondo, personally met with Elizabeth, Nicole Dritz and Daniel Perez to further discuss this matter. At this meeting the town advised Ms. Rotondo for the first time that based on discussions with the town's attorney, the town had **reversed** their prior interpretation that **"floating docks"** were **"floating structures"** under **Sec. 23-134(11)** and **floating docks were now permitted in Lantana**.

The town now reversed the basis for the **"non-conformity"** denying boat lifts in the town's denial order at issue. The Association requested that the town issue Mr. Wilson a permit for his boat lift; allow permits for stationary boat lifts for the Association as our **residential** dock is no longer a **"non-conforming"** structure and the denial order is no longer applicable and moot.

However, the town required the Association apply for a **Rezoning & Text Amendment to re-zone the property from C1 to MXD**. The Association would have to pay for any plans, surveys etc. After a change in zoning the dock will no longer be considered a **"non-conforming" structure as it is only classified as a commercial dock due to the commercial zoning of the property**" as set forth in Mr. Perez's August 29, 2025, email (**Exhibit H**).

Only after **reversing the ban on floating docks** under **Sec.134(a)(11)**, the town arbitrarily decided without any statutory basis to **classify our lawfully permitted**

residential dock as a “**commercial**” dock solely because our **residential building**, for some reason, is zoned C1. The town took the position that our **residential dock** was a “**non-conforming structure**” under **Sec. 23-141(a)** based on **zoning** and a Special Exception under **Sec.23-96(d)** **was needed for a commercial dock/marina** to consider permits for **stationary boat lifts** on our **residential dock**.

At this meeting the Association advised the town it was unreasonable and unfair for the Association to be forced to spend the time which could be months and money which could be thousands of dollars to change our **C1 zoning to MXD use to install stationary boat lifts on our permitted residential dock** especially when the town had already designated Island Towers as OMX, mixed use area as reflected in the Lantana 2025 zoning map, Downtown Overlay (**Exhibit I**).

It is difficult to understand the town’s reasoning that our **legally permitted residential dock** was a “**commercial**” dock solely based on the C1 **zoning** and therefore a “**non-conforming structure**” under **Se.23-141(a)** and a Special Exception was required for a “**commercial dock/marina**” pursuant to **Sec. 23-96(d)**. Especially as this is in direct contradiction to the town’s previous unequivocal position in July that “**zoning was not the determinative factor for the non-conformity it was the dock that was subject to the modification based on the prohibition of “floating docks” pursuant to Sec. 23-134(a)(11)”** (**Exhibit G**).

At this September meeting the Association advised the town there was no longer any statutory authority to support our residential dock was a “**non-conforming**” structure as the ban on floating docks was reversed. Additionally, there was no statutory authority to support installation of **stationary boat lifts was an improper enlargement or modification** of our residential dock and the town’s new requirement that a change in zoning from C1 to MXD was unreasonable and unfair before the town would consider permits for stationary boat lifts on our legal residential dock. At the conclusion of this meeting the town agreed to review this again with the town attorney.

The town’s **reversal of the ban on floating docks** should have ended the issue and Mr. Wilson’s application for a stationary boat lift should have been approved and other slip owners should be able to submit their applications for a stationary boat lift.

Over the next **four months** the Association sent follow-up emails to the town regarding the status of the boat lift application. According to the town the discussions were ongoing and the town needed to meet with the attorney (**Exhibit J**).

The Association asked the Town to provide answers to certain questions and provide the specific statutory basis to support their position set forth below (**Exhibit J**):

1. The statute that supports a boat lift is not permitted on a residential dock;
2. The statute that supports a residential dock is prohibited in a C1 area;
3. Is our residential, now a commercial dock and the Association can operate a business on the dock since the Town now considers it commercial dock;
4. When and why Island Towers was zoned commercial when it has always been a residential property.

The town failed to provide applicable statutory authority for their position. Indeed, there is no statutory or legal basis a residential dock is prohibited in a C1 area; that a lawful residential dock in a C1 area is considered a commercial dock requiring a Special Exception under Sec.23-96(d); that a boatlift is prohibited on a residential or commercial dock or a Special Exception is required to install a stationary boat lift on a residential or commercial dock.

The town responded:

Kathi,

Your email has been received and forwarded on to the Town Attorney, I'll let you know if any guidance is provided. In terms of your specific questions at the end of the email, please see my responses, in red, below:

1. What specific statute/ordinance is the Town relying on to deny a residential boatlift on a permitted residential dock; The Town's determination is based on Section 23-96 (C1 Commercial District) and Section 23-141 (Nonconforming Structures) of the Town Code.
2. Is it the Town's position that our dock is now a commercial dock; No. The dock is considered a nonconforming structure.
3. Why is Island Tower's currently zoned commercial when it has always been a strictly residential building since 1965. I am not aware of the rationale for the zoning designation (**Exhibit J**).

The Town's determination remains unchanged. Under the current C-1 zoning designation, the Town cannot issue permits for residential docks or associated residential boat lifts. In order for such permits to be considered, a formal application to rezone the property would be required. I understand this is not the outcome the association was hoping for, and I recognize the financial and personal impacts this situation has had. However, staff must apply the Town's zoning regulations and planning policies consistently and within the limits of our authority (**Exhibit J**).

The Association was left with no choice but to Appeal to the Zoning Board to review this matter.

ARGUMENT

ISLAND TOWERS LEGALLY PERMITTED RESIDENTIAL DOCK NEVER WAS AND IS NOT A NON-CONFORMING STRUCTURE

The statutory definition of a “non-conforming” structure contradicts the town’s current position that the Association’s **lawful residential dock** is a “non-conforming” structure because it is in a **C1** area.

Sec. 23-141(a) states:

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards or other characteristics of this structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- a) No such structure may be enlarged or altered in any way which increases its nonconformity;**

The town initially relied on this section to conclude our residential dock was a “non-conforming structure” based on the prohibition of new floating docks in Lantana pursuant to **Sec. 23-134(a)(11)**. The town noted if our application for a **residential dock** was submitted in 2025 it would be denied **specifically** because floating docks were no longer permitted in the town pursuant to **Sec. 23-134(a)(11)**. Therefore, the dock was considered a “legally non-conforming” structure. The town interpreted **installation of stationary boat lifts** on our **lawfully permitted residential dock** were an **improper modification or enlargement** of a “non-conforming” structure pursuant to **Sec.23-141(a)**.

Sec.23-141(a) is clear on its face to be considered a “non-conforming” structure to invoke this section of the law, a structure must be lawful when built but could not be built after an amendment prohibited the same. This is **not** this case. First our **residential dock structure** was a lawful structure in 2015 under **Sec.23-134(a)**; in 2019 when the Town prohibited certain floating structures and today. The same is true for commercial docks **Sec.23-134(b)**. **Boat lifts** were lawful in 2015 and today **Sec.23-134(c)**. Once the town reversed the ban on floating docks under **Sec.23-134(11)** our lawful residential dock cannot be considered a “non-conforming” structure simply because the dock is in a C1 area. There was no statute in the Town code that prohibited a residential dock in a C1 area in 2015 and there is none in 2025.

Only commercial uses on a residential dock were prohibited in 2015 and now **Sec.23-134(a)(13)**. Boat lifts certainly are not prohibited on a commercial or residential dock.

Once the Town reversed the ban on floating docks under **Sec.23-134(11)**, the **basis for the “non-conformity” in the denial order at issue**, our lawful residential dock cannot be considered a **“non-conforming”** structure simply because the dock is in a C1 area. Therefore, installation of stationary boat lifts cannot be an improper enlargement or modification of a “non-conforming” structure.

It is undisputed **only** after the town reversed the ban on floating docks the Town inexplicably decided to change the basis for the **“non-conformity” to zoning** to justify their denial for **stationary boat lifts**. The Town claimed our **legally permitted residential dock** was still **“non-conforming”** because it is in a **C1** area and is **“technically” a commercial dock/marina requiring Special Exception pursuant to Sec.23-96(d)** to be permitted today.

This is simply without statutory authority and turns the statute on its head. The code is clear on its face, a **Special Exception pursuant to Sec.23-96(d) is only needed if a commercial dock/marina is being constructed in a C1 area**. This was the case in 2015 and currently. This code has not changed. The town took this position despite **conceding our residential dock was permitted in 2015 without the need for a Special Exception**.

Sec.23-96(d) says nothing about a **residential dock in a C1 area**. This case is **NOT** about obtaining approval pursuant to **Sec.23-96(d)** to construct a **commercial dock/marina in a C1 area**. It is about approval to permit **stationary boat lifts** on our **legally permitted residential dock**.

Indeed, the only reasonable interpretation of the Town codes **relevant** to this matter, taken in its totality, contradicts the town’s current illogical position the **“non-conforming” status is determined by the zoning of our property and a Special Exception pursuant to Sec.23-96(d) is needed to permit stationary boatlifts on our residential dock on our residential property because our dock is considered a commercial dock but conceding the dock is a residential dock**.

This unreasonable and arbitrary position is highlighted by the fact that months prior to the town reversing its ban on floating docks under **Sec.23-134(a)(11)**, the town was **unequivocal that zoning was not relevant or determinative** in this case stating:

“Regardless, the zoning of the property is not determinative in this case, as the floating dock itself is the subject of the modification request. Similar prohibitions also exist in Section 23-132(a)(11) for residential zoning districts” (Exhibit G).

The Association requested the town provide the statutory authority that prohibits a **residential dock in a C1 area and requires a Special Exception for a residential dock in a C1 area (Exhibit J)**. The town could not provide any statutory authority. There is none.

Significantly, the Lantana code is clear on its face as to the **classification** of whether a dock is **residential** or **commercial**. The criteria of whether a dock is **classified** as a **residential dock Sec. 23-134(a)** versus a **commercial dock Sec.23-134(b)** have not changed since 2015. The statutes are clear **zoning is NOT** a factor whether a **dock is classified residential or commercial**. It is the use of a dock that is relevant to its classification.

The statute governing **residential** docks states a **commercial dock is not permitted in a residential area Sec.23-134(a)(13)**. This was the case in 2015 and now. Makes sense. This prohibition is based on the **use** of the dock. **The statute specifically defines the commercial uses that are prohibited on a residential dock.** There is no code prohibiting a **residential dock in a C1 area under Sec.23-134(a) or Sec.23-134(b)**. This was true in 2015 and now. There is no code requiring a **Special Exception under Sec.23-96(1) to construct a residential dock in a C1 area in 2015 or now. Special Exception pursuant Sec.23-96(d) is irrelevant and inapplicable in this case.**

If the town's intent was to **prohibit a residential dock in a C1 area in 2015 or now** it would have been in the statute. It is not. The town cannot credibly argue a **Special Exception was not needed for a residential dock in a C1 area in 2015 but would be needed now**. The town cannot credibly argue that a Special Exception was needed for boat lift on a residential dock in 2015 or now.

There is no reasonable or fair interpretation of the facts or statutes that support classifying our **residential** dock as a **“non-conforming”** structure under **Sec. 23-141(a) based on the C1 zoning**. The dock never was and it not now a **“non-conforming”** structure.

Therefore, stationary boat lifts cannot be considered an **improper modification or enlargement** of a **“non-conforming”** structure. Accordingly, the town has no basis to deny Mr. Wilson or the Association permits for stationary boat lifts.

DENIAL OF STATIONARY BOATLIFTS DENIES ISLAND TOWERS THE LEGITIMATE USE OF THEIR LAND AND DOCK

As set forth above the Association's position is our residential dock is not and cannot be considered a **"non-conforming structure"**. Additionally, the sole **use** of our residential dock and stationary boat lifts is to safely moor boats. This is unquestionably not a **"commercial use"** of our dock as set forth under **Sec.23-134(a)(13)**.

Sec. 23-140- Nonconforming uses of land states:

"if lawful **use** of land exists that is made no longer permissible...such use may be continued so long as it remains otherwise lawful".

The **use** of a residential dock to moor boats whether in a residential or commercial area was a lawful use in 2015 and is now. **The commercial use of a dock in a residential area was prohibited in 2015 and is now Sec.134(a)(13)**. Contrary, there is no statute in the town code that prohibits the **residential use of a residential dock in a C1 area** in 2015 or now.

The **only** use of the Association's lawfully permitted residential dock is to moor boats for recreational activities. This has not changed since 2015. **Sec.23-134(a)(13)** specifically prohibits **commercial use on a dock in a residential area** and defines a commercial purpose:

Docks located in residential districts shall not be used for any commercial purpose. A commercial purpose includes but is not limited to providing access to any commercial enterprise, docking a boat for a fee or other consideration, fishing ventures for a fee or other consideration, marine salvage ventures, teaching or training of any marine-related activity such as boating, fishing or diving, and the sale of marine-related products, such as gasoline and oil, boat equipment, fishing equipment, and dividing equipment.

It makes sense that **commercial use of a dock in a residential area** is prohibited. Under **Sec.23-134(a)(13)** the docking/mooring of a boat is not a **"commercial use of a dock"**. This is obvious. Nothing in this code or any code prohibits the mooring of boats on a residential dock in a commercial area.

There is nothing in the zoning code that states the classification of a dock as residential or commercial is determined by the zoning of the area. It is the **use** of a dock that determines whether it is **classified** as a residential or commercial dock **not** the zoning where the dock is located.

The **lawful use to moor boats on a lawful residential dock** on a residential property that happens to be in a C1 area simply is not a **"non-conforming"** use of land.

It is undisputed, the Association's residential dock was permitted by the town in 2015 without a Special Exception because the Association constructed a residential dock solely to moor boats for recreational activities. The Association's By Laws specifically prohibit any commercial use on the dock or on the property itself.

Indeed, if the Association sought approval for a **commercial** dock pursuant to **Sec.23-96(d)** on our property in a **C1** area in 2015, the town most definitely would have **denied** the permit because our property is a residential building.

Moreover, even in the nonsensical hypothetical that the **use of a residential dock and stationary boat lifts to moor boats in a C1** area was permitted in 2015 without the need for a Special Exception was no longer permissible in 2025 and required a Special Exception, **Sec. 23-140(a)** states:

(a) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.

The sole **use** and purpose of our residential dock is to allow 6 owners to keep their boats safely moored in the water. This is true even if our property was zoned residential, mixed use or C1. This has not changed in the 11 years since our dock was constructed in 2015. The **installation of stationary boatlifts** in individual slips in no way enlarges or increases the **use** of the residential dock which is to moor boats. It is to protect our boats, our dock and seawall from the increasing rough waters of the intercoastal. The installation of stationary boatlifts into individual boat slips on our lawful residential dock does not enlarge or increase a **"non-conforming" use** of our dock. Installation of a stationary boat lift into a slip certainly does not alter the area of land occupied by the dock.

Further, not only is the **use** to moor boats on a residential dock lawful in a C1, mixed use or residential area, it is without question stationary boat lifts to moor boats are also a lawful **use** of land in a residential, mixed use or C1 area as evidenced by the hundreds of stationary boat lifts all over Lantana. Indeed, our neighbor, Olde Village Pointe, has several stationary boat lifts on their residential dock. The use of stationary boat lifts to moor boats on the water was lawful in 2015 and now and is not a **"non-conforming"** use of land.

However, the town now takes the position that **use** of stationary boat lifts to moor boats on our lawful residential dock is now a non-conforming use of our dock because it is in a C1 area. Despite lacking any statutory authority or facts to support this position, the town incredibly insists the Association must apply, at the Association's expense, for **a change in zoning/text amendment to change our zoning to MXD from C1** before

the town will consider permits for stationary boat lifts. This is unreasonable, unfair, arbitrary and capricious based on the facts, circumstances and equities of this case.

The town's position is an interference with the Association's legitimate property rights, land use rights, financial interests and ability for the Association to safely protect our property.

**THE TOWN LACKS A LEGAL BASIS THAT A CHANGE IN ZONING
FROM C1 TO MXD IS REQUIRED TO PERMIT STATIONARY BOAT LIFTS ON THE
ASSOCIATION'S LAWFUL RESIDENTIAL DOCK**

The legislative process to change zoning is used when the proposed **use** is prohibited under the existing zoning designation. There is simply no credible view of the undisputed facts and statutory law in this matter, that support the position the **use** of stationary boat lifts to moor boats is prohibited in a C1 area and allowed in a MXD area requiring a change in zoning. Indeed, the use of stationary boat lifts to moor boats is permitted in Lantana whether it is in a commercial, mixed use or a residential area as evidenced by the stationary boat lifts all over Lantana. The only zoning code that is pertinent to the use of a boat lift is **Sec.23-134(13)** that sets forth the requirements for a boat lift. There is no prohibition for boat lifts based on zoning.

There is no zoning code that the **use** of stationary boat lifts is dependent on the **classification** of a dock as commercial or residential. Stationary boat lifts are allowed on residential and commercial docks. There are no zoning codes that prohibit the **use** of a residential dock in a C1 area that would require a change in zoning to MXD. The use of a residential dock is allowed in a commercial, mixed use and residential area. The zoning code that regulates the **use** of a dock is governed by **Sec.23-134(13)**. This section only prohibits **commercial use** on a residential dock. The use of a boat lift is not prohibited under **Sec.23-134(13)** as a commercial use. Obviously, the use of a boat lift is not prohibited on a residential or commercial dock.

Our neighbor Olde Village Pointe, zoned MXD, is allowed to operate several commercial businesses on their property and allowed to have a residential dock with several stationary boat lifts on the dock. However, Island Towers, a residential building since its construction in 1965; has never had commercial businesses operate on the property; has a legally permitted residential dock on the property and prohibits the use of the residential dock for any commercial activities cannot have stationary boat lifts to safely moor boats without a change of zoning to MXD. This is nonsensical, lacks any legal authority, poses an unnecessary financial burden on the Association and is unreasonable and unfair.

The town maintains a **Special Exception under Sec.23-96(d)** is needed to allow **stationary boat lifts** on our residential dock simply because Island Towers happens to

be in a C1 area. This code is clear on its face that a special exception is required for the construction of a commercial dock/marina in a C1 area. This case is not about the construction of a commercial dock/marina in a commercial area. **Sec.23-96(d)** is irrelevant to whether stationary boat lifts are permitted in a C1 area or on a residential or commercial dock in a C1 area.

Indeed, if Island Towers applied for a commercial dock in 2015 with a Special Exception there is no doubt the town would have denied the permit because we are a residential property. If Island Towers applied to construct a commercial dock in 2025 with a Special Exception there is no doubt the town would deny it.

The town has denied Mr. Wilson and Island Towers permits for **stationary boat lifts** on our legal residential dock on the premise that a Special Exception is needed because our dock is a commercial dock based on the C1 zoning. Most certainly the town would not approve Island Towers a Special Exception to run a commercial business on our dock today or in 2015. You cannot have it both ways.

Further, the town takes the position our residential dock is a commercial dock. **Sec. 23-96** governs C1 districts. A commercial dock is a permitted use in a C1 district. There is no prohibition on residential docks. **Sec.23-96(c)** defines **accessory uses as uses customarily incidental and subordinate to the main use or building**. **Sec.23-96(c)(1)** defines an accessory use permitted in a C1 district as **any necessary use customarily incidental to a permitted use**. Certainly, the use of a **stationary boat** lift is a customarily use incidental to docks whether in a residential or commercial area.

The Association urges the Board to reverse the town's denial of Mr. Wilson's permit for a stationary boat lift and allow the Association to apply for permits to install stationary boat lifts pursuant to **Sec.23.134(c)** without the need for an unnecessary change in zoning to end this matter. The legislative intent to require a change in zoning for a proposed **use** that is prohibited under the existing zoning designation is not present in this case.

In the unlikely event this Board accepts the town's position, the Association requests that the Board order the change of zoning without the need for a formal application by the Association.

**ISLAND TOWERS REQUEST THE ZONING BOARD OF APPEALS
RECOMMEND A SMALL DENSITY VARIANCE TO THE TOWN COUNSEL**

Under **Sec.23-63(b)** the zoning board of appeals has the duty and authority to hear applications for variances and make recommendations to the Town Council within

the guidelines of the chapter. Under **Sec.23-63(b)(1)** the zoning board of appeals must consider the special circumstances that support a variance. To authorize a variance, the zoning board of appeals must find that:

- a. Special conditions and circumstances exist which are peculiar to the land structure or building involved and that these conditions and/or circumstances are not applicable to other lands, structures or buildings in the same zoning district.
- b. The special conditions and circumstances do not result from the actions of the applicant.
- c. The granting of the variance requested will not confer upon the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
- d. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- f. The grant of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In recommending variances to the Town Council, the zoning board of appeals may prescribe appropriate conditions and safeguards in conformity of this chapter.

As stated previously in this appeal, Island Towers, a 30 unit residential property, has not changed since its construction in 61 years. No commercial business has ever operated on the premises and is prohibited by the condominium. The density limit for a R15 zoning in Lantana is **15 units per acre**. Island Towers sits on 1.8 acres for a density of **16.6 units per acre**.

Island Towers for some unknown reason has a C1 zoning designation. The Town does not know when the property was zoned a C1 district. The special circumstance is not due to any actions by Island Towers. A change in zoning from C1 to R15 via a minimal density variance will not confer any special privilege on Island Towers denied to other buildings in the area. The C1 zoning deprives Island Towers rights enjoyed by other properties in the area and confers unnecessary and undue hardship on Island Towers as evidenced by this matter.

Island Towers has the same zoning designation as the Old Key Lime House which is nonsense. Our neighbor Olde Village Pointe is zoned MXD. Several commercial businesses are allowed to operate on the premises. The property has a residential dock with several stationary boat lifts on the dock. Yet, stationary boat lifts are being denied to Island Towers, a residential building, due to an erroneous C1 zoning.

The requested density variance is minimal and certainly will not be injurious to the downtown area or detrimental to public welfare. The grant of the density variance is in harmony with the general intent and purpose of the chapter. Indeed, the Downtown Overlay Zoning designates Island Towers as mixed use.

CONCLUSION

The Association respectfully requests the Zoning Board of Appeals:

1. Reverse the town's arbitrary determination that our residential dock is a non-conforming structure based on C1 zoning;
2. Order that installation of a stationary boat lift is not an improper enlargement/modification of our residential dock;
3. Order that installation of stationary boat lifts are not an improper **use** of our lawful residential dock;
4. Reverse the town's decision that a zoning change and text amendment is required before the town can issue a permit for stationary boat lifts;
5. Reverse the town's denial of Mr. Wilson's pending application for a stationary boat lift and allow the Association to submit applications for stationary boat lifts forthwith as the basis of the denial order at issue is no longer relevant; and
6. In the alternative recommend a density variance for Island Towers to change the improper C1 zoning to R15.

Additional Note on Due Process.

On July 9, 2025, Jesse Wilson requested from the Town the formal procedures and documents required to file an appeal to the Zoning Board of Appeals pursuant to §23-63(a)(1). The Town responded that it would consult with the Town Attorney and provide the information (**Exhibit K**). Despite multiple follow-up inquiries, the Town never provided the required appeal procedures or forms within the 30-day period following the denial. August 5th was the last email received by Elizabeth, saying that the town is **"still working on this, but don't have an answer yet."** Fast forward several months and on February 12th, Jesse requested a refund for the denied permit as no progress had been made and a refund was previously 'considered' by the town. After Jesse inquired about

how the status of the permit is 'active' and not 'denied', Elizabeth immediately declared that the permit is now 'void' according to Florida Building Code, Section 105.3.2 and that a partial refund of \$500 would be issued. Jesse immediately demanded Elizabeth to halt the refund process and provide what they originally promised back in July, which is the formal application for the zoning board of appeals (**Exhibit L**). It is apparent that the city did not provide the application form and instructions for the zoning board of appeals **until nearly 8 months after the original permit denial.**

Exhibit A

Permit Reviews Town of Lantana

Permit Number: MISC2506-0009

Description: INSTALL NEW 12K BOATLIFT

Applied: 6/17/2025

Approved:

Site Address: 311 E OCEAN AVE 107

Issued:

Finalized:

City, State Zip Code: LANTANA, FL 33462

Status: UNDER REVIEW

Applicant: FLORIDA MARINE BUILDERS

Parent Permit:

Owner: WILSON JESSE D & RICCI LINDA & SALVATORE

Parent Project:

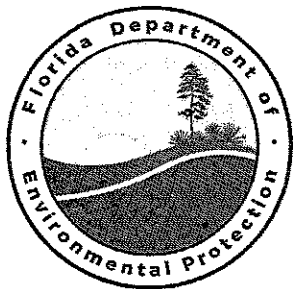
Contractor: FLORIDA MARINE BUILDERS

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/17/2025			SUFFICIENCY	Jason Trinidad	Denied	
Notes: REVIEW 1 1. Must submitted updated liability and worker's comp. 2. NOC is recorded but not certified. Please have the NOC certified as well.						
6/20/2025			BUILDING	MIKE DESORCY	Denied	
Notes: REVIEW 1 1. Planning/Zoning approval required, before building code review.						
6/23/2025			CLOSE OUT	Jason Trinidad	Denied	
Notes: REVIEW 1 1. Must satisfy building, sufficiency and planning comments.						
Review Group: AUTO						
6/17/2025			PLANNING	Daniel Perez	Denied	
Notes: 1. Sec. 23-96(d): Special Exception required for commercial docks and/or marinas. Upon Special Exception approval additional comments may be generated. 2. Sec. 23-134(11): No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock. Floating docks are prohibited and therefore cannot be altered or enlarged in any way. Floating dock shall be removed.						

Exhibit B



Florida Department of Environmental Protection

SOUTHEAST DISTRICT OFFICE
3301 GUN CLUB ROAD, MSC 7210-1
WEST PALM BEACH, FL 33406
561-681-6600

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

July 14, 2015

Gerard Demaer
311 E Ocean Ave
Lantana, FL 33462
Sent via e-mail: gpi@sasktel.net

Re: File No.: 50-0142979-003
File Name: Island Towers, Inc.

Dear Mr. Demaer:

On June 16, 2015, we received your application for an exemption to replace an existing dock by installing a new fixed dock, gangway and floating dock which shall not exceed 1,000 sq. ft. of over-water surface area. The project is located in the Lake Worth Lagoon, Class III Waters, adjacent to 311 E Ocean Avenue, Lantana (Section 03, Township 45 South, Range 43 East), in Palm Beach County (Latitude N 26° 35' 06.77", Longitude W 80° 02' 53.57").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(b), Florida Administrative Code, from the need to obtain a regulatory permit under part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design does

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File Name: Island Towers, Inc.

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not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. Conditions of compliance with the regulatory exemption are contained in Attachment A.

2. Proprietary Review –GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-18, 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be subject to Deed No. 18607 and the lands lying waterward of this Deed are sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for a Letter of Consent under rule 18-21.005(1)(c), F.A.C. and section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent of use.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

General Conditions for State-Owned Submerged Land Authorizations:

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

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(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. Federal Review – SPGP APPROVED

Your proposed activity as outlined on your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit IV-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 25, 2016. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project." A copy of the SPGP IV-R1 with all terms and conditions and the General Conditions may be found at <http://www.saj.usace.army.mil/Divisions/Regulatory/sourcebook.htm>.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to insure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

Exhibit B

File No.: 50-0142979-003

File Name: Island Towers, Inc.

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Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time.

Exhibit B

File No.: 50-0142979-003

File Name: Island Towers, Inc.

Page 5 of 6

Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the order is filed with the Clerk of the Department.

Judicial Review

Any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Diana Martí-Ancona at the letterhead address or at (561) 681-6681 or by email at Diana.MartiAncona@dep.state.fl.us.
<mailto:Project.Manager@dep.state.fl.us>

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

 7/14/15

Jason Andreotta
Permitting Administrator
Submerged Lands and Environmental
Resource Program

Enclosures:

Attachment A- Specific Exemption Rule

Attachment B- Newspaper Publication

General Conditions for use of the Federal SPGP, 5 pages

Project Drawings, 7 pages

Exhibit B

File No.: 50-0142979-003

File Name: Island Towers, Inc.

Page 6 of 6

Copies furnished to:

Diana Martí-Ancona, FDEP/SED/ERP/Permitting, Diana.MartiAncona@dep.state.fl.us

USACOE- Palm Beach Gardens, FDEP-SP@usace.army.mil

Stacy Sanborn, Agent, pbstac@yahoo.com

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this determination, including all copies, was mailed before the close of business on 7/14/15, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to 120.52(9),
Florida Statutes, with the designated Department
Clerk, receipt of which is hereby acknowledged.

Vanessa Osborne 7/14/15

Clerk

Date

Oculus: ERP/Permitting Authorization/ERP_142979/Permit Final/ERP Exemption-EE/003

Exhibit B

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of all structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Exhibit B

Attachment B

File No.: 50-0142979-003

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF DETERMINATION OF EXEMPTION

The Department of Environmental Protection gives notice that the project to replace existing dock by installing new fixed dock, gangway and floating dock which shall not exceed 1,000 sq. ft. of over-water surface area has been determined to be exempt from requirements to obtain an Environmental Resource Permit. The project is located in the Lake Worth Lagoon, Class III Waters, adjacent to 311 E Ocean Avenue, Lantana (Section 03, Township 45 South, Range 43 East), in Palm Beach County (Latitude N 26° 35' 06.77", Longitude W 80° 02' 53.57").

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Mediation is not available.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rule 62-110.106(3), F.A.C., petitions for an administrative hearing must be filed within 21 days of publication of the notice or receipt of written notice, whichever occurs first. Under rule 62-110.106(4) of the Florida Administrative Code, a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 prior to the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Upon motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect, the Department may also grant the requested extension of time.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that right.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Under sections 120.569(2)(c) and (d) of the Florida Statutes, a petition for administrative hearing shall be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

Complete copies of all documents relating to this determination of exemption are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, at the Southeast District office, 3301 Gun Club Road, MSC 7210-1, West Palm Beach, Florida 33406.

Exhibit B

GENERAL CONDITIONS FOR FEDERAL AUTHORIZATION FOR SPGP IV-R1

1. The time limit for completing the work authorized ends on July 25, 2016.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature and mailing address of the new owner in the space provided below and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

Exhibit B

- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEEE-SIGNATURE)

(DATE)

(NAME-PRINTED)

(ADDRESS)

Exhibit B

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

Exhibit B

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Exhibit B



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

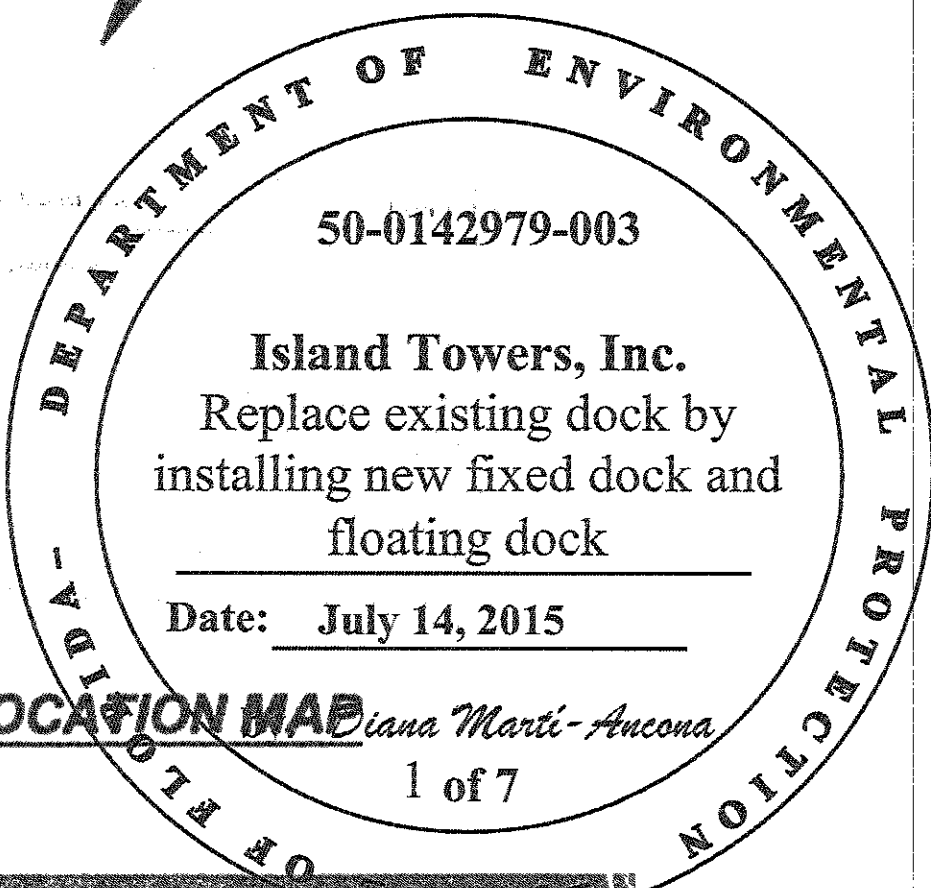
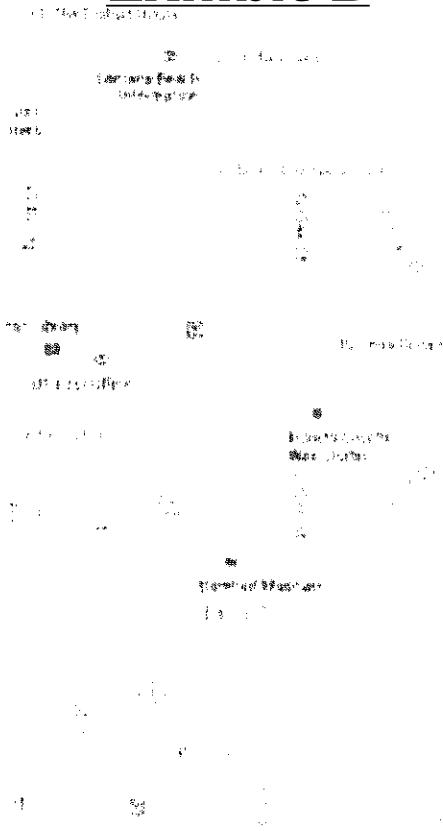
Revised: March 23, 2006

O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc



Exhibit B

PROJECT LOCATION



50-0142979-003

Island Towers, Inc.
Replace existing dock by
installing new fixed dock and
floating dock

Date: July 14, 2015

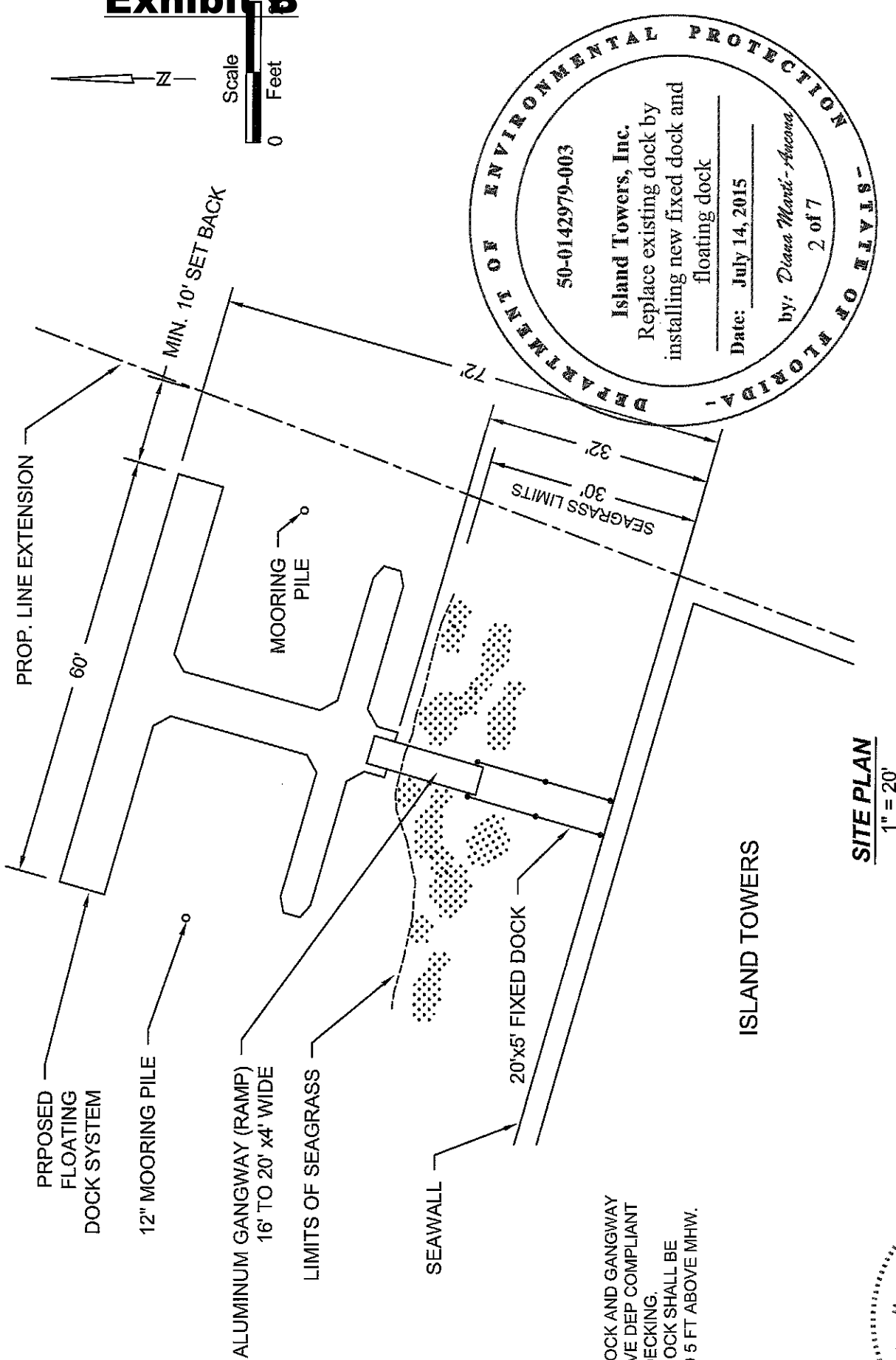
PROPOSED
FLOATING DOCK

LOCATION MAP Diana Marti-Ancona
1 of 7



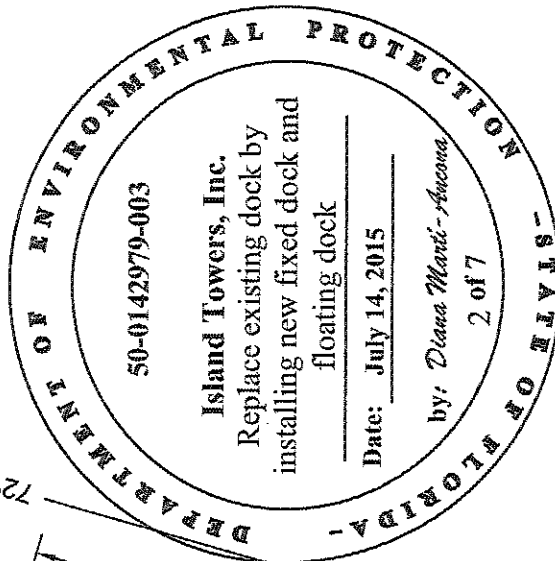
AERIAL

Exhibit B



NOTES:

1. FIXED DOCK AND GANGWAY SHALL HAVE DEP COMPLIANT GRATED DECKING.
2. FIXED DOCK SHALL BE ELEVATED 5 FT ABOVE MHW.



MCR PROFESSIONAL ENGINEERING, INC.
NO. 52575

OF (561) 863-3393 FX: (561) 228-1318
CERTIFICATE OF AUTHORIZATION # 26967

STATE OF FLORIDA

MICHAEL BABER, P.E. # 52575

FLOATING DOCK

ISLAND TOWERS CONDOMINIUM
311 E OCEAN AVENUE
LANTANA, FL 33462

REVISIONS

DATE

5/22/15

7/9/15

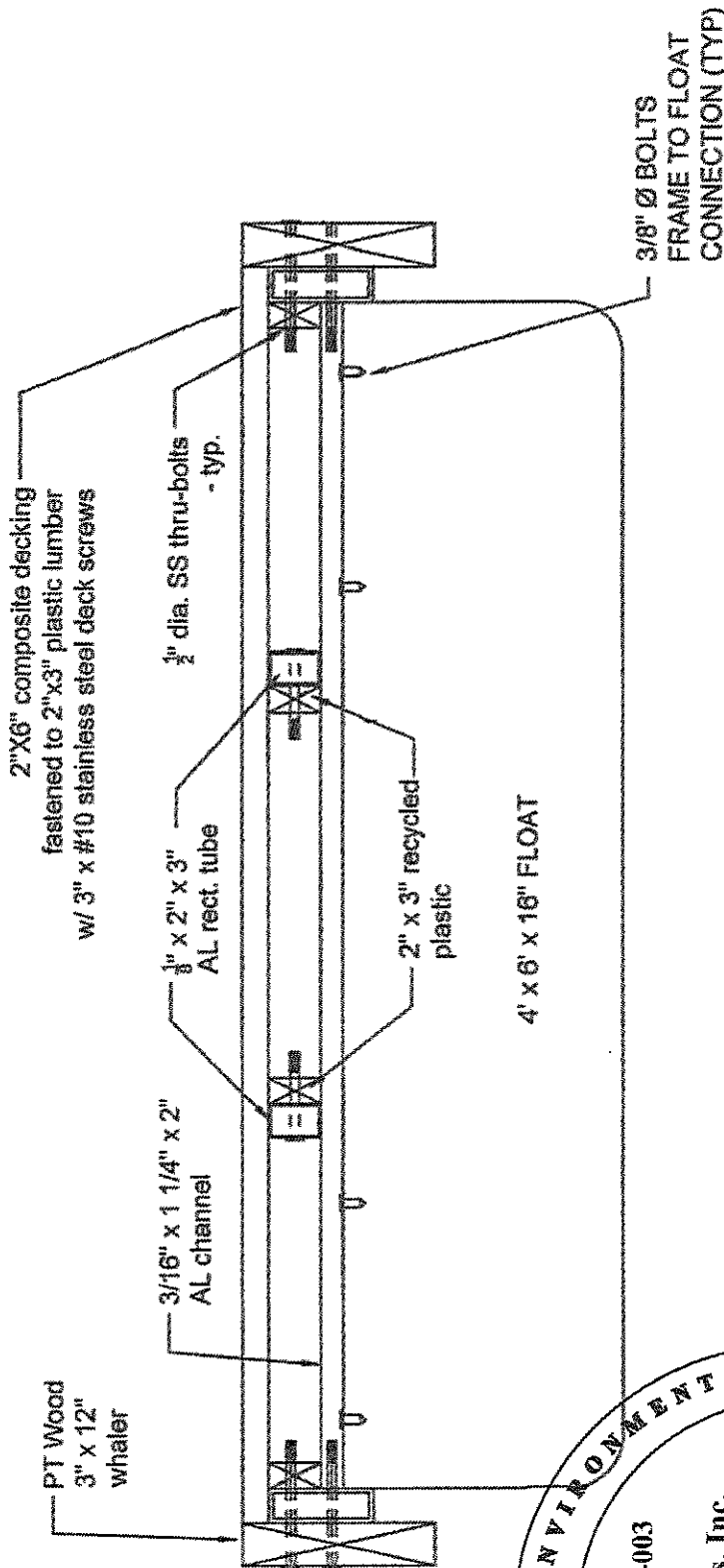
INITIAL DRAWINGS COMPLETED

PER ACCE COMMENTS DATED 6-25-15

SHEET 1A OF 7

Exhibit B

TYPICAL 6' WIDE FLOATING DOCK SECTION



50-0142979-003

Island Towers, Inc.

Replace existing dock by installing new fixed dock and floating dock

Date: July 14, 2015

by: Diana Marti-Ancosa

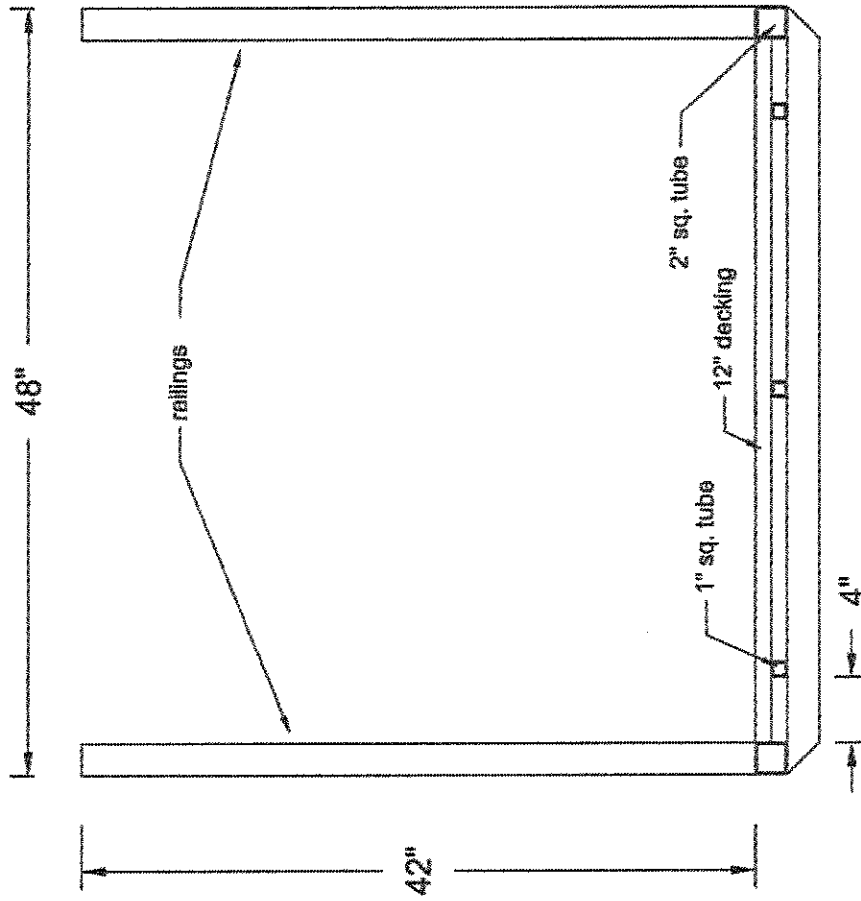
3 of 7

DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA

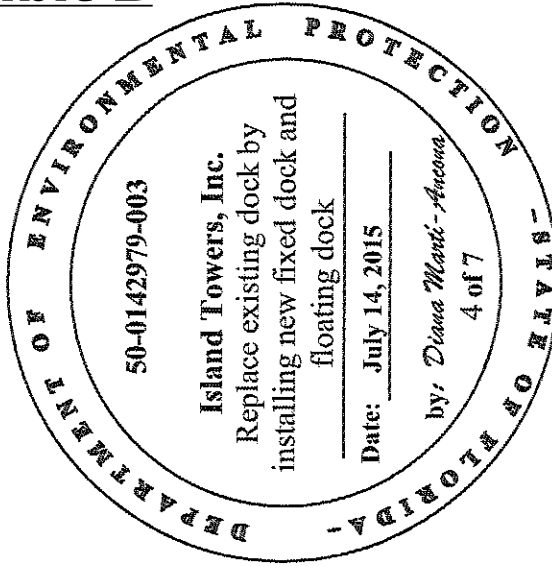
- NOTES:
- All aluminum components to be either 6061 T6 or 6063 T52
 - All welds to be full fillet by AWS Certified welders
 - Floats to be industry standard encasement type with EPS foam fill
 - All fasteners to be stainless steel
 - Minimum 50 PSF live load
 - Outside frame/whaler to be isolated from aluminum with #15 tar/felt paper
 - Decking options include aluminum plank, composite or IPE hardwood

MCR PROFESSIONAL ENGINEERING, INC.		<u>FLOATING DOCK</u>		DATE	REVISIONS	SHEET 3 OF 7
OF: (561)863-3393 FX: (561)228-1318		ISLAND TOWERS CONDOMINIUM				
CERTIFICATE OF AUTHORIZATION # 26967		311 E OCEAN AVENUE				
		LANTANA, FL 33462				

Exhibit B

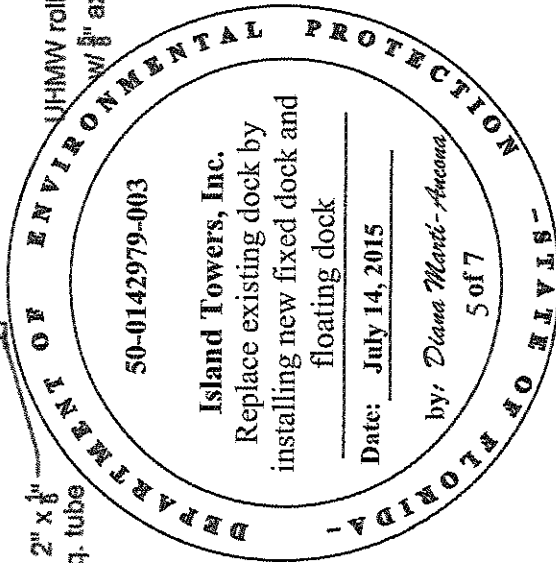


RAMP SECTION



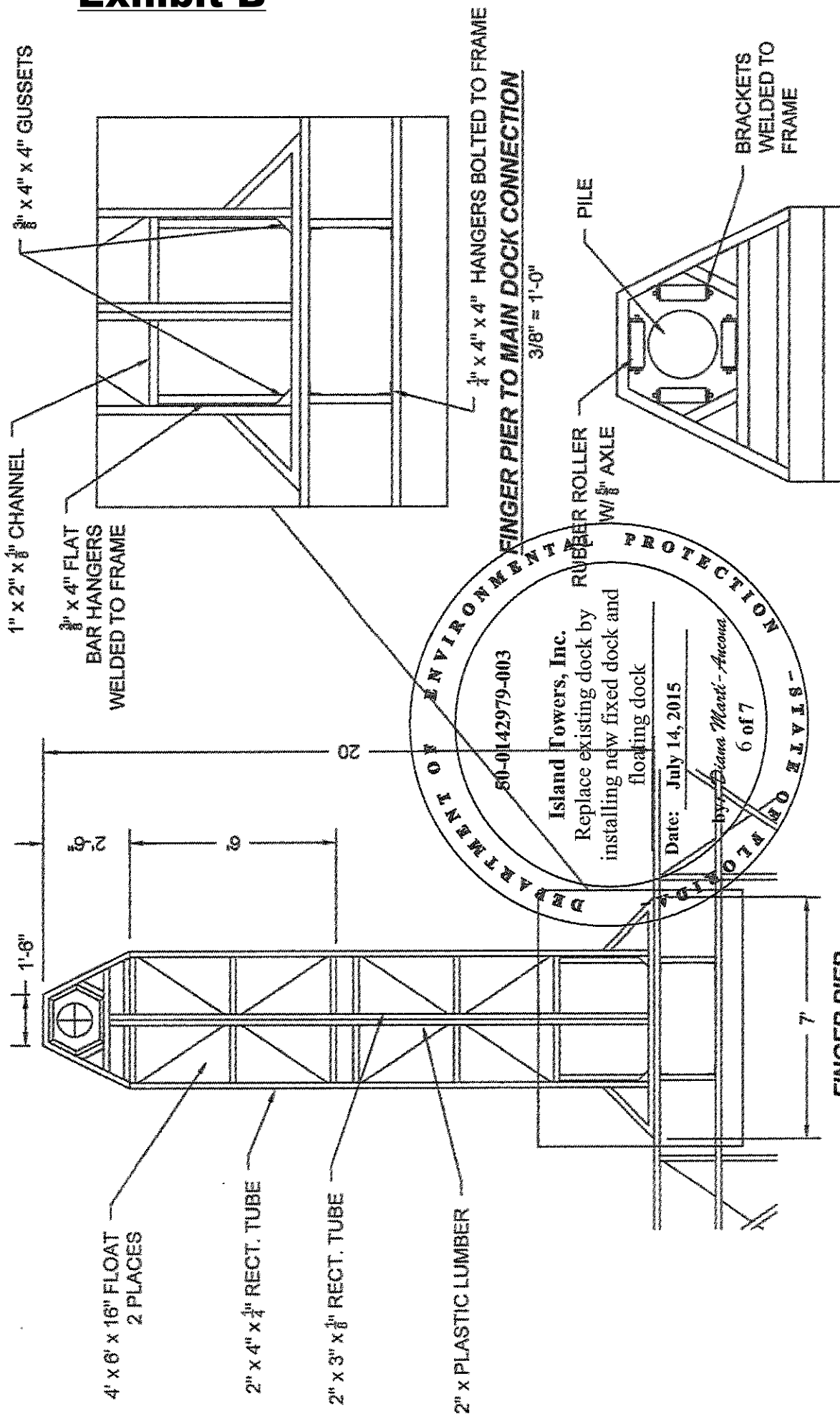
MCR PROFESSIONAL ENGINEERING, INC.		FLOATING DOCK		DATE	REVISIONS	SHEET 4 OF 7
OF: (561)863-3393 FX: (561)228-1318		ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462		5/22/15	INITIAL DRAWINGS COMPLETED	
CERTIFICATE OF AUTHORIZATION # 26967						
 MICHAEL BABER, FL PE# 52575						

4' x 20' Aluminum Gangway - Side Elevation



MCR PROFESSIONAL ENGINEERING, INC.	FLOATING DOCK	DATE	REVISIONS	SHEET 5 OF 7
OF: (561)863-3393 FX: (561)228-1318	ISLAND TOWERS CONDOMINIUM	5/22/15	INITIAL DRAWINGS COMPLETED	
CERTIFICATE OF AUTHORIZATION #26967	311 E OCEAN AVENUE			
<i>[Signature]</i> 5/22/15	LANTANA, FL 33462			
MICHAEL BABER, FL PE# 52575				

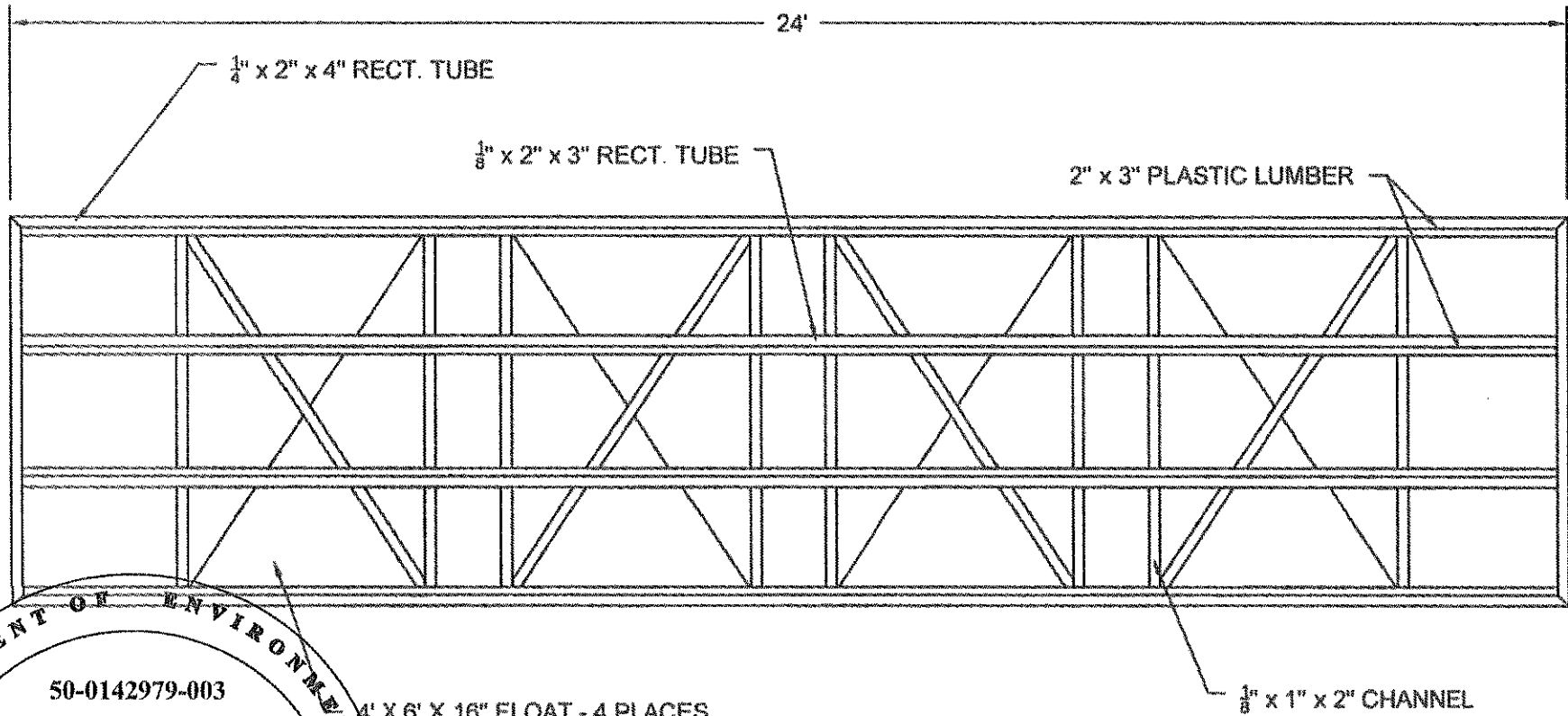
Exhibit B



FINGER PIER END DETAIL

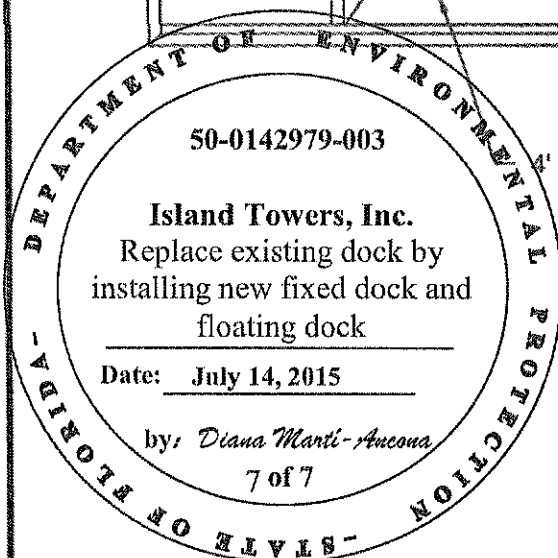
MCR PROFESSIONAL ENGINEERING, INC. OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26987 <i>Michael Baber</i> 5/22/15 MICHAEL BABER, FL PE# 52575	<u>FLOATING DOCK</u> ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462	DATE REVISIONS 5/22/15 INITIAL DRAWINGS COMPLETED	SHEET 6 OF 7
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Exhibit B



MAIN DOCK FRAMING PLAN DETAIL

1/8" = 1'-0"



MCR PROFESSIONAL ENGINEERING, INC.

OF: (561)863-3393 FX: (561)228-1318
CERTIFICATE OF AUTHORIZATION # 28987

MICHAEL BABER, FL PE# 52575

FLOATING DOCK

ISLAND TOWERS CONDOMINIUM
311 E OCEAN AVENUE
LANTANA, FL 33462

DATE

REVISIONS

5/22/15

INITIAL DRAWINGS COMPLETED

SHEET 7 OF 7

Exhibit C

TOWN OF LANTANA PERMIT APPLICATION BUILDING DEPARTMENT	
CIP FEES: Water Tap In: _____ Sewer Tap In: _____	
IMPORTANT - APPLICANT TO COMPLETE ALL ITEMS. PRINT CLEARLY OR TYPE	
STREET ADDRESS OF WORK: 311 E. Ocean Avenue Lantana FL 33462	PERMIT NUMBER M.S. 1506-0015 DATE 4/17/15
PCN (PROPERTY CONTROL NO): 40-4345-03-20-000-3041	Permit Fee: \$ 3037.20 Surcharge: \$ 45.55 Radon Gas: \$ 45.55 B.C.A.I.B.: \$ _____ TOTAL: \$ 3128.30
TYPE OF PERMIT:	[DEPARTMENTAL USE ONLY]
TYPE OF IMPROVEMENT ☐ New Structure ☐ Addition ☐ Alteration ☐ Repair ☐ Wrecking ☒ Other <u>floating dock</u>	SQUARE FOOTAGE (if applicable): _____ SF VALUATION OF IMPROVEMENT: \$ 101,860 -
DESCRIPTION OF WORK: install approx 885 sq feet of floating dock accessed by 20'x4' aluminum gangway.	
OWNER Island Towers Inc. CONTRACTOR DKM Developers Inc. CERT./LIC. # CGC 1516881 MAILING ADDRESS STREET, CITY, STATE 311 Ocean Ave Lantana FL 1301 SW 27th Ave Boynton Beach FL 33426 ZIP CODE 33462 TELEPHONE 561-699-9447 561-3089611 DATE 4/22/15	

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

I hereby certify that I have the authority to make the forgoing application, that the application is correct and that the construction will conform to the regulations in the Building Code, the Zoning Code and other provisions of the codes of Palm Beach County and the Town of Lantana.

Signature of Certified Contractor/Owner: Diana L. McMillan Address: 1301 SW 27th Ave, Boynton Beach, FL 33426 Date: 4/22/15

IF THE APPLICANT DOES NOT SIGN THIS APPLICATION BEFORE THE BUILDING OFFICIAL OR HIS REPRESENTATIVE, THIS SIGNATURE MUST BE NOTARIZED.

STATE OF FLORIDA, COUNTY OF Palm Beach

Before me personally appearing Diana L. McMillan to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purpose therein expressed, WITNESS my hand and official seal, this 22 day of April, 2015.

Stacy Sanborn
 Notary Public State of Florida at Large

My Commission expires 11/7/2016



App Revised 05/04/2010

Exhibit C

Stacy Sanborn, Ocean One
112 Mayfield Rd
Lantana FL 33462

CFN 20150176233
OR BK 27531 PG 1404
RECORDED 05/13/2015 11:11:55
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1404; (1pg)

PERMIT NUMBER: _____

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description of the property & street address, if available) TAX FOLIO NO. 40-43-45-03-20-00-30-11

SUBDIVISION Island Towers / McCorlock 5 TRACT LOT 17A-B LOT 17A-B UNIT Island Towers Inc. Apt 304-A

2. GENERAL DESCRIPTION OF IMPROVEMENT: install approx 820 sq feet of floating dock

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

a. Name and address: Island Towers Inc, 311 E Ocean Ave, Lantana FL 33462

b. Interest in property: Owner

c. Name and address of fee simple titleholder (if different from Owner listed above): n/a

4. a. CONTRACTOR'S NAME: DKM Developers Inc.

Contractor's address: 1301 SW 27th Avenue, Boynton Beach, FL 33426 b. Phone number: 561-523-0350

5. SURETY (if applicable, a copy of the payment bond is attached):

a. Name and address: n/a

b. Phone number: _____ c. Amount of bond: \$ _____

6. a. LENDER'S NAME: n/a

Lender's address: _____ b. Phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

a. Name and address: n/a

b. Phone numbers of designated persons: _____

8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

b. Phone number of person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____, 20 _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

State of Florida

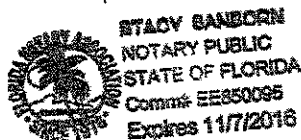
County of Palm Beach

The foregoing instrument was acknowledged before me this 22 day of April, 20 15

by Gerard Demaer as Director

for Island Towers Inc. (name of party on behalf of whom instrument was executed)

Personally Known X or Produced Identification _____ Type of Identification Produced _____



Stacy Sanborn
(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Rev. 10-15-12



STATE OF FLORIDA - PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office with redactions, if any as required by law.

THIS 22 DAY OF April, 20 15
SHARON R. BOCK
CLERK & COMPTROLLER

By [Signature]
DEPUTY CLERK

Exhibit C

DKM DEVELOPERS INC.

1301 SW 27th Avenue
Boynton Beach, FL 33426

Licensed and Insured

CGC 1516881

4/22/15

PROPOSAL SUBMITTED TO:

Gerard Demaer

FOR WORK TO BE PERFORMED AT:

Island Towers, Inc.
311 E. Ocean Avenue
Lantana, FL 33462

JOB SCOPE:

DKM Developers Inc. (hereafter referred to as DKM) hereby proposes to furnish materials and perform labor as detailed below for the installation of approximately 885 square feet of floating dock (2 finger piers attached to a floating marginal dock with a T ending), bound by aluminum frame and moored by eight 12" concrete pilings. At your option and cost, additional pilings may be installed for vessel mooring purposes. The floating dock will be finished in EverGrain composite decking and will incorporate fenders and cleats. The dock will be accessed by a custom aluminum gangway with extra heavy-duty hand rails.

JOB NOTES:

Project scope incorporates a 48 foot long floating pier with two finger piers of 20' x 4.5' each and a marginal dock at the end of 60' x 6.5', all supported by 12" concrete pilings that are driven to a minimum of 10 feet (or further to refusal).

The dock/piers will be attached utilizing welded aluminum roller pile guides (internal and external). Aluminum framing and stringers will be used to provide increased rigidity and stability. All deck frames are welded and bolted marine grade aluminum.

The dock will be accessed by a 20 foot long (by 4 feet wide) aluminum gangway custom-built for this specific configuration.

Top-rated oversized Formex dock floats, engineered to exceed Army Corps of Engineers code requirements, will provide exceptional stability and support high live load demands. Formex offers a 15 year warranty. Alternatively, Permacell floats may be used on the northeast-facing leading edge of the dock.

EverGrain composite deck board and stainless steel, powder coated deck hardware will be used to ensure optimal appearance, durability and longevity. EverGrain features a 25 year warranty and additional 5 year initial full material and labor warranty.

Exhibit C

The project incorporates the installation of one aluminum standard dock ladder. Fenders will be placed along the boat slips and thirty cleats will be included in the project scope as well.

One SeaTech lighted power pedestal with double 30 amp plugs, two 110v GFI outlets, water and additional accessories will be installed. Electrical service (110 v only) for this and five additional power pedestals and a firebox will be custom built into the dock. However, it is the customer's responsibility to provide power to the seawall's wetted edge to connect to the floating dock.

The customer has the option to add additional accessories - ladders, power pedestals, fire boxes, mooring piles, etc - at an additional cost, to be determined later if the customer wishes to add to the project scope.

This proposal is based on preliminary information received from the Lantana Building Department and other regulatory agencies regarding allowable construction and survey measurements. Dock configuration may require modification based on engineer specifications and building code requirements.

MATERIALS:

Eight 12" diameter concrete pilings

Marine-grade aluminum landings, ramps, railings, frame & HDPE stringers

Formex floating dock components

EverGrain 2" x 6" composite deck boards

Stainless steel hardware (marine grade)

Marine PT 2"x 12" binding boards (or larger based on final engineering specs)

Accessories as detailed above

DESIGN, DRAWING & PERMITTING:

All work that requires a permit is subject to approval by applicable federal, state and local government agencies. We will prepare required sealed engineered drawings and site maps and submit permit applications (including local, FL DEP and Army Corps of Engineers applications), and notices of commencement at a cost of \$2,400. Island Towers has already paid \$1,200 towards this cost for preliminary permit-related research, thus the remaining drawing and permitting work will be \$1,200.

While not anticipated, extensive re-work caused by agency requirements may cause additional costs. The permit issuance cost charged by each municipality (usually 2.2% of the project cost) is the owner's responsibility.

EXCLUSIONS:

Sealed property surveys and DEP/ACE seagrass or submerged land surveys that may be required by applicable agencies are not included in this project cost. It is the owner's responsibility to provide and/or obtain the required surveys as necessary. DKM can recommend local surveyors if new surveys are required. Informal inspection did not uncover any seagrass in the proposed dock location.

Exhibit C

MOBILIZATION:

In order to commence project, access to the property and/or sea wall is required for delivery of building material, pilings and other components.

COST:

DOCK CONSTRUCTION, MATERIALS & PILINGS, LABOR AND INSTALLATION	\$101,860.00
--	--------------

tax included where applicable

PLANS, DRAWINGS, SITE INSPECTION & PERMITTING	\$2,400.00
---	------------

LESS INITIAL PAYMENT FOR PRELIMINARY PERMIT-RELATED RESEARCH	(\$1,200.00)
--	--------------

LESS NON-REFUNDABLE DEPOSIT RECEIVED 3-30-15	(\$10,000.00)
--	---------------

TOTAL	\$93,060.00
--------------	--------------------

PAYMENT:

An additional payment of \$40,000 upon contract signing is required to commence work on project. When the dock fabrication is completed (not including electric, power pedestals and accessories), a draw of \$27,000 is due. The balance (\$26,060) is due upon piling installation and project completion.

DISCLOSURES & CONDITIONS:

1. All materials are guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted. Changes in government regulations and/or requirements that require additional or alternative materials will result in an adjustment in this proposal.
2. If rock or other obstacles or conditions unknown to the contractor are encountered, this agreement will be null and void or renegotiated unless there is a line item stated in the above scope of work stating otherwise.
3. Any alterations or deviations from the above specifications that involve extra cost will be executed by a written change order. However, if the pace of work so dictates, a verbal change order by the owner may be executed. In either case, there will be an extra charge(s) over and above the proposal amount.
4. Any electric and/or plumbing to be done on docks, dock outlets or boat lifts is not included in this proposal unless it is listed or stated above in the scope of work. All electric and plumbing work will be performed by a licensed electrician or plumber. The customer will be responsible for the extra cost above the proposed amount (unless listed or stated above in the scope of the work).
5. This proposal is subject to strikes, accidents, acts of God, or delays beyond our control.
6. All work that requires a permit is subject to approval by federal, state and local government agencies. Permitting is a separate issue and may be handled by us (for a fee) or by the client.
7. In case payment is not made as specified, a service charge of 1.5% per month on the past due balance is authorized to be added to the amount due DKM.
8. In the event it becomes necessary to place the account with an attorney for collection, customer agrees to pay all costs of collection including attorney's fees.
9. This proposal may be withdrawn by DKM if not accepted within 30 days.

Exhibit C

10. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR.

FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

FLORIDA CILB
1940 N. MONROE ST.
TALLAHASSEE, FL 32399
859 487-1395

11. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHEN EVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Respectfully submitted by: Bob Hut, Ocean One and Diana & Kent McMillan, DKM Developers, Inc.

[Handwritten Signature]

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted by:

GERARD DEMAEK

name

By signing this contract, you agree to all the terms and conditions stated above.

Date April 22/15

Officer's Signature

[Handwritten Signature]

Personally and Individually Guaranteed

Exhibit C

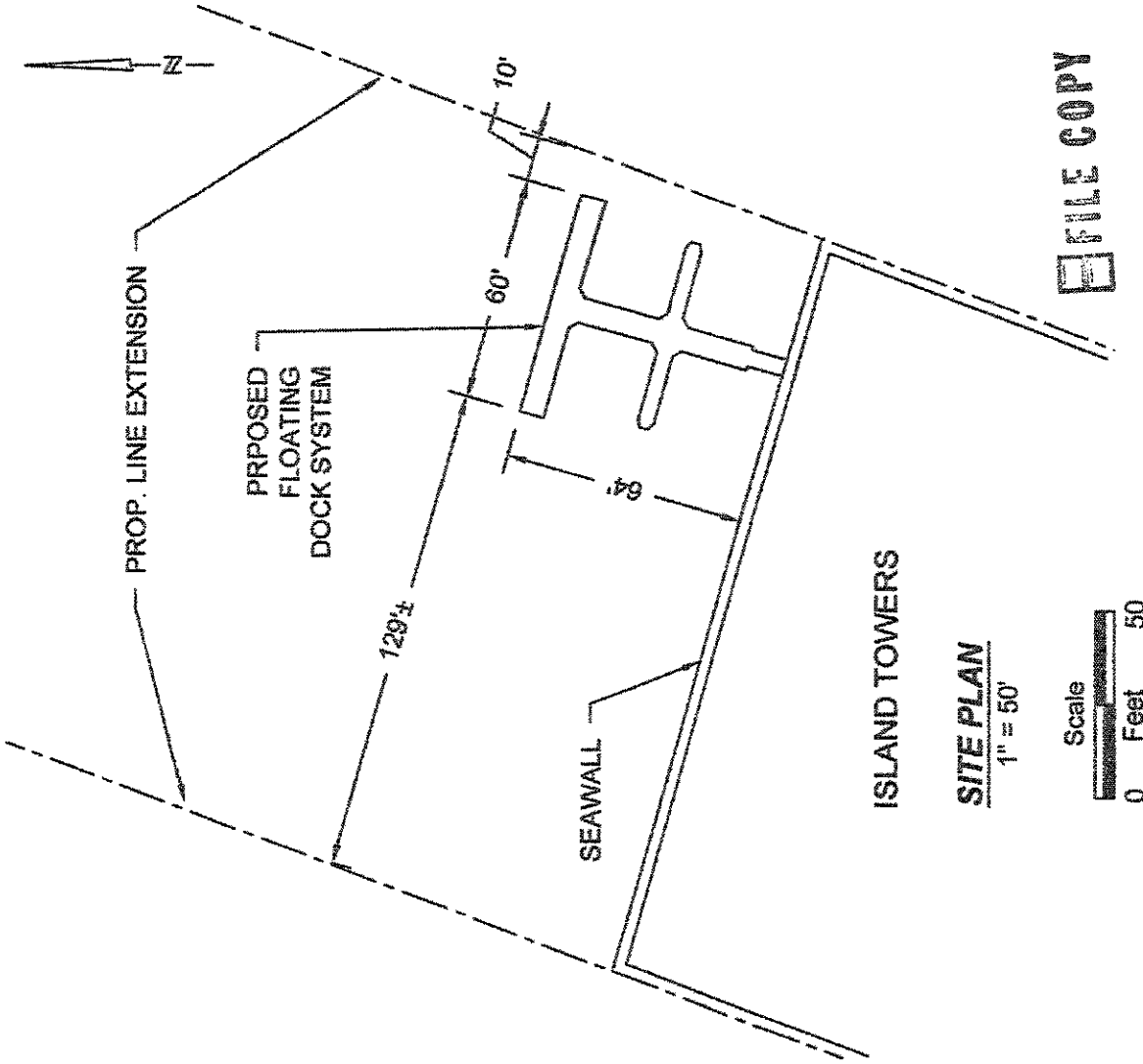
PROJECT LOCATION

LOCATION MAP

PROPOSED
FLOATING DOCK



AERIAL



**MCR PROFESSIONAL
ENGINEERING, INC.**

OF: (561)863-3393 FX: (561)228-1318
CERTIFICATE OF AUTHORIZATION # 26967

Michael Baber

MICHAEL BABER, FL PE# 52575

FLOATING DOCK

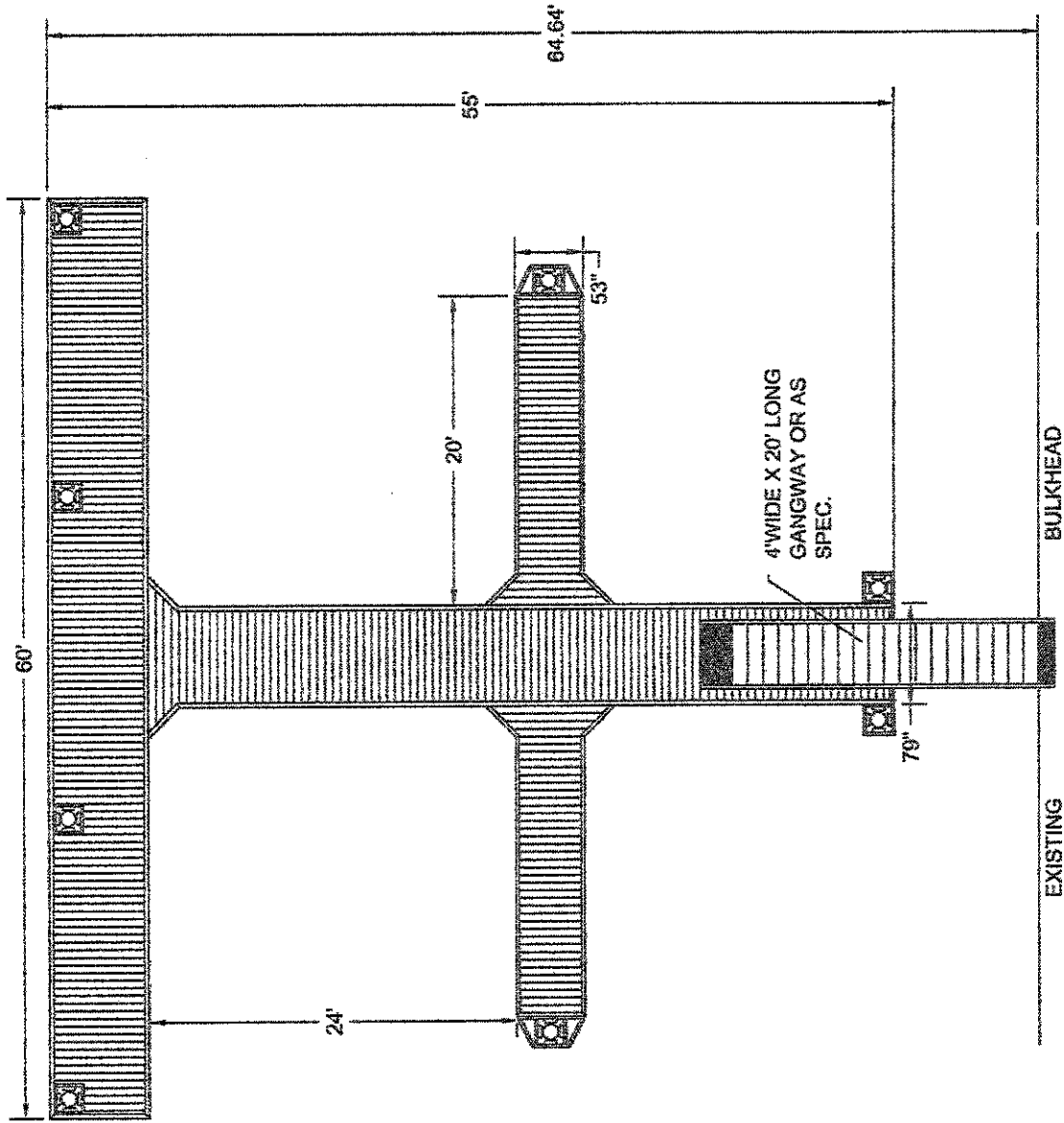
ISLAND TOWERS CONDOMINIUM
311 E OCEAN AVENUE
LANTANA, FL 33462

DATE REVISIONS

5/22/15 INITIAL DRAWINGS COMPLETED

SHEET 1 OF 7

Exhibit C

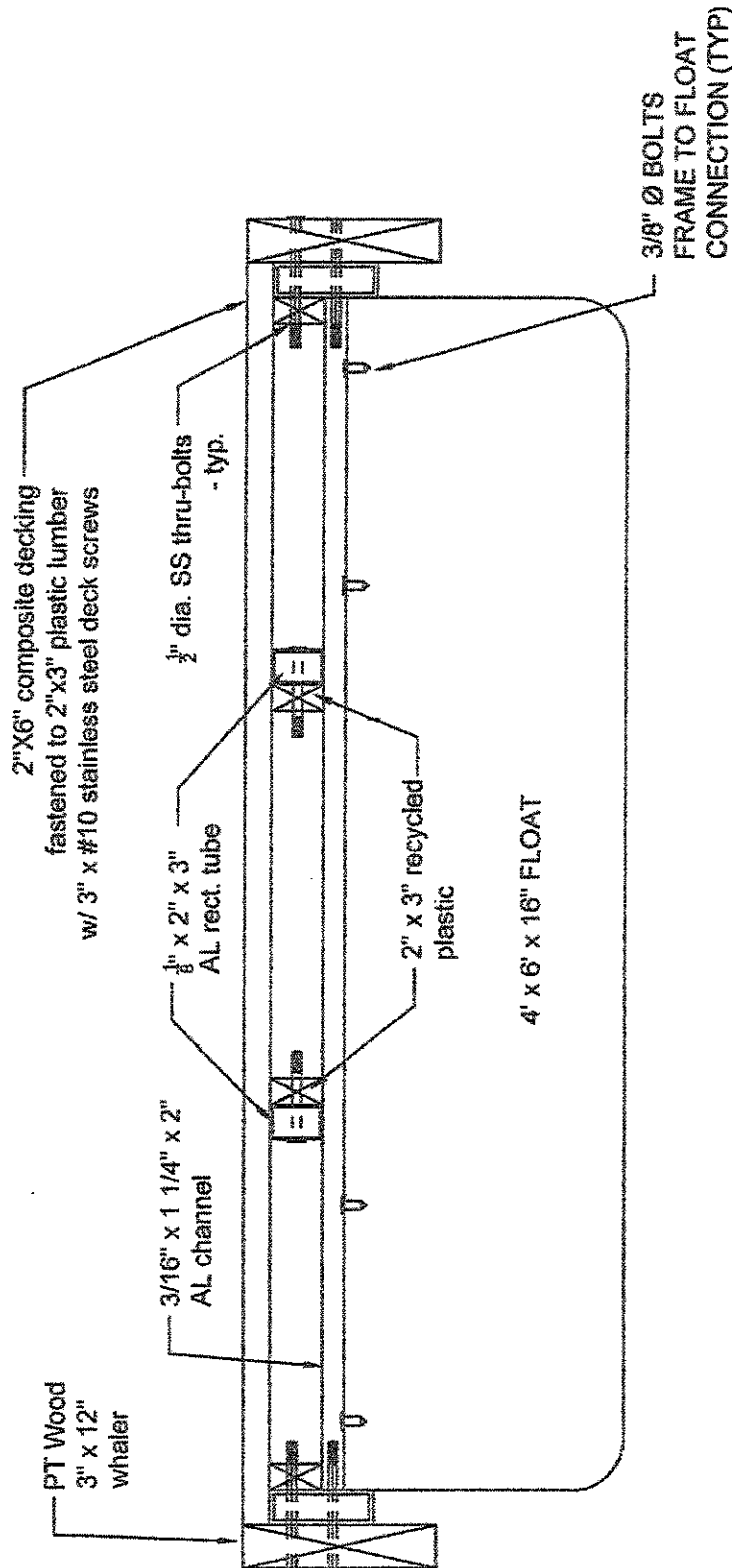


PLAN
1" = 1'-0"

MCR PROFESSIONAL ENGINEERING, INC. OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967 <i>Michael Baber</i> 5/22/15 MICHAEL BABER, FL PE# 52575	FLOATING DOCK ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462	DATE 5/22/15	REVISIONS INITIAL DRAWINGS COMPLETED	SHEET 2 OF 7
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Exhibit C

TYPICAL 6' WIDE FLOATING DOCK SECTION

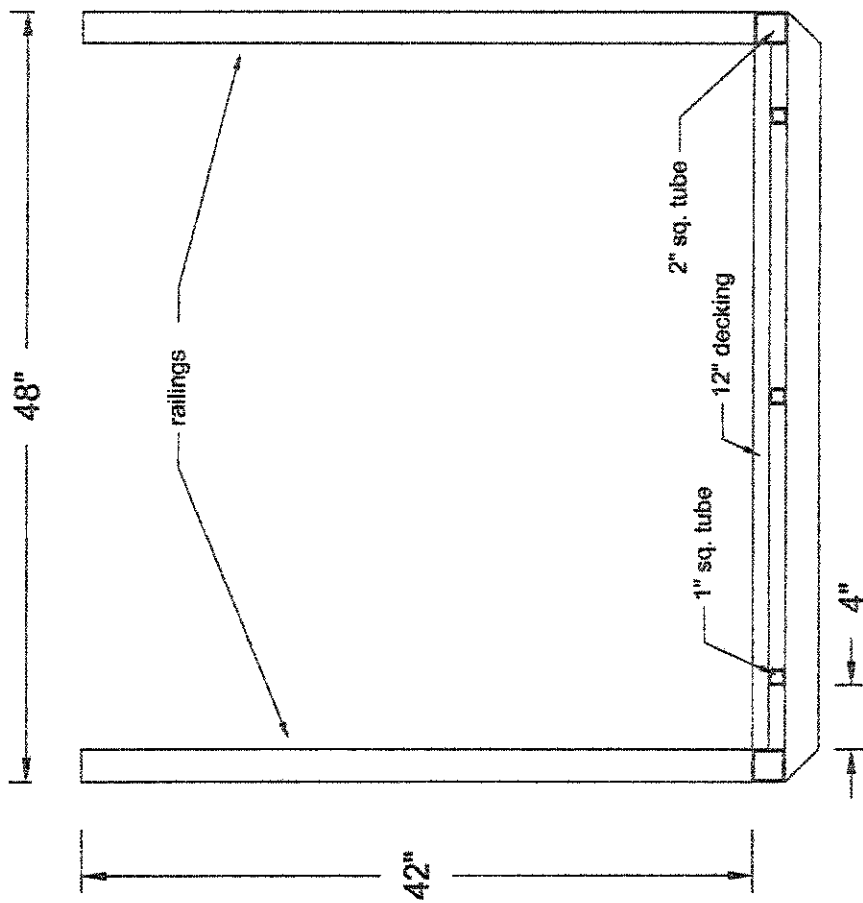


NOTES:

- All aluminum components to be either 6061 T6 or 6063 T52
- All welds to be full fillet by AWS Certified welders
- Floats to be industry standard encasement type with EPS foam fill
- All fasteners to be stainless steel
- Minimum 50 PSF live load
- Outside frame/whaler to be isolated from aluminum with #15 tar/felt paper
- Decking options include aluminum plank, composite or IPE hardwood

MCR PROFESSIONAL ENGINEERING, INC. OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967 <i>Michael Baber</i> 5/22/15 MICHAEL BABER, FL PE# 52575	FLOATING DOCK ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462	DATE 5/22/15	REVISIONS INITIAL DRAWINGS COMPLETED	SHEET 3 OF 7
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Exhibit C



RAIMP SECTION

MCR PROFESSIONAL ENGINEERING, INC.	FLOATING DOCK	DATE	REVISIONS	SHEET 4 OF 7
OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967	ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462	5/22/15	INITIAL DRAWINGS COMPLETED	
				
MICHAEL BABER, FL PE# 52575				

Exhibit C



Pl. Ph. 5/22/15

MICHAEL BABER, FL PER# 52575

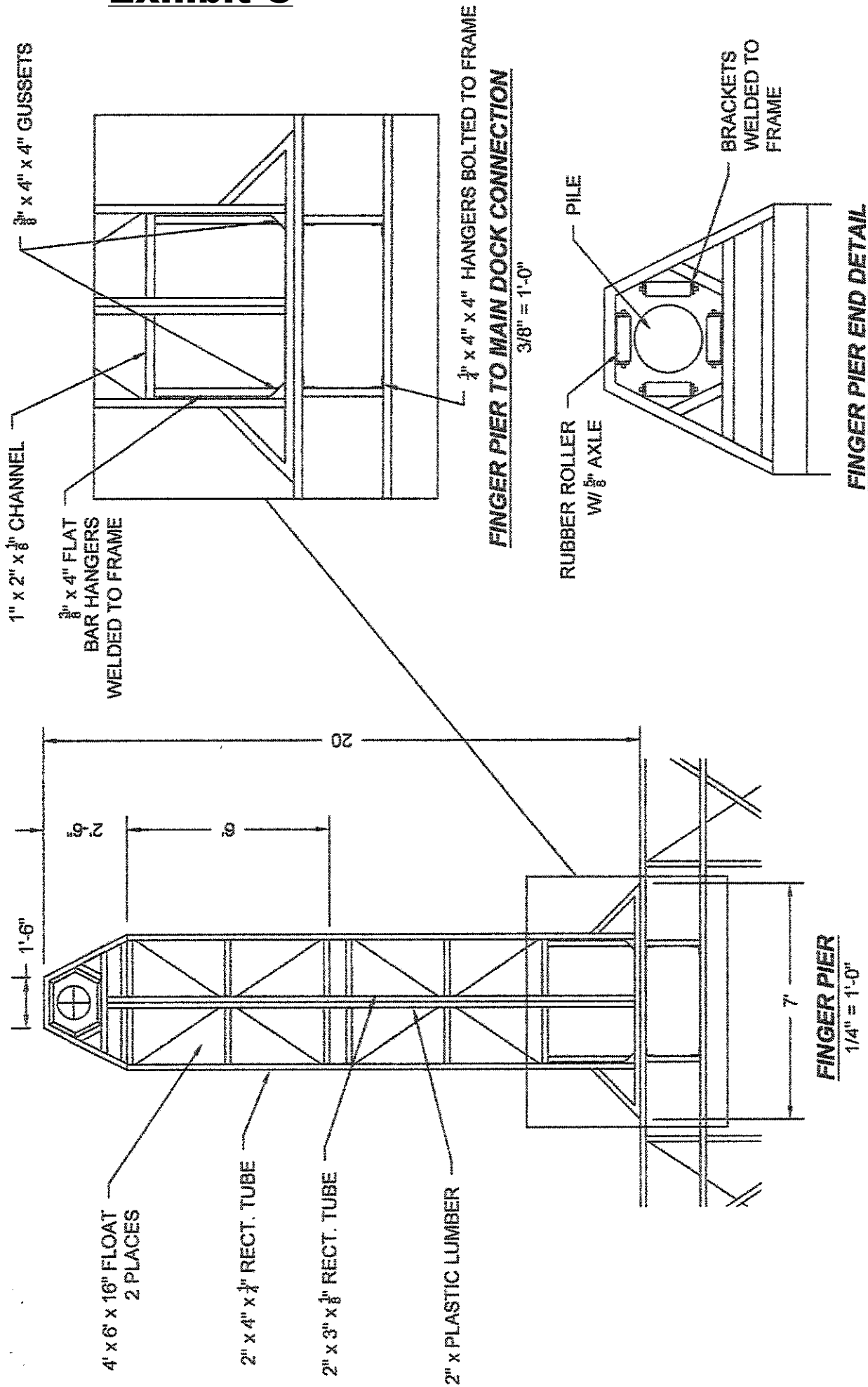
ISLAND TOWERS CONDOMINIUM
311 E OCEAN AVENUE
LANTANA, FL 33462

[illegible]

5/22/15 INITIAL DRAWINGS COMPLETED

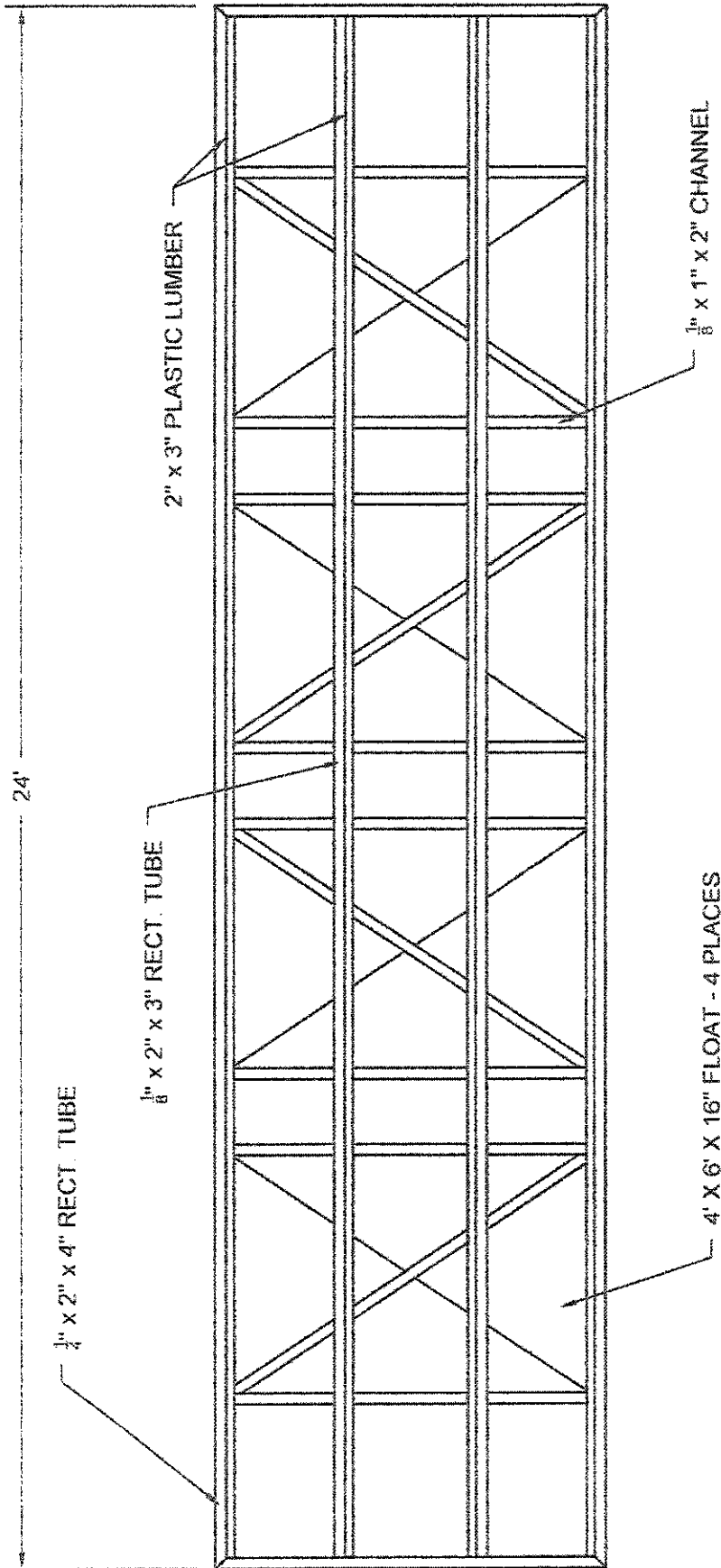
SHEET 5 OF 7

Exhibit C



MCR PROFESSIONAL ENGINEERING, INC. OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967 <i>Michael Baber</i> MICHAEL BABER, FL PE# 52575	FLOATING DOCK ISLAND TOWERS CONDOMINIUM 311 E OCEAN AVENUE LANTANA, FL 33462	DATE: 5/22/15 REVISIONS: INITIAL DRAWINGS COMPLETED	SHEET 6 OF 7
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Exhibit C



MAIN DOCK FRAMING PLAN DETAIL

$\frac{1}{8}" = 1'-0"$

**MCR PROFESSIONAL
ENGINEERING, INC.**

OF: (561)863-3393 FX: (561)228-1318
CERTIFICATE OF AUTHORIZATION # 26967

Michael Baber 5/22/15

MICHAEL BABER, FL PE# 52575

FLOATING DOCK

ISLAND TOWERS CONDOMINIUM
311 E OCEAN AVENUE
LANTANA, FL 33462

REVISIONS

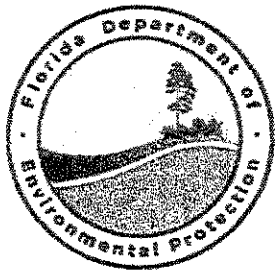
DATE

5/22/15

INITIAL DRAWINGS COMPLETED

SHEET 7 OF 7

Exhibit C



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Interim Secretary

Electronic Submission

Request for Verification of Exemption from an Environmental Resource Permit

You have successfully submitted a request for Verification of Exemption from the Environmental Resource Permit (ERP) requirements of Part IV of Chapter 373, F.S., and Chapter 62-330, F.A.C.. Your request was received on TBD.

Below is a copy of the details of your request for your records.

Facility Information

Site Name: Island Towers
Address Line 1: 311 E Ocean Ave
Address Line 2:
City/State/Zip Code: Lantana, FL 33462 3237

Mailing Address

Address Line 1: 311 E Ocean Ave
Address Line 2:
City/State/Zip Code: Lantana, FL 33462 3237

Applicant

Company Name: Island Towers Inc
Title: Director
Name: Gerard Demaer
Address Line 1: 311 E Ocean Ave
Address Line 2:
City/State/Zip Code: Lantana, FL 33462 3237
Phone Number: (306) 531-7788
Extension:
Cell Number:
Fax Number:
E-mail Address: gpi@sasktel.net

EFILE COPY

Exhibit C

Agent

Name: Stacy Sanborn
Address Line 1: 1123 Julia Heights Dr
Address Line 2:
City/State/Zip Code: Lantana, FL 33462 4261
Phone Number: (561) 308-9641
Extension:
Cell Number:
Fax Number:
E-mail Address: pbstac@yahoo.com

Property Owner

Company Name: Island Towers Inc
Title: Director
Name: Gerard Demaer
Address Line 1: 311 E Ocean Ave
Address Line 2:
City/State/Zip Code: Lantana, FL 33462 3237
Phone Number: (306) 531-7788
Extension:
Cell Number:
Fax Number:
E-mail Address: gpi@sasktel.net

Project Information

Tax Parcel Identification Number(s): 40-43-45-03-20-000-3041
Anticipated Commencement Date: 08/03/2015
Anticipated Completion Date: 09/30/2015
Project Name (including Phase): Island Towers Dock

Exemptions Requested:

Permit Category	Permit Subcategory	Application #
Docks, piers, boat ramps, navigational aids, and related activities	Replacement & repair of existing docks or piers	TBD

Project Description:

Remove existing fixed dock and replace with approx 885 square foot floating dock accessed by 20' x 4' aluminum gangway

Exhibit C

Wetlands Information:

Work will comply with all requirements. Project will require minimal water work as floating dock sections will be built on land and will require minimal assembly while in water. Will not impede the flow of water, cause water pollution, or create a navigational hazard. Will be used only for private recreational activities of unit owners.

Erosion Control Information:

Any required turbidity control/curtains will be utilized although controls are not anticipated given the minimal amount of water work involved as floating dock sections will be built on land and will require minimal assembly while in water.

Additional Information:

see above

Attachments:

File Description: SWERP Supporting Document - Plans

File Name: Island Towers Plans.pdf

File Hash: c93e081d9cae276ecd79510185a76e74919d36c3467711c821eebd9e6ff7251c

Notification Submitted By

Name: Stacy Sanborn
Phone Number: (561) 308-9641
E-mail Address: pbstac@yahoo.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact FDEP Service Desk at (850) 245-7555 or by e-mail at ServiceDesk@dep.state.fl.us.



Exhibit D

LANTANA BUILDING PERMIT APPLICATION

Instructions: Please clearly complete all items below.
Include 2 paper & 1 electronic copy of all attachments.

Development Services
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5780
BuildingPermit@Lantana.org

ADDRESS OF WORK: 311 E Ocean Ave #107 Lantana, FL

PROPERTY CONTROL NUMBER (PCN): 40-43-45-03-20-000-1070

LEGAL DESCRIPTION: : ISLAND TOWERS INC APT 107

PROPERTY USE: ☐ 1 or 2 Family Residential ☒ Multifamily ☐ Commercial ☐ Other

TRADE: ☒ Structural ☐ Roofing ☒ Electrical ☐ Mechanical ☐ Plumbing ☐ Other

DESCRIPTION OF WORK: New 12k Boatlift install

IMPROVEMENT TYPE: ☐ New Structure ☐ Addition ☐ Alteration
☐ Wrecking ☐ Repair ☒ Other Boatlift install

VALUE OF IMPROVEMENT: \$25,937.90 SQ. FOOTAGE (as applies): _____

TREE REMOVAL REQUIRED TO COMPLETE WORK? ☐ Yes ☒ No (Separate permit is required)

SELECT ONE: ☐ Owner Builder (<\$75,000 commercial) ☒ Contractor, Lic. #: CCG035894

Staff Use Only

Date: 6/17/2025

Permit #: MSC2506-0009

☐ HOLD ☐ Released

Permit Fee: \$ 778.13

Radon Gas: \$ 7.78

BCAIB: \$ 11.67

TOTAL: \$ 797.58

Flood Zone: VE BFE: 11'

APPROVAL

FBC Version: _____

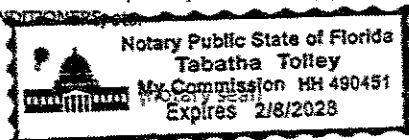
Approval Date: _____

Building Official

CONTACT	Owner	Contractor
Name	Jesse Wilson	Florida Marine Builders
Address	311 E Ocean Ave #107 Lantana, FL	7334 Canal Drive Lake Worth, FL
Phone	772-834-5117	561-251-9247
Email	EEpermittingservices@gmail.com	jojo@floridamarinebuilders.com
If applicable, attach contact info for:		
Architect/Engineer: ☒ attached Mortgage Lender: ☐ attached		
Bonding Company: ☐ attached Fee Simple Titleholder: ☐ attached		

WARNING TO OWNER: Your failure to record a NOC may result in your paying twice for improvements to your property. An NOC must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before commencing work or recording your NOC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.



Jesse Wilson 5-7-25
Signature of Certified Contractor/Owner Date

STATE OF FLORIDA, COUNTY OF Palm Beach Sworn to (or affirmed) and subscribed before me by means

☒ physical presence or ☐ online notarization, this 7th day of may, 2025 by Jesse Wilson
☒ Personally known OR ☐ produced the following identification: _____

Tabatha Tolley
Signature of Notary Public - State of Florida



Revised 12-2020

Property Detail

Location Address : 311 E OCEAN AVE 107
Municipality : LANTANA
Parcel Control Number : 40-43-45-03-20-000-1070
Subdivision : ISLAND TOWERS INC COND PT LTS 17-LTS A & B BLK 5 LANTANA POINT ADD
Official Records Book/Page : 35413 / 1531
Sale Date : 11/21/2024
Legal Description : ISLAND TOWERS INC APT 107

Owner Information

Owner(s)	Mailing Address
WILSON JESSE D RICCI LINDA & RICCI SALVATORE &	311 E OCEAN AVE APT 107 LANTANA FL 33462 3246

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/21/2024	\$10	35413 / 01531	QUIT CLAIM	WILSON JESSE D &
07/29/2024	\$465,000	35191 / 00590	WARRANTY DEED	WILSON JESSE D
05/11/2021	\$222,000	32495 / 00432	WARRANTY DEED	SEERAM SANDRA &
04/12/2011	\$50,000	24511 / 00843	WARRANTY DEED	WEADOCK MICHAEL &
05/23/2005	\$200,000	18664 / 00778	DEED OF TRUST	WEADOCK MICHAEL
05/01/1994	\$100	08287 / 00839	WARRANTY DEED	STREBELOW HELEN
01/01/1974	\$28,000	02366 / 00483	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
RICCI LINDA &	2025	ADDITIONAL HOMESTEAD
RICCI LINDA &	2025	HOMESTEAD
RICCI SALVATORE &	2025	ADDITIONAL HOMESTEAD
RICCI SALVATORE &	2025	HOMESTEAD

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$295,048	\$285,048	\$284,548	\$215,048	\$194,048
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$295,048	\$285,048	\$284,548	\$215,048	\$194,048

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$293,599	\$285,048	\$284,548	\$126,739	\$124,989
Exemption Amount	\$50,000	\$50,000	\$0	\$50,000	\$50,000
Taxable Value	\$243,599	\$235,048	\$284,548	\$76,739	\$74,989

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$4,900	\$4,771	\$5,694	\$1,729	\$1,709
NON AD VALOREM	\$321	\$281	\$336	\$316	\$311
TOTAL TAX	\$5,221	\$5,052	\$6,030	\$2,045	\$2,020

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

Exhibit D



DEVELOPMENT SERVICES

504 Greynolds Circle
Lantana, FL 33462
(561) 540-5780
buildingpermit@lantana.org

SUBCONTRACTOR APPLICATION

Applicant will be the Electrical subcontractor for the project described below:

Primary Permit #: _____ Location of Work: 311 E Ocean Ave #107
Master Permit Issued to: _____
Phone #: (772) 834-5117 Email: EEpermitting@services@gmail.com
Property Owner Name: Jesse Wilson Phone #: _____

Subcontractor Name: Kemmerer Electric LLC
License/Competency #: EC13008360 Phone: (561) 301-8484
Mailing Address: 323 Minnesota St. Lantana, FL Email: kemmererelectricashley@gmail.com
Description of Work: Wiring for booth lift

I hereby certified that I have the authority to make the foregoing statement, and that the statement is correct.
I certify that the construction will conform to the regulations of the Florida Building Code, the Town of Lantana Code of Ordinances, and other provisions and regulations of Palm Beach County and other applicable agencies.

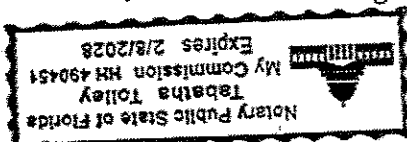
Jesse Wilson
Applicant Signature

June 11th 2025
Date

Paul Maley
Contractor Signature

June 11th 2025
Date

STATE OF FLORIDA, COUNTY OF PAIM BEACH Sworn to (or affirmed) and subscribed before me by means of
☒ physical presence or ☐ online notarization, this 11th day of June, 2025 by Jesse Wilson
☒ Personally known OR ☐ produced the following identification: _____



[Signature]
Signature of Notary Public, State of Florida

Internal Use Only

Accepted by: _____ Date: _____ Approved by: _____ Date: _____

Exhibit D



Elite Environmental Permitting Services <eepermittingservices@gmail.com>

Fwd: Boat Lift design plans - unit 107

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Apr 30, 2025 at 2:17 PM

To: Elite Environmental Permitting Services <eepermittingservices@gmail.com>

Cc: jojo@floridamarinebuilders.com, brendan@floridamarinebuilders.com, jdppfish@protonmail.com

Good afternoon,

Please see the forwarded email below. Hopefully this suffices for an approval letter.

Thank you,

Jesse

----- Forwarded message -----

From: **Brayden Titley** <Brayden@cmcmanagement.biz>

Date: Wed, Apr 30, 2025, 1:26 PM

Subject: RE: Boat Lift design plans - unit 107

To: Jesse Wilson <jessewilson1133@gmail.com>, spring2691@gmail.com <spring2691@gmail.com>

Subject: Boat Lift Approval – Unit 107

To: Jesse Wilson

Email: [Insert Jesse's Email Address]

Dear Jesse,

This email is to confirm that the Island Towers Condominium Association Board has approved the boat lift plans you submitted for Unit 107 at 311 E Ocean Ave, Lantana, FL.

Please note that this approval is granted with the understanding that the turbidity curtain will be completely removed upon completion of the installation. All work must also comply with applicable regulations and permitting requirements.

If you have any questions or need further clarification, please don't hesitate to reach out.

Best regards,

Brayden Titley

LCAM

Island Towers Condominium Association

From: Jesse Wilson <jessewilson1133@gmail.com>

Sent: Wednesday, April 16, 2025 11:10 AM

To: Brayden Titley <Brayden@cmcmanagement.biz>; spring2691@gmail.com

Subject: Boat Lift design plans - unit 107

Hi Brayden and Kim,

Exhibit D

Attached are the design plans for the boat lift at my slip. I made sure to have them design it so my boat wouldn't be overhanging the dock on the front/bow at all.

The permitting company is asking for an approval letter that includes my name, unit number, slip number (if it is numbered) and association name please.

Thank you,

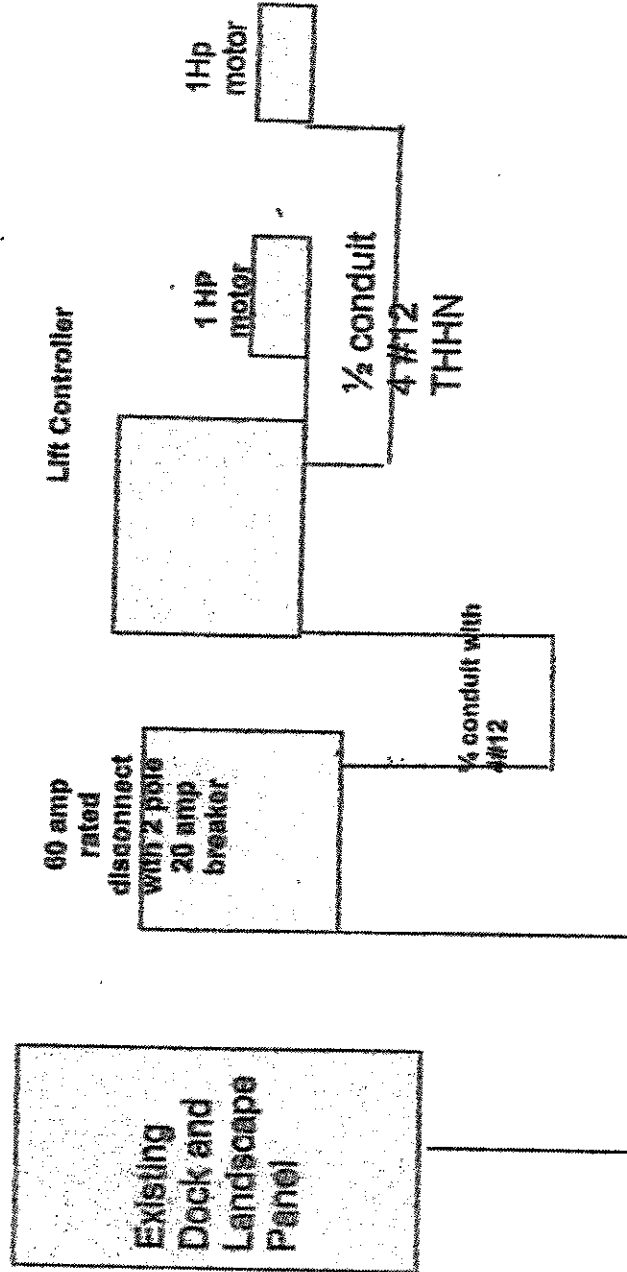
Jesse

Exhibit D

Install 2-pole 20 amp
GFCI breaker in
existing dock and
landscape panel to feed
new lift

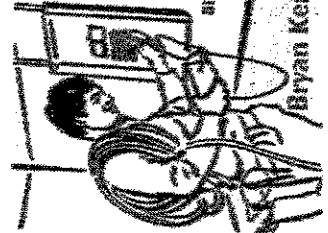
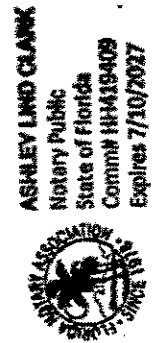
Jessie Wilson
311 East Ocean Ave
Lantana Fla 33462

Provide signage as per
NEC 555.10



2" conduit with
4#10

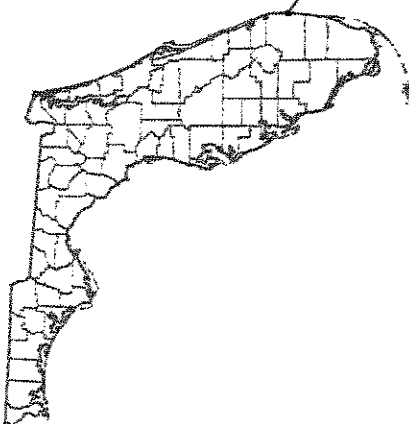
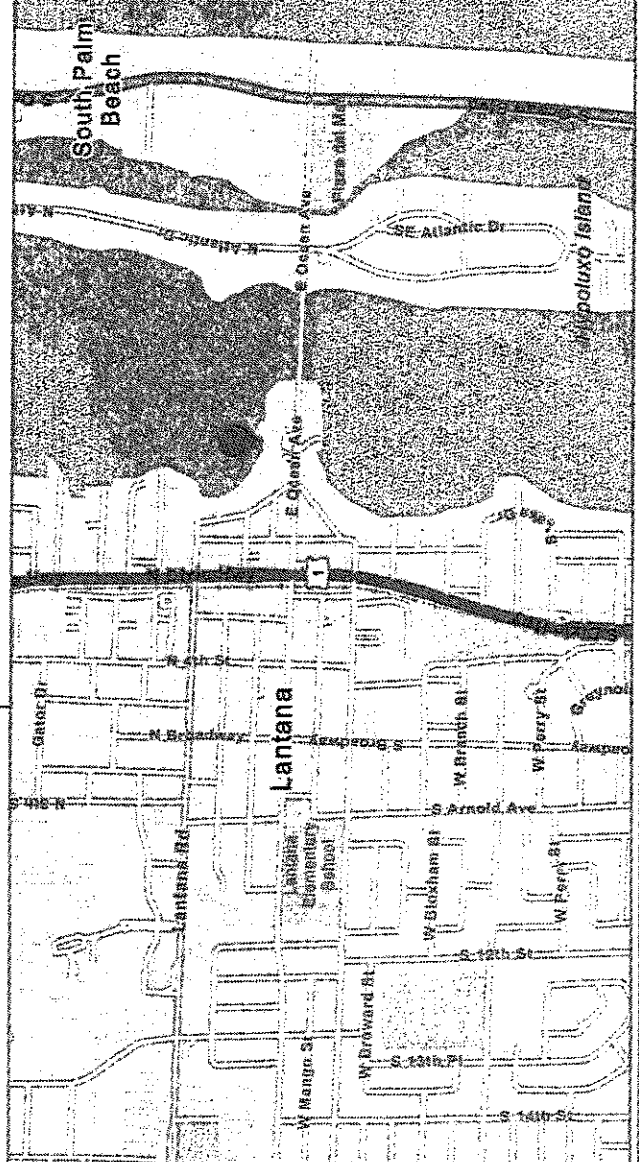
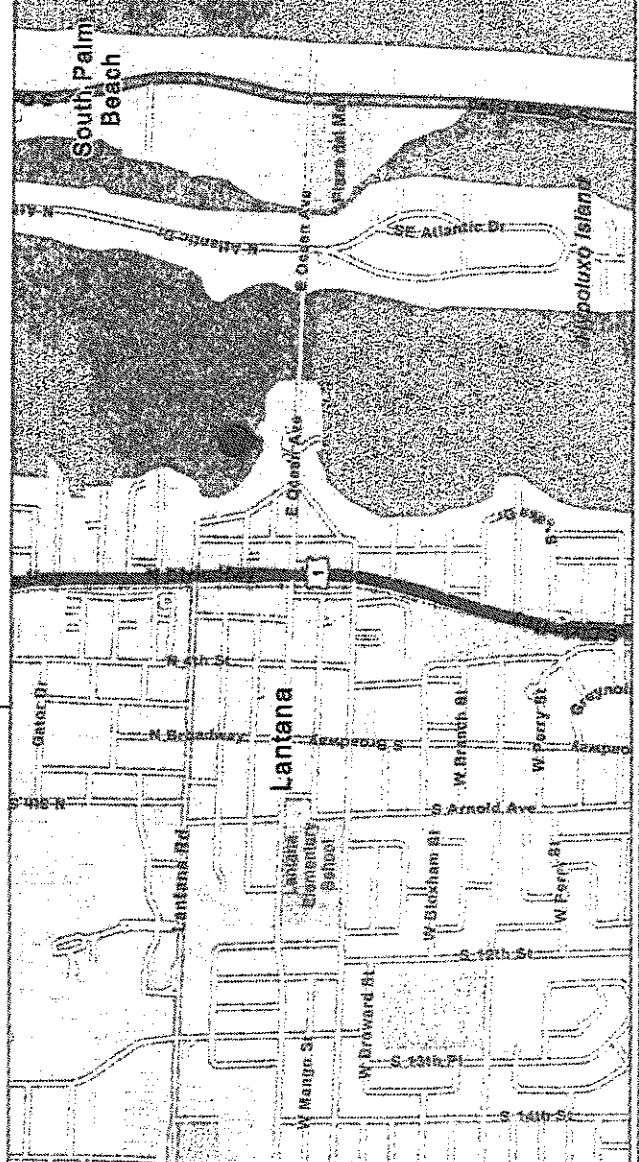
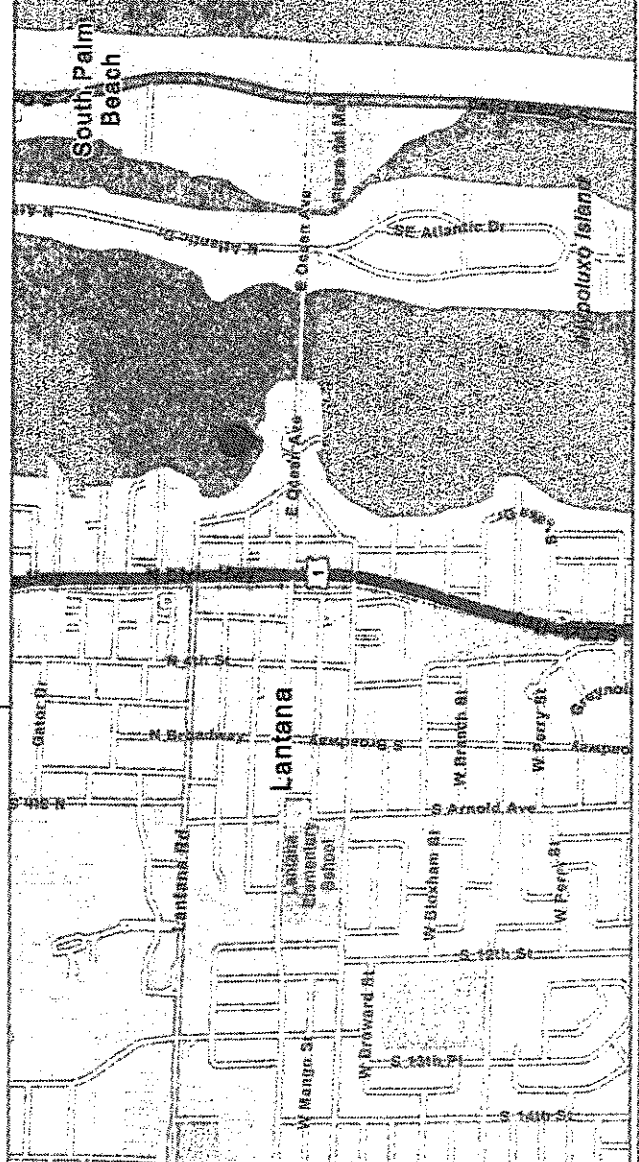
*Remove Fasteners
Paul S. Nott*



SPECIALIZING IN:
✓ Dock Lighting
✓ Shore Power
✓ Boat Lifts
and we will handle all your electrical needs
723 Minnesota St. Lantana, FL 33462
581.252.5327
Bryan Kenner

*12th May 2025
Paul S. Nott*

Exhibit D

PROPERTY OWNER: JESSE WILSON 311 E OCEAN AVE 107 LANTANA, FL 33462 SUBJECT PROPERTY ADDRESS: 311 E OCEAN AVE 107 LANTANA, FL 33462		311 E OCEAN AVE 107 BOAT LIFT - ENGINEERING PLANS				STRUCTURAL INFORMATION: 1. DESIGN CODE DATA: A. 2020-2021 INTERNATIONAL BUILDING CODE B. 2023 FLORIDA BUILDING CODE C. ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES D. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES 2. WIND DESIGN CRITERIA: a. WIND SPEED: 166 MPH (ULT) b. EXPOSURE: D c. RISK CATEGORY: I d. ENCLOSURE CLASSIFICATION: N/A	
PROPERTY OWNER: JESSE WILSON 311 E OCEAN AVE 107 LANTANA, FL 33462		311 E OCEAN AVE 107 BOAT LIFT - ENGINEERING PLANS				SHORELINE ASA GLEN HUNT, PE PE LICENSE NO 68806 7050 BRYLINGTON BLVD PENSACOLA, FL 32526	
PROPERTY OWNER: JESSE WILSON 311 E OCEAN AVE 107 LANTANA, FL 33462		311 E OCEAN AVE 107 BOAT LIFT - ENGINEERING PLANS				SHORELINE ASA GLEN HUNT, PE PE LICENSE NO 68806 7050 BRYLINGTON BLVD PENSACOLA, FL 32526	
PROPERTY OWNER: JESSE WILSON 311 E OCEAN AVE 107 LANTANA, FL 33462		311 E OCEAN AVE 107 BOAT LIFT - ENGINEERING PLANS				SHORELINE ASA GLEN HUNT, PE PE LICENSE NO 68806 7050 BRYLINGTON BLVD PENSACOLA, FL 32526	

SHEET INDEX

8-1 COVER SHEET
8-2 SITE PLAN
8-3 REGION VIEW



THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

COVER SHEET

DRAWN BY:

ASA HUNT, PE

CHECKED BY:

CLAYTON MCCOY, PE

ECR:

ASA HUNT, PE

NO. DESCRIPTION DATE

1. 311 E OCEAN AVE 107

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17. 311 E OCEAN AVE 107

18. 311 E OCEAN AVE 107

19. 311 E OCEAN AVE 107

20. 311 E OCEAN AVE 107

SALON LEAIS

• **Yardstick** required to be kept at least 100 feet from the site of construction and used to measure the amount of excavation to be completed. The yardstick was 10' long and 1 1/2" wide. It was made of 1" x 1/2" x 1/2" aluminum. It was marked with a 10' scale. A pressure-treated wooden stake was used to hold the yardstick in place. The stake was 10' long and 1 1/2" wide. It was made of 1" x 1/2" x 1/2" aluminum. It was marked with a 10' scale. A pressure-treated wooden stake was used to hold the yardstick in place. The stake was 10' long and 1 1/2" wide. It was made of 1" x 1/2" x 1/2" aluminum. It was marked with a 10' scale.



STREET FIGHTERS: THE NEW YORK CITY POLICE DEPARTMENT'S 99TH PREVENTATIVE DETACHMENT, 1968. (C) 2008

ASIAN NOVELS

DRAWN BY:

ASA MEHTA, PSE

ADD ON TO THE

CLAYTON MCCOY, JR.

Address:

ASA HUNT, RE

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新 聞 記 事

二、「**三民主義**」之「**民生主義**」

Sub: "NOTHING BUT THE TRUTH"

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

VENUS BLVD
PENSACOLA, FL 32578

“六五”期间，上海地区生产总值年均增长12.5%，人均地区生产总值由1980年的1,000元增加到1985年的1,800元。

**NORTHAMPTON
GREEN WILSON**

115 E COLUMBIAN AVE 107
SARASOTA FL 34233

2006年11月6日

MAILING ADDRESS:

118 COBBAN AVE 101
BUTTE MT 37102

RECEIVED

PROJECT NO. L-2025-109	SHEET S-3
DATE 6/1/2026	
2' 22x34	
2' 22x34	
2' 22x34	



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

06/11/2025

Jesse Wilson
311 E Ocean Avenue #107
Lantana, FL 33462
Sent via e-mail: EEpermitingservices@gmail.com

Re: File No.: 50-0458831-002-EE
File Name: Wilson Boatlift Install

Dear Jesse Wilson:

On May 13, 2025, we received your request for verification of exemption to install a boat lift at an existing mooring area. The project is located in the Lake Worth Lagoon, Class III Waters, adjacent to 311 E Ocean Avenue, Lantana, in Palm Beach County (Latitude N 26°35'7.4289", Longitude W 80°2'52.6281").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Julia Meuser at the letterhead address or at Julia.Meuser@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Chapter 62-330.051(5)(h), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

Exhibit D

Project No.: 50-0458831-002-EE
Project Name: Wilson Boatlift Install
Page 2 of 5

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- NOT REQUIRED

The activity does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review - APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE** permit or authorization will not be required from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-

Exhibit D

Project No.: 50-0458831-002-EE
Project Name: Wilson Boatlift Install
Page 3 of 5

106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Exhibit D

Project No.: 50-0458831-002-EE
Project Name: Wilson Boatlift Install
Page 4 of 5

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Geneva Alpert

Geneva Alpert
Environmental Consultant
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule

Exhibit D

Project No.: 50-0458831-002-EE
Project Name: Wilson Boatlift Install
Page 5 of 5

Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 3 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Geneva Alpert, Julia Meuser
Tabatha Tolley, Elite Environmental Permitting Services, EEpermitingservices@gmail.com

Additional mailings:

SPGP nmfs.ser.statewideprogrammatic@noaa.gov ; spgp@usace.army.mil
Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Marietta Burneo Mannucci
Clerk

06/11/2025
Date

Exhibit D

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work --

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

1. Such installation does not conflict with a condition of a permit issued thereunder;
2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History--New 10-1-13, Amended 6-1-18.

Exhibit D

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP.11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work - 2011" (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

Exhibit D

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.
 8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),
 - (b) is necessary to provide temporary construction access, and (c) is conducted in a

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manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

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11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

16. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
17. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
18. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries

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Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

- a. The width of the piling-supported structure is limited to a maximum of 4 feet.
- b. Mangrove clearing is restricted to the width of the piling-supported structure.
- c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

19. Regarding SAV, the design and construction of a Project must comply with the following:

a. A pile supported structure

(1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:

(a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

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(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

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(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson's seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.

2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in

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the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

20. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).
21. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
 - a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below:
<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>
 - (1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
 - (2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
 - (3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.
22. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The

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below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

- a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
 - (1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.
 - (2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.
23. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
24. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
25. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
26. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
27. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
 - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
 - (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

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General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

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- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. **Reliance on Applicant's Data:** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. **Reevaluation of Permit Decision:** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

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7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

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Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

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STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

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CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

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UNITED STATES DEPARTMENT OF COMMERCE

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

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- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.



Exhibit E

Board of Directors Island Towers
311 East Ocean Avenue
Lantana, Florida 33462

Elizabeth J. Eassa, AICP
Assistant Development Services Director
Town of Lantana
504 Greynolds Circle | Lantana FL 33462
561-540-5034
eeassa@lantana.org

Dear Ms. Eassa,

This letter is sent on behalf of the Board of Directors at Island Towers in response to three separate issues that have recently come to light regarding our property:

1. An apparent recent determination by the City's planning/zoning department that our pier/dock approved by the Army Corp of Engineers, the Florida DEP and permitted by the City of Lantana in **2015** was **never** permitted and would have to be removed as it is an existing non-conforming structure and "floating docks" are no longer permitted in Lantana.
2. The pending boat lift applications for Jesse Williams (unit 107) and Leon Adjodha (unit 103); and
3. The current C1commercial zoning designation for Island Towers;

THE PIER/DOCK AT ISSUE WAS PERMITTED BY THE CITY IN 2015

As a way of background, Island Towers has had a permitted sitting pier as far back as the 1980's. The sitting pier needed to be replaced in 2015 and the Association applied for a new permit to replace the sitting pier with a new stationary sitting pier with a small **secured** floating dock with six slips. This is **one** continuous structure that is attached to our land and is confined to our submerged land which was purchased and transferred to the Association from the Trustees of the Internal Improvement Fund of Florida. (See attached photo). At the time the Association complied with the requested directives from the FL DEP to protect the seagrass near the seawall that included a slight modification of the sitting pier and an upgrade of the materials on the sitting pier to provide sunlight to the protected seagrass. The builders also re-enforced the underside of the dock portion of the structure due to its intercoastal location. As you can see from the photo the floating dock portion is secured and anchored in place with many pilings. This is a solid first rate

Exhibit E

pier/dock and NOT an unsecure/unsafe “floating structure” for the purposes of the Lantana Building code. Attached are the approved plans and the six page approval letter from the Florida DEP in 2015; the permit application to the City of Lantana in 2015 and the filed NOC (notice of commencement) recorded in Palm Beach County in 2015.

We note the Association spent well over \$100K including thousands of dollars for environmental surveys and permit fees to construct the pier/dock. The owners of the boat slips have also paid increased taxes for the slips for the past ten years.

This issue came to light as the City recently received two applications from owners Jesse Wilson (unit 107) and Leon Adjodha (unit 103) to construct **stationary** boat lifts that are **NOT** attached to the dock. These are the **same** stationary boat lifts that are located next door at Old Village Pointe. The stationary boat lift would be placed inside the confines of their respective 12 ft slips and are NOT attached to the dock. It has come to the Board’s attention the City has denied Mr. Wilson’s application for a boat lift. We assume Mr. Adjodha’s application for modification of a non-permitted pre-existing boat lift (which is subject to a code violation) has also been denied for the same reasons. This apparently was the determination of Daniel Perez in planning and zoning. On June 20th I received a phone call from Ms. Ileen Gonzalez from Breezy permits (who is assisting Mr. Adjodha with his application). She stated she spoke with Daniel from planning/zoning and that Island Towers is going to be violated by the City for NOT having a permit for our pier/dock and that the pier/dock will have to be removed as “floating docks” are currently not allowed in the City of Lantana. She also stated she was advised that Island Towers applied for the permit for the pier/dock in **2021** and it was denied. This is obviously completely inaccurate. I advised Ms. Gonzalez that the referenced 2021 permit application was NOT submitted by Island Towers for our pier/dock. It was submitted by the owner of unit 103 at the time for a **jet ski ramp** without any knowledge of the Association. The City appropriately denied this application. In fact the Association became aware of this prior 2021 application for a jet ski ramp last fall when the Association along with the assistance of the FL DEP forced the removal of another unpermitted jet ski ramp placed on our property by another owner without authorization from the FL DEP or a permit from the City. (See attached photo of the removed jet ski ramp). Indeed, the Association took legal action and incurred significant legal expenses to remove the unpermitted jet ski ramp which posed a risk to our property/owners. The board takes very seriously the safety and liability inherent with our pier/dock.

On Thursday June 26th the board was advised by Mr. Wilson that his application for a stationary boat lift was denied. He sent us the denial which included the notes from Mr. Perez indicating “floating structures” are not permitted in Lantana and the dock would have

Exhibit E

to be removed. It appears Mr. Perez's decision is based on a mistaken belief that Island Towers applied for a permit for the pier/dock in **2021** that was denied yet the Association proceeded to build the dock without a permit. Therefore, our pier/dock is an unpermitted non-conforming structure and the City's building code currently does not allow "floating docks" so the pier/dock must be removed. The City apparently interprets the Lantana Code that does not allow "floating structures" to include "floating docks".

First it is undisputed that our pier/dock was approved by the Army Corp of Engineers, the FL DEP and permitted by the City in 2015. The entire basis for the City's denial of the pending boat lift applications is based on the inaccurate belief that our pier/dock was never permitted and is an impermissible "floating structure". This obviously is a mistake and any direction from the City to violate Island Towers for having an unpermitted floating dock that must be removed needs to be reviewed and rescinded.

Second Mr. Perez cites Section 23-134 of the Lantana Code to support his interpretation that floating docks are not permitted in Lantana. The statute he cites states "No floating structures, houseboats or live-aboards are allowed to be **tied-up or otherwise secured to a pier or dock**". Not mentioned by Mr. Perez in his "notes" are two other relevant sections of the code. Significantly, the Lantana Code specifically **defines** a "floating structure" as:

"A floating entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water, but which serves purposes or provides services typically associated with a building or structure, accessory or otherwise, or other improvement to real property. The term includes, but is not limited to, a structure used as a residence or for accessory use to a residence, place of business or office with public access; a hotel or motel; a restaurant or lounge; a clubhouse; a meeting facility; a storage or parking facility; or a mining platform, dredge, dragline, or similar facility or entity represented as such. Floating structures are expressly excluded from the definition of the term "vessel" (boats) provided in this section. Incidental movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure.

This section specifically excludes boats (vessels) for obvious reasons. The section does not define floating docks as a floating structure. In fact nowhere in the Lantana code does it specifically state that floating docks are not permitted in Lantana

In addition Section 5-31 defines a *Pier* as "any fixed or **floating structure** that is part of or affixed to land such as a wharf, dock, float or other loading facility".

As you can see from the attached photo of our pier/dock, it is **one** continuous structure that consists of a stationary sitting pier and a small secured floating dock that is attached

Exhibit E

to our land and confined to our submerged land. This is not an unsecured “floating structure” as opposed to the removed unsecured floating jet ski ramp placed outside the confines of our dock over protected the seagrass that posed a risk to our pier/dock. This was the reason the Association took legal action and incurred significant legal costs to get it removed from our property. There is no reasonable interpretation of the Lantana code that supports the interpretation that our pier/dock is an impermissible “floating structure”. To the contrary, the logical interpretation of the above relevant codes taken together undermines any interpretation that our floating dock is an impermissible “floating structure”.

It is undisputed that the Army Corp of Engineers and the FL DEP approved the construction of our pier/dock and the City of Lantana permitted its construction in 2015 NOT 2021. This permit was obviously **NOT** issued in error. Our pier/dock is not and cannot be considered an existing, unpermitted non-conforming structure. In addition the pending boat lift applications are **not** requesting a **modification** to the existing dock. The boat lifts are stationary lifts that are **NOT** attached to the dock and confined to the dimensions of the respective slips on our submerged land.

Accordingly, if the City proceeds to violate Island Towers for an unpermitted pier/dock and directs that it be removed the Association will take all necessary steps to protect our financial and property rights.

PENDING BOAT SLIP APPLICATIONS

With regard to the two boat lift applications, Leon Adjodha’s boat lift was never permitted or approved by the Association. The lift significantly encroaches on the adjacent owner’s slip and has caused significant damage to the dock as the lift is too big for the 12 ft slip. This has been an ongoing issue with Mr. Adjodha. He is fully aware the lift encroaches on another owner’s slip. He has been advised on numerous occasions by the Board that the lift needed to be removed and the damage to the dock repaired. This has been ignored by Mr. Adjodha. In January of this year the City appropriately issued a violation for this unpermitted non-conforming boat lift. This violation has been the subject of hearings in February, March, April and May. In a zoom meeting with Mr. Adjodha prior to the February violation hearing, the Board advised Mr. Adjodha regarding his repeated failure to address the issues with the lift and other issues with his use of the boat to run charters out of Island Towers. He was advised that the lift needed to be taken down; that he needed to repair the damage to the dock caused by the lift; immediately stop running charters out of Island Towers and submit plans for a new lift that did not encroach on the adjacent slip and fits within the confines of his 12 ft slip. Also he was specifically advised not to attempt to get the existing non-conforming lift permitted as the Association would not approve it.

Exhibit E

Subsequently Mr. Adjoha engaged the services of Ms. Ileena Gonzalez from Breezy Permits to assist him with the violation. The City has generously given Mr. Adjodha plenty of time to obtain a permit for a new lift. At the April violation hearing two board members were present as the board had not received any plans for approval of a lift. Mr. Adjoha was present with Ms. Gonzalez. Much to the Board's surprise, we became aware that Mr. Adjodha was trying to get the existing non-conforming lift permitted. Ms. Gonzalez had applied for approval of the existing non-conforming lift to the Army Corp of Engineers which was denied. At that meeting the Board advised the magistrate regarding the above issues with the lift; that Mr. Adjodha had been previously advised that the lift had to be removed and that the Board would not give approval for the existing lift. The magistrate advised Mr. Adjodha that the most prudent thing to do was to remove the existing lift and submit proper plans for a new lift for the board's approval. The magistrate again gave Mr. Adjodha another thirty days to do this. The May meeting was scheduled for May 14th. A few days prior to the May 14th Ms. Gonzalez sent the board plans for approval for a contractor to "modify" the existing lift without **any** specifics. The board responded in writing that it would not approve a plan for "modification" of the existing unpermitted lift. I then received a phone call from Ms. Gonzalez who proceeded to berate the board stating the board was unprofessional, did not know what we were doing and a "nightmare to deal with". On May 14th, the day of the hearing, Ms. Gonzalez incredibly submitted the plan to the City to "modify" the existing lift that was not approved by the board. Apparently at the May hearing the Magistrate generously gave Mr. Adjodha more time to get a permit. A violation hearing is scheduled for July 17th which board members intend to be present.

As to Mr. Wilson's application, he is applying for a new lift. He has complied with all inquiries from the FL DEP. The board promptly responded to the FL DEP to confirm Mr. Wilson had the appropriate property rights to construct the lift and permission from the Board to drill the pilings into our submerged land to support the lift. After going through the process and paying the City a significant amount of money for his permit, the City suddenly denied his permit for the lift based on the City's erroneous belief that Island Towers pier/dock is not properly permitted and must be removed. Curiously, it is the board's understanding that Mr. Wilson could apply for a "special exception" for a permit at an additional cost of \$500 because Island Towers is zoned C1 commercial. This makes no sense if the City intends to violate Island Towers for an unpermitted non-conforming structure that needs to be removed.

It is certainly the hope of the board that the City will correct their mistake and refrain from issuing a violation to the Association for an unpermitted non-conforming pier/dock and directing its removal. We also urge the City to grant Mr. Wilson a permit for a stationary

Exhibit E

boat lift without the additional \$500 unnecessary expense for a "special exception" as Island Towers is not and never has been a commercial building.

C1 Commercial Zoning

Island Towers is a private residential condominium building consisting of 30 units since it was built 60 years ago in 1965. It has never existed as a commercial building and no commercial business has ever conducted business at this property. The board reviewed the current zoning for the area. Old Village Pointe which was built in 2006, located next door at 309 East Ocean Avenue, is appropriately designated MDX (multiple use development) as it has commercial and residential units in the building. As stated above Old Village Pointe has numerous stationary boat lifts which I assume have been permitted. The businesses located across the street from Island Towers (Old Key Lime House, Kona Bay, etc) and the public boat launch are appropriately designated as C1 commercial. It makes no sense that Island Towers has the same C1 commercial designation when Island Towers has always been a privately owned residential building since 1965. It is obvious the C1 zoning for Island Towers is erroneous. The Board of Directors respectfully requests the City correct Island Towers erroneous C1 commercial zoning designation to the appropriate residential designation.

The Board is willing to meet with the City if needed to discuss these matters. The City's prompt attention and cooperation is appreciated. I can be contacted on behalf of the board at 914 522-0741 or gcr@klrotondo.com.

The Board of Directors
Island Towers

Kim Spring
Kathi Rotondo
Laurie Lawson



Exhibit F

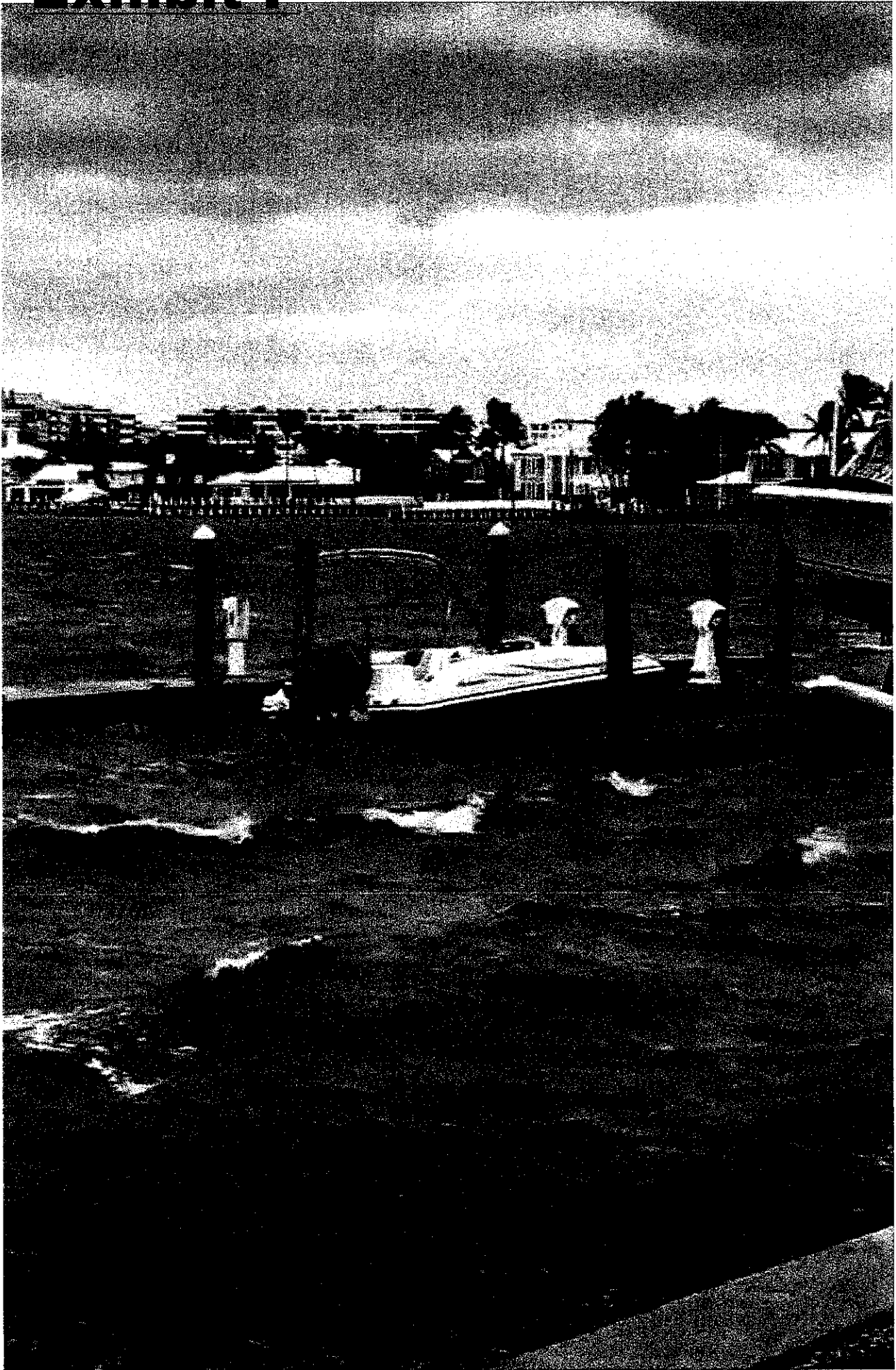


Exhibit F

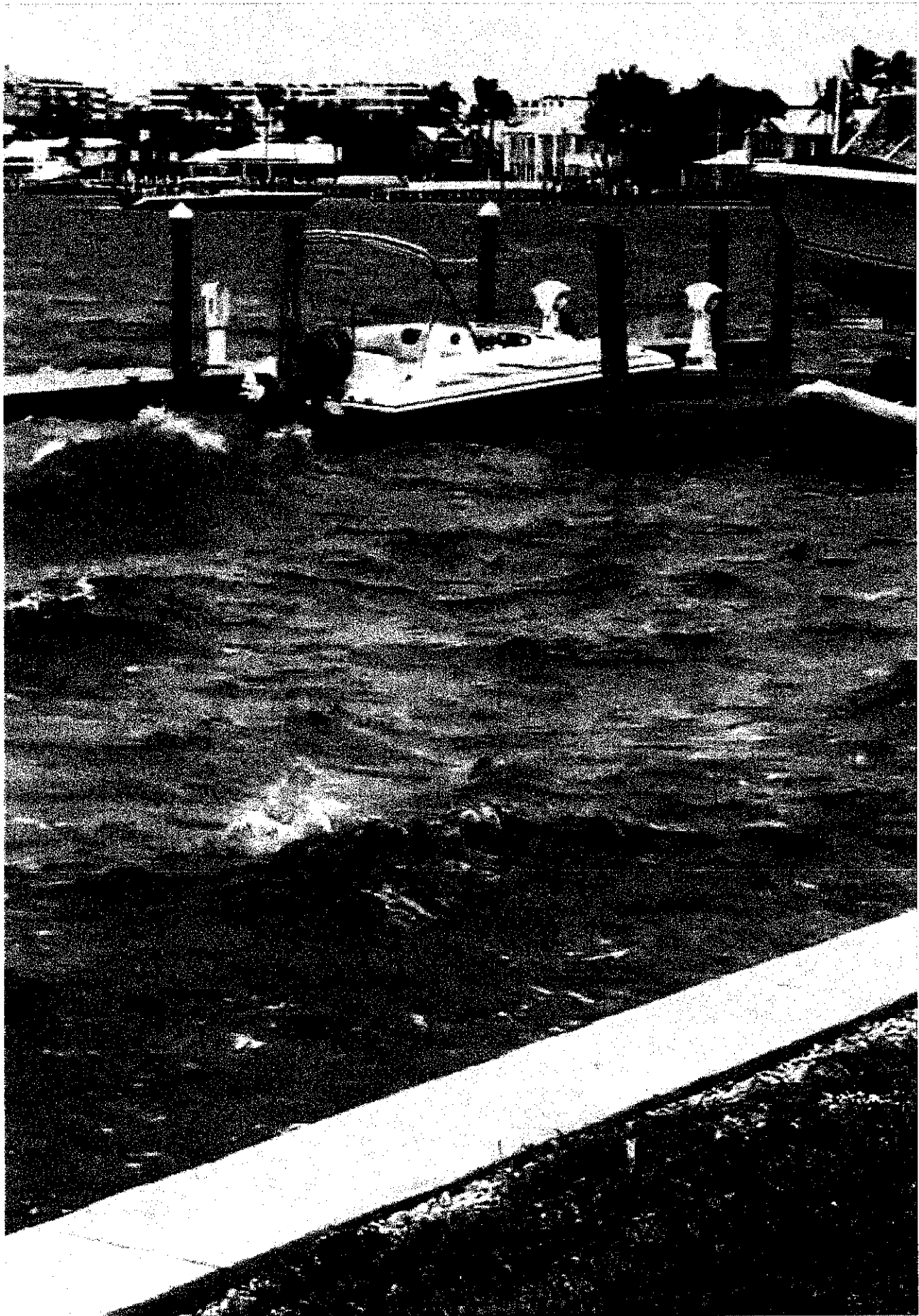


Exhibit G

Jesse Wilson <jessewilson1133@gmail.com>

311 East Ocean Avenue Pier/dock

13 messages

Glenn C. Rotondo <gcr@klrotondo.com>

Tue, Jul 8, 2025 at 8:09 AM

To: "eeassa@lantana.org" <eeassa@lantana.org>

Cc: Kim Spring <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>, Glenn Rotondo - 1P <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>, "rodger@carvergroupent.com" <rodger@carvergroupent.com>

Ms. Eassa

To help clarify and expedite the issues concerning our pier/dock I have attached some information that might help explain some of the confusion regarding our pier and zoning designation. Back on April 8th Mr. Perez sent Jesse Wilson a Lantana zoning map from 2021 (see attachment). The map showed 311 East Ocean Avenue as C1 commercial and 309 East Ocean Avenue (Old Village Pointe) as OMX (mixed use). This obviously makes no sense and I believe this was simply an error. The current Lantana zoning map as of May 2025 (see attachment) properly designates 311 East Ocean Avenue and 309 East Ocean Avenue as OMX mixed use. I note that Old Village Pointe has many stationary boat lifts. Our current zoning designation is not C1 and should never have been C1. In any event a special exception based on C1 zoning is no longer applicable as Island Towers is not currently zoned C1.

As to the issue of a non-conforming structure, it is the City's position floating docks have not been permitted in Lantana since 2022. This is based on the City's interpretation of Sections 134 (11) (residential docks/piers) and b(6) (commercial docks/piers) that a "floating structure" includes floating docks. In 2022 both sections of the code state:

No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock.

I note recently on June 9th 2025 the City amended these sections (see attachment) to specifically add "seaplanes and flying boats" (whatever that is). There is no language in this amendment regarding floating docks. The sections now state:

No floating structures, houseboats, or live-aboards, seaplanes, and/or flying boats are allowed to be tied-up or otherwise secured to a pier or dock.

The code in 2022 and as recently amended in 2025 makes no mention that floating docks are not permitted. The definition section of the code **Section 23-1** defines a "floating structure" as:

"A floating entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water, but which serves purposes or provides services typically associated with a building or structure, accessory or otherwise, or other improvement to real property. The term includes, but is not limited to, a structure used as a residence or for accessory use to a residence, place of business or office with public access; a hotel or motel; a restaurant or lounge; a clubhouse; a meeting facility; a storage or parking facility; or a mining platform, dredge, dragline, or similar facility or entity represented as such. **Floating structures are expressly excluded from the definition of the term "vessel" provided in this**

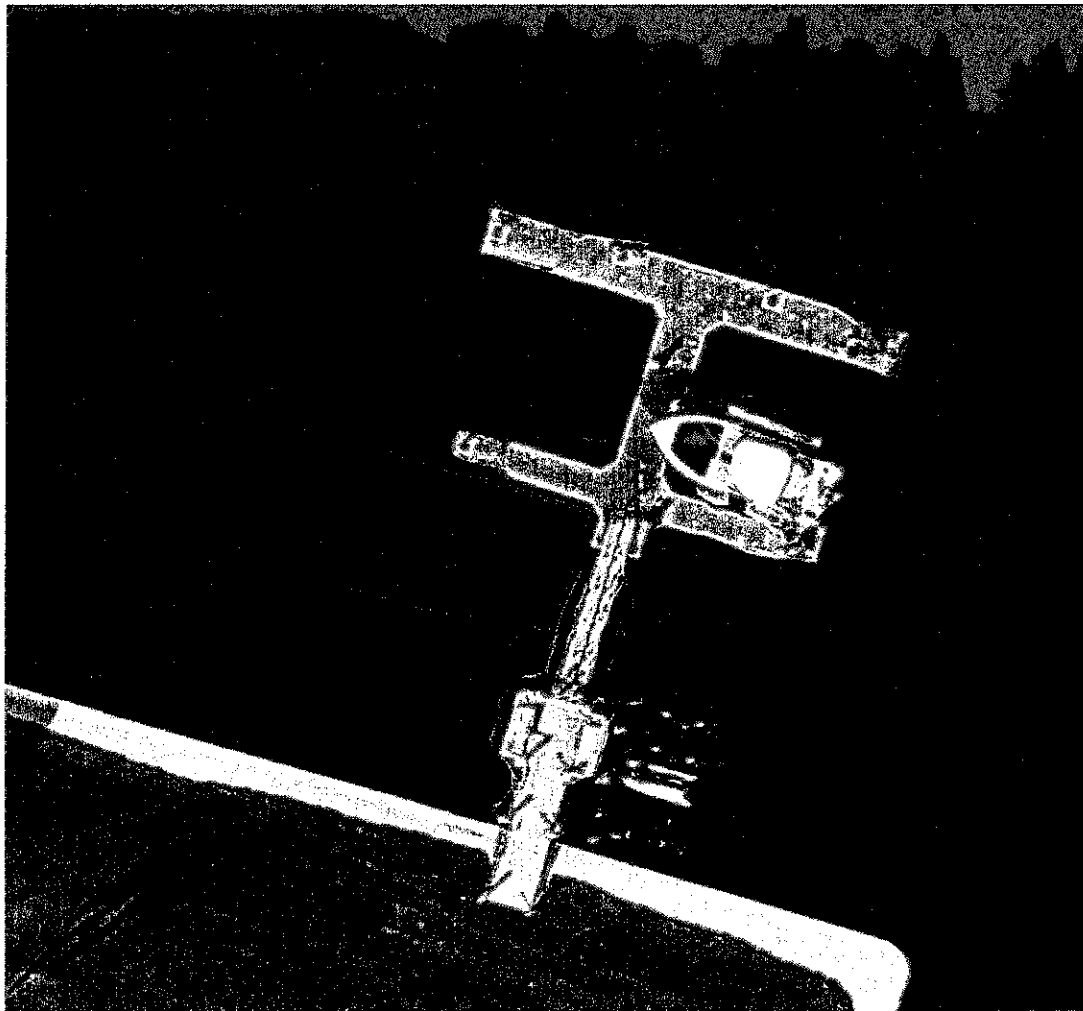
Exhibit G

section... movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure.

This definition section or any section of the code does not state that a floating dock is a "floating structure" for the purposes of the code. Most importantly Section 5-31 of the code defines a Pier as:

"any fixed or floating structure that is part of or affixed to land such as a wharf, dock, float or other loading facility".

Clearly under this section a pier can be a fixed or a **floating structure** that is part of or fixed to land. That is the exact definition of our pier/dock. The relevant sections of the code on its face do not support an interpretation that **our** pier is a floating structure as intended by the code. The aerial photograph below clearly shows our pier/dock is one structure that consists of a fixed sitting pier with a gangway connected to a floating portion fixed in place with pilings at the end of the pier. The entire pier is attached to our land with pilings behind the seawall. This photograph also shows the encroachment of Mr. Adjodha's lift on the adjacent slip; the adjacent finger pier and the common pier at the front of the dock.



In addition the underside of the floating pier was structurally reenforced as set forth in our plans submitted to the City in 2015 that was previously forwarded to you. This was specifically done by the builder due to its unique location in the intercoastal. This is a completely secure/safe structure and properly permitted by the

Exhibit G

City in 2019. The pier/dock is also in compliance with the Lantana size limitations and the FL DEP approval. The dock is 885 square feet under the maximum 1000 sq ft in the Lantana code and FL DEP approval letter. The width of the common and finger piers on the floating portion of the pier are approximately 4 ft. The floating portion of the pier is not an unsecured structure that moves laterally in the water which can easily become detached like the floating jet ski ramp that is also shown in the aerial photograph. This jet ski ramp is exactly the type of floating structure the code intended to prohibit due to the obvious safety concerns. This is why the Board took legal action with the assistance of the FL DEP to force the removal of the unpermitted jet ski ramp from our pier to protect our residents and our pier. Indeed the City properly denied an owner of Island Towers a permit for a jet ski ramp in 2021.

The totality of the above taken in context, simply does not support an interpretation that our pier is a floating structure as intended by the code or is a non-conforming structure that requires a special exception/variance to place stationary boat lifts in the individual slips. Indeed it is not the Board's position that every floating dock should be permitted. However a blanket ban on floating docks is simply not supported by the code. We are sure there are circumstances where a floating dock fits the definition of a floating structure as intended by the code and should be denied. This is not that circumstance. A boatlift is in no way a modification of our pier and not a modification of an existing non-conforming structure warranting a special exception. We strongly stress the need for stationary boatlifts. The boatlifts provide extra safety and security for a boat on the dock. Without a stationary boatlift, a boat on the dock must be anchored to the dock and subject to the extremely rough and turbulent king tides; storms etc. This will only increase the chance that a boat could detach from the dock during a bad storm and increase the likelihood a boat will be lost and/or cause serious damage to the dock. Due to our unique location in the intercoastal we strongly urge the City to allow stationary boatlift to protect our property.

The Board hopes this information provides some clarity and assistance. We strongly urge the City grant Jesse Wilson's application for a stationary boatlift to protect his boat without the need for a special exception which is not warranted under the circumstances.

Thank you again for your attention and cooperation in this matter. It is appreciated.

Board of Directors Island Towers

3 attachments



2025 amendment to Lantan Code docks.pdf
615K



Town of Lantana Zoning Map - March 2021.pdf
913K



Lantana May 2025 zoning map .pdf
237K

Exhibit G
To: Jesse Wilson <jessewilson1133@gmail.com>

GM Jesse

Ms. Eassa called me yesterday. I sent this to her after our call and followed up with the email I just sent you.

[Quoted text hidden]

3 attachments



2025 amendment to Lantan Code docks.pdf
615K



Town of Lantana Zoning Map - March 2021.pdf
913K



Lantana May 2025 zoning map .pdf
237K

Elizabeth Eassa <eeassa@lantana.org>

Tue, Jul 8, 2025 at 1:46 PM

To: "Glenn C. Rotondo" <gcr@klrotondo.com>

Cc: Kim Spring <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>, Glenn Rotondo - 1P <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>, "rodger@carvergroupent.com" <rodger@carvergroupent.com>, Nicole Dritz <NDritz@lantana.org>

Hi Kathi,

Thank you for your email.

As promised, I had the Building Official inspect the dock this morning. Based on our review—including input from the Building Official, the Development Services Director, and myself—we have determined that the dock at 311 E Ocean Avenue is a floating dock.

While the Town acknowledges that a permit was issued in 2015 for the construction of this dock, it is important to note that such a permit would not be approved today. Therefore, the dock is considered a **legally nonconforming structure**.

As a result, the Town has denied the following applications:

- MISC2505-0008 (Unit 103)
- MISC2506-0009 (Unit 107)

These applications sought to alter a nonconforming structure, which is not permitted under **Section 23-141(a)** of the Town Code of Ordinances.

To support this determination, I offer the following:

Exhibit G

Relevant Code Provisions:

Section 23-134(b)(6) – Piers and Docks (Commercial Docks and/or Marinas):

(6) No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock.

Definition – Section 23-1:

Floating Structure: A floating entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water, but which serves purposes or provides services typically associated with a building or structure, accessory or otherwise, or other improvement to real property. The term includes, but is not limited to, a structure used as a residence or for accessory use to a residence, place of business or office with public access; a hotel or motel; a restaurant or lounge; a clubhouse; a meeting facility; a storage or parking facility; or a mining platform, dredge, dragline, or similar facility or entity represented as such. Floating structures are expressly excluded from the definition of the term "vessel." Incidental movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure.

Zoning Clarification:

The property at **311 E Ocean Avenue** has been zoned **C1** since at least 2002 (attached are various zoning maps confirming this). Please note that the map provided in your email that groups Olde Village Pointe and 311 E Ocean Avenue as 'OMX' reflects the Downtown Overlay Zone and is not the official **Town of Lantana Zoning Map**.

Regardless, the zoning of the property is not determinative in this case, as the floating dock itself is the subject of the modification request. Similar prohibitions also exist in **Section 23-132(a)(11)** for residential zoning districts.

Next Steps:

As we discussed by phone, if you wish to pursue a **text amendment** to remove or revise this language in the Code, you may submit the attached application. However, please be advised that **staff will not support such an amendment**.

Let me know if you have any further questions or need clarification on any of the above.

Thank you,

Elizabeth J. Eassa, AICP

Assistant Development Services Director

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5034 | eeassa@lantana.org

Exhibit H



Jesse Wilson <jessewilson1133@gmail.com>

311 E OCEAN #107 ; MISC2506-0009

31 messages

Daniel Perez <dperez@lantana.org>

Fri, Aug 29, 2025 at 12:35 PM

To: "gcr@klrotondo.com" <gcr@klrotondo.com>, Jesse Wilson <jessewilson1133@gmail.com>, "lindaricci561@gmail.com" <lindaricci561@gmail.com>, "spring2691@gmail.com" <spring2691@gmail.com>

Cc: Elizabeth Eassa <eeassa@lantana.org>, Nicole Dritz <NDritz@lantana.org>

Hello,

After discussion with the Town Attorney, we have come up with the following solution:

Development Services will conduct a Staff-Initiated Rezoning & Text Amendment to re-zone the property MXD. The reason for zoning MXD as opposed to R15 is due to the number of existing units.

The dock will no longer be considered non-conforming as it is only classified as a commercial dock due to the commercial zoning of the property.

There will be no charge for this procedure's application, however, any necessary surveys, drawings, or plans will need to be obtained at your own expense.

Please let me know if there are any questions.

Thank you,

Daniel H. Perez

Assistant Planner

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5781 | dperez@lantana.org

Jesse Wilson <jessewilson1133@gmail.com>

Fri, Aug 29, 2025 at 1:56 PM

To: Daniel Perez <dperez@lantana.org>

Cc: "gcr@klrotondo.com" <gcr@klrotondo.com>, "lindaricci561@gmail.com" <lindaricci561@gmail.com>, "spring2691@gmail.com" <spring2691@gmail.com>, Elizabeth Eassa <eeassa@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>

Exhibit I



Exhibit J



Jesse Wilson <jessewilson1133@gmail.com>

Stationary Boatlifts lifts at Island Tower

7 messages

Glenn C. Rotondo <gcr@klotondo.com>

Tue, Dec 23, 2025 at 4:59 PM

To: Elizabeth Eassa <eeassa@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Daniel Perez <dperez@lantana.org>,

"braducci@lantana.org" <braducci@lantana.org>

Cc: "kspringrealestate@gmail.com" <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>,

"glenn.rotondo@gsa.gov" <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>

Hi Elizabeth

This is to follow up on our in person conversation on December 17th regarding permits for boatlifts at 311 East Ocean Avenue. As you are aware we have had extensive communications regarding the legal issues and our property rights in reference to this matter for over 5 months. The following issues have been resolved at this time:

1. The City acknowledged a proper permit was obtained for our residential dock in 2015;
2. The City reversed their prior position regarding the 2019 City Ordinance and determined that floating docks are now permissible;
3. The City in discussion with the Town attorney decided that Island Towers would properly be rezoned MDX from commercial and the dock would no longer be considered a legally non-conforming dock which was the main reason for denying a permit to Jesse Wilson as a lift would be a modification or enlargement of a non-conforming dock. That issue is now moot;
4. The City properly acknowledges that the dock is only considered a commercial dock due to the erroneous commercial zoning of the property. Our dock is nothing more than a small slip residential dock in a residential building.
5. At my meeting with you, Nicole and Daniel in September, the City agreed that it was reasonable and fair to have additional discussions with the City's attorney regarding changing the zoning without any application by Island Towers or the need for surveys etc as Island Towers has been a completely 30 unit residential building since its construction in 1965.
6. It has now been six months since the City denied Jesse Wilson's permit for a boat lift and three months since our original meeting. He as well as other owners continue to incur unnecessary, significant financial costs due to these unfortunate series of events which has seriously impacted our property rights.

Given the financial burden and the denial of our property rights for a proper use of our submerged land we urge the City to come to a final decision forthwith so our association can proceed accordingly. As per our discussion you will forward this brief outline of our conversation to the Town's attorney and advise of us of the date of the meeting.

As always thank you for your cooperation and prompt attention to this matter.

Board of Island Towers

Elizabeth Eassa <eeassa@lantana.org>

Wed, Dec 24, 2025 at 7:45 AM

Exhibit J

To: "Glenn C. Rotondo" <gcr@klotondo.com>, Nicole Dritz <NDritz@lantana.org>, Daniel Perez <dperez@lantana.org>, Brian Raducci <braducci@lantana.org>
Cc: "kspringrealestate@gmail.com" <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>, "glenn.rotondo@gsa.gov" <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>

Good morning, Kathi,

Thank you for your follow-up and for outlining your understanding of the discussions to date. I understand the frustration this process has caused for the association and the individual unit owners, and I appreciate the time you have taken to engage with Town staff on this matter.

Since our conversation, I have discussed this issue in person with the Town Attorney, the Development Services Director, and the Town Manager. After those discussions, the Town's determination remains unchanged. Under the current C-1 zoning designation, the Town cannot issue permits for residential docks or associated residential boat lifts. In order for such permits to be considered, a formal application to rezone the property would be required.

I understand this is not the outcome the association was hoping for, and I recognize the financial and personal impacts this situation has had. However, staff must apply the Town's zoning regulations and planning policies consistently and within the limits of our authority.

Please let me know if you have any questions regarding the zoning process or if you would like to discuss the steps required to pursue a rezoning application again, should the association wish to proceed with that process.

Elizabeth J. Eassa, AICP

Assistant Development Services Director

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5034 | eeassa@lantana.org

From: Glenn C. Rotondo <gcr@klotondo.com>

Sent: Tuesday, December 23, 2025 5:00 PM

To: Elizabeth Eassa <eeassa@lantana.org>; Nicole Dritz <NDritz@lantana.org>; Daniel Perez <dperez@lantana.org>; Brian Raducci <braducci@lantana.org>

Cc: kspringrealestate@gmail.com; Lawrence Lawson <laurielawson321@gmail.com>; glenn.rotondo@gsa.gov; Jesse Wilson <jessewilson1133@gmail.com>

Subject: Stationary Boatlifts lifts at Island Tower

[**Please be cautious**]This email originated from outside of The Town of Lantana. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

Exhibit J
Jesse Wilson <jessewilson1133@gmail.com>
To: Elite Environmental Permitting Services <eepermittingservices@gmail.com>

Mon, Jan 5, 2026 at 7:31 AM

Hi Tabatha,

See below. They are now trying to deny based on zoning. Kathi our HOA board member is coming up with a response this week, but long story short they said in a previous email to us that their denial decision is not based on zoning so they are backtracking really badly. I will forward you that original email back in July where they said that as well.

Small update but we now have 3 people including myself trying to get a boat lift here, so the pressure is on lantana.

Thank you,

Jesse
[Quoted text hidden]

Elite Environmental Permitting Services <eepermittingservices@gmail.com>
To: Jesse Wilson <jessewilson1133@gmail.com>

Mon, Jan 5, 2026 at 7:49 AM

Jesse,
How frustrating! Sorry you are going through this!

With Kind Regards,
Tabatha Tolley
Elite Environmental Permitting Services
Direct Line 772-834-5117
[Quoted text hidden]
[Quoted text hidden]

Glenn C. Rotondo <gcr@klotondo.com>
To: Jesse Wilson <jessewilson1133@gmail.com>

Mon, Jan 5, 2026 at 12:23 PM

From: Glenn C. Rotondo
Sent: Monday, January 5, 2026 12:22 PM
To: glenn.rotondo@gsa.gov
Subject: FW: Stationary Boatlifts lifts at Island Tower

Good Morning Elizabeth

Thanks for your response. Pursuant to your response below it is the City's position due to our current erroneous C-1 zoning designation, the Town cannot issue permits for residential docks or associated residential boat lifts and that for such permits to be considered, a formal application to rezone the property would be required. This response appears to be contradictory on its face as the City permitted and approved a residential dock in 2015 based on the exemption granted from the Army Corp of Engineers and the Florida DEP when the property was zoned C-1. Is it the City's position that our dock is a commercial dock and boatlifts are not permitted on commercial docks, if so what specific statute/ordinance are you relying on; that owners can run a business from our dock or the City would deny owners from running a business from the dock because it is a residential dock?

Before the Association decides how to proceed we need the City to advise us of the following:

Exhibit J

1. What specific statute/ordinance etc the City is relying on to deny a boatlift on a residential dock;
2. What specific statute/ordinance etc the city is relying on that states a residential dock is not permitted in a "commercially zoned area";
3. When and why Island Towers was zoned commercial when it has always been a residential building;
4. If the Association puts in an application for a change in zoning how long will that take given the circumstances;
5. Confirm the Association will not bear any costs to change the erroneous zoning; and
6. Boatlifts will be permitted once the zoning is changed.

Needless to say the Association strongly feels that under the circumstances of this case the City's position is unreasonable; unfair; arbitrary; unnecessarily causing a significant financial burden on our owners and unfairly denying owners of Island Towers the legitimate use of our property.

[Quoted text hidden]

Glenn C. Rotondo <gcr@klotondo.com>

Tue, Jan 6, 2026 at 6:17 PM

To: Elizabeth Eassa <eeassa@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Daniel Perez <dperez@lantana.org>, Brian Raducci <braducci@lantana.org>

Cc: "kspringrealestate@gmail.com" <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>, "glenn.rotondo@gsa.gov" <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>

Good Evening Elizabeth,

Thank you for your response. Based on the Town's current response our Association must decide how to proceed regarding the Town's order denying boatlifts on our dock. To properly move forward without confusion and not to waste any more time the Association requests clarification of the Town's order. The Town's current position that Island Towers must formally apply for a change in zoning before the Town will consider our applications for a residential dock is contradictory to the original denial order. The Town's formal denial for boatlifts back in June was for the following reasons:

1. Sec. 23-96(d) Special Exception required for commercial docks and/or marinas; and
2. Sec 23-134(11) No floating structures, houseboats or liveboards are to be tied up or otherwise secured to a pier or dock; floating docks are prohibited and therefore cannot be altered or enlarged in any way. Floating dock shall be removed.

Regarding Sec 23-96(d), our Association never applied for a commercial dock and/or marina. Jesse Wilson applied for a permit to place a stationary residential boat lift in his slip on our residential dock that was permitted by the Town in 2015. As you are aware, when the Town issued the denial order the Town was under the erroneous belief that our Association never applied or was granted a permit for the construction of our residential dock. Therefore, the directive that a special exception is required by Island Towers for residential boatlifts on our permitted residential dock is invalid and irrelevant to this matter.

The Town's denial based on Sec 23-134(11), enacted in 2019, states that our floating dock is a "floating structure" under the statute which are prohibited and therefore cannot be altered or enlarged in any way is also invalid. Based on this the Town ordered "the floating dock shall be removed". In response to the denial order, the Association advised the Town that a permit was issued for our residential dock by the Town in 2015. When the Town realized the dock was properly permitted 2015 they reversed their order that the floating dock shall be removed. However the Town determined that although the floating dock was properly permitted by the Town in 2015 it was now considered a "legally non-conforming" floating structure under the statute. Therefore the floating dock could not be enlarged or altered in any manner due to the current "non-conformity" and boatlifts would not be permitted. In response we pointed out in a lengthy correspondence to the Town that our floating dock could not be considered an impermissible "floating structure" under the statutory language taken in its totality. The Town subsequently and correctly agreed and reversed their prohibition on floating docks under Sec 23-134(11). Consequently, the basis for the Town's denial for residential boatlifts (that our floating dock was a non-conforming "floating structure" that could not be altered or enlarged) is no longer relevant and moot. This should have resolved the issue of permits for residential boatlifts on our permitted residential dock.

Seven months later, the Town now takes the position that since our property is for some unknown reason zoned C1, the Association must apply for a change of zoning to mixed use before the Town will even consider permitting boat lifts. Pursuant to your response below it is now the Town's position due to our current "C-1" zoning, **the Town cannot issue permits for residential docks or associated residential boat lifts** and for such permits to be considered, a formal

Exhibit J

application to rezone the property to mixed use would be required. I note this was never mentioned as a basis for denial in the original denial order. In addition this is a surprising position to take when in 2023 the Town of Lantana established an overlay zoning district for the downtown area and has designated our property as mixed use. Further, this response is contradictory based on the facts of this case. The Town permitted and approved our application for a residential dock in 2015 based on our specific plans and the Army Corp of Engineers/Florida DEP approval for our dock based on their exemption criteria for a residential dock. This criteria was also in accordance with Section 23-130(a) of the City Ordinance for residential docks. It is undisputed the Town approved construction of our residential dock in 2015 notwithstanding our property was zoned C-1. The issue of a commercial dock or C1 zoning has absolutely nothing to do with this case.

Is it the Town's position that a residential dock is not permitted in C1 when the Town already approved our residential dock in 2015? Is it the Town's position now that our dock is a commercial dock notwithstanding the Town's approval of a residential dock? If so, are owners at Island Towers permitted to conduct commercial activities on the dock or are commercial activities restricted because this is a residential dock? Is it the Town's position that boatlifts are not permitted on commercial docks? Is it the Town's position that boat lifts are not permitted on a residential dock when numerous boat lifts were permitted on our neighbor's residential dock at Olde Village Point that has commercial businesses?

Under the specific circumstances of this case as set forth above it is our strongly held position that the Town has no legitimate basis for denying residential boat lifts on our legal six slip residential dock. The Town's changing position, because the original denial order is invalid, that the Association must now apply for a change in zoning and bear significant costs to do so for the Town to consider permits for residential boat lifts on our residential dock is wholly unreasonable; arbitrary; unnecessarily and places a significant financial burden on our owners and unfairly denies the owners of Island Towers of their legitimate use of the property and property rights. Moreover the Town's current position that a change in zoning is necessary to consider a permit for a residential boatlift completely undermines and contradicts the Town's prior position that **"the zoning of the property is not determinative in this case, as the floating dock itself is the subject of the modification request. Similar prohibitions also exist in Section 23-132(a)(11) for residential zoning districts"**. I presume the Town meant Section 23-134(a)(11) as cited in the denial order. Our property's inexplicable C1 zoning designation is irrelevant to whether residential boat lifts are permitted on our residential dock. The prior denial for the boat lifts was based solely on floating docks being considered a floating structure under the statute not whether the property was commercial or residential. The basis for denial of boat lifts no longer exists as the Town no longer considers floating docks as floating structures under the statute and floating docks are now permissible under Section 23-134(a)(11). Consequently the zoning designation of our property as C1 is irrelevant to the granting of permits for residential boat lifts and is not controlling in this matter as per the Town's own opinion.

Given the above the Association requests that the Town specify their position for denying boat lifts and kindly provide responses to the following questions so the Association can move forward in any future proceedings with specificity and clarity:

1. What specific statute/ordinance is the Town relying on to deny a residential boatlift on a permitted residential dock;
2. Is it the Town's position that our dock is now a commercial dock;
3. Why is Island Tower's currently zoned commercial when it has always been a strictly residential building since 1965.

Your prompt attention to this matter is appreciated.

Board of Directors Island Towers

From: Elizabeth Eassa <eeassa@lantana.org>
Sent: Wednesday, December 24, 2025 7:45 AM

[Quoted text hidden]

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Wed, Jan 7, 2026 at 4:21 PM

To: "Glenn C. Rotondo" <gcr@klrotondo.com>, Nicole Dritz <NDritz@lantana.org>, Daniel Perez <dperez@lantana.org>, Brian Raducci <braducci@lantana.org>

Exhibit J
Cc: "kspringrealestate@gmail.com" <kspringrealestate@gmail.com>, Lawrence Lawson <laurielawson321@gmail.com>, "glenn.rotondo@gsa.gov" <glenn.rotondo@gsa.gov>, Jesse Wilson <jessewilson1133@gmail.com>

Kathi,

Your email has been received and forwarded on to the Town Attorney, I'll let you know if any guidance is provided.

In terms of your specific questions at the end of the email, please see my responses, in red, below:

1. What specific statute/ordinance is the Town relying on to deny a residential boatlift on a permitted residential dock; The Town's determination is based on Section 23-96 (C1 Commercial District) and Section 23-141 (Nonconforming Structures) of the Town Code.
2. Is it the Town's position that our dock is now a commercial dock; No. The dock is considered a nonconforming structure.
3. Why is Island Tower's currently zoned commercial when it has always been a strictly residential building since 1965. I am not aware of the rationale for the zoning designation. The property is currently designated C-1 under the Town's zoning map.

Elizabeth J. Eassa, AICP

Assistant Development Services Director

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5034 | eeassa@lantana.org

From: Glenn C. Rotondo <gcr@klrotondo.com>

Sent: Tuesday, January 6, 2026 6:18 PM

To: Elizabeth Eassa <eeassa@lantana.org>; Nicole Dritz <NDritz@lantana.org>; Daniel Perez <dperez@lantana.org>; Brian Raducci <braducci@lantana.org>

Cc: kspringrealestate@gmail.com; Lawrence Lawson <laurielawson321@gmail.com>; glenn.rotondo@gsa.gov; Jesse Wilson <jessewilson1133@gmail.com>

Subject: RE: Stationary Boatlifts lifts at Island Tower

[Please be cautious**]** This email originated from outside of The Town of Lantana. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Exhibit K



Jesse Wilson <jessewilson1133@gmail.com>

Zoning Board of Appeals - MISC2506-0009

12 messages

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Jul 9, 2025 at 1:11 PM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <Planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Hi Elizabeth,

After further reading the rest of Chapter 23, can you please forward me any formal procedures under 23.63(a)(1) and the formal documents that I need to file an appeal to the Zoning Board of Appeals regarding my permit denial of MISC2506-0009 ?

Thank you,

Jesse

Elizabeth Eassa <eeassa@lantana.org>

Wed, Jul 9, 2025 at 1:18 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Jesse,

I'll have to consult with the Town Attorney on what the appropriate course of action would be. He is a contract employee and does not work in house. I'll shoot him an email now and let you know when I hear back and how to proceed.

Elizabeth J. Eassa, AICP

Assistant Development Services Director

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5034 | eeassa@lantana.org

From: Jesse Wilson <jessewilson1133@gmail.com>

Sent: Wednesday, July 9, 2025 1:12 PM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <planning@lantana.org>; Nicole Dritz <NDritz@lantana.org>; Kim Spring <spring2691@gmail.com>; Glenn C. Rotondo <gcr@klrotondo.com>; Linda Ricci <LindaRicci561@gmail.com>

Subject: Zoning Board of Appeals - MISC2506-0009

Exhibit K

[**Please be cautious**] This email originated from outside of The Town of Lantana. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Jul 9, 2025 at 2:11 PM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Hi Elizabeth,

I'm a bit confused why you need to talk to an attorney for this? I have a right to appeal and the town should be able to give me direction without consulting an attorney and wasting my time. It says ((23.63(a)(1)) "Administrative appeals shall be taken within thirty **(30) days** of the order, requirement, decision, or determination appealed from, by filing with the zoning board of appeals a written application specifying the grounds of the appeal." I want to clarify that any day from today that I wait for instruction, as I have officially received the denial for MISC2506-0009 from you via email on today 7/9, should not count towards that 30 day mark.

Thank you,

Jesse

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Wed, Jul 9, 2025 at 2:26 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Hi Jesse,

As I stated previously, I am consulting with our attorney to ensure this is the appropriate course of action for you to take. We will honor your email if this is the correct course of action, or provide you with the appropriate next steps, if necessary. Thanks.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Mon, Jul 21, 2025 at 6:13 PM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Hi elizabeth,

Any update on this?

Thank you,

Jesse

[Quoted text hidden]

Glenn C. Rotondo <gcr@klotondo.com>

Mon, Jul 21, 2025 at 8:57 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Jesse

Exhibit K

This is bs tomorrow I am going to call zoning board of appeals

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Wed, Jul 23, 2025 at 3:02 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Jesse,

Nicole, the Town Attorney and myself have been discussing this matter. We are still making some decisions and will give you an update next week when Nicole is back in the office. Should you need to move forward to the ZBA, we will still honor your email date. Thanks for your patience.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Thu, Jul 24, 2025 at 5:18 PM

To: Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Brendan Parker <brendan@floridamarinebuilders.com>

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Tue, Aug 5, 2025 at 3:41 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <LindaRicci561@gmail.com>

Hello,

I wanted to check in and let you know that we are still working on this, but do not have an answer yet. Additional questions came up that we are working through with the Town Attorney. We will continue to honor your email date if necessary. Thanks for your patience.

Elizabeth J. Eassa, AICP

Assistant Development Services Director

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5034 | eeassa@lantana.org

[Quoted text hidden]

Glenn C. Rotondo <gcr@klrotondo.com>

Tue, Aug 5, 2025 at 6:28 PM

Exhibit K

To: Elizabeth Fasso <efasso@lantana.org>, Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Kim Spring <spring2691@gmail.com>, Linda Ricci <LindaRicci561@gmail.com>

Thanks Elizabeth appreciate the follow up. The HOA just wants what is reasonable and fair so we can protect owners boats and our property. For us it is a safety issue. Thanks again Kathi

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Thu, Aug 7, 2025 at 5:08 PM

To: Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Brendan Parker <brendan@floridamarinebuilders.com>

See below

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Mon, Dec 29, 2025 at 5:34 PM

To: "Glenn C. Rotondo" <gcr@klrotondo.com>

Hi Kathi,

This is the last time they replied regarding my "final decision" so I can be given 30 days to go for an appeal or special exception.

Thank you,

Jesse

[Quoted text hidden]

Exhibit L

Jesse Wilson <jessewilson1133@gmail.com>

permit number MISC2506-0009

33 messages

Jesse Wilson <jessewilson1133@gmail.com>

Thu, Jun 26, 2025 at 5:26 PM

To: Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>

Cc: "Glenn C. Rotondo" <gcr@klotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>

Good Afternoon,

This is in regards to boat lift permit number MISC2506-0009 not to be confused with unit 103's problems or permit. I am at unit 107.

1. How long has 311 east ocean avenue been zoned C1 commercial? If it was previously designated residential when did it become commercial? Island Towers is a completely private residential building since it was built in 1965.
2. Is there any zoning municipal code that specifically prohibits "floating docks". You cite Section 23-134 Piers and Docks subsection a (11) which applies to residential piers and docks, however in the first code cited you indicate that this is a commercial dock which would be subsection b (6). Notwithstanding both sections state "No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock". In addition, Section 5-31 defines a Pier as "any fixed or floating structure that is part of or affixed to land such as a wharf, dock, float or other loading facility". If a "floating structure" is considered a floating dock by your explanation, why would it need to mention that it is "secured to a pier or dock" at the end of the code? That is completely redundant. Our dock is secured to the land and not another dock or pier.
3. Definitions under Section 23-1 specifically defines a "floating structure" as follows: "A floating entity, with or without accommodations built thereon, **which is not primarily used as a means of transportation on water**, but which serves purposes or provides services typically associated with a building or structure, accessory or otherwise, or other improvement to real property. The term includes, but is not limited to, a structure used as a residence or for accessory use to a residence, place of business or office with public access; a hotel or motel; a restaurant or lounge; a clubhouse; a meeting facility; a storage or parking facility; or a mining platform, dredge, dragline, or similar facility or entity represented as such. **Floating structures are expressly excluded from the definition of the term "vessel" provided in this section.** Incidental movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure.

This section specifically excludes boats. Nowhere in these sections does it state that a "floating dock" is a floating structure or is prohibited in Lantana.

Kindly inform me of the process for a special exception or an appeal of any decision denying a permit for a **BRAND NEW FIXED BOAT LIFT WITH IT'S OWN PILINGS** that will **NOT** be attached to the permitted floating dock.

I've attached the original floating dock permit filed in 2015, along with the notes citing municipal code that we received regarding the boat lift permit MISC2506-0009.

Your attention and cooperation to this matter is appreciated.

Jesse Wilson

2 attachments

Exhibit L



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644K



MISC1506-0015 (1).pdf
4936K

Jesse Wilson <jessewilson1133@gmail.com>
To: Brendan Parker <brendan@floridamarinebuilders.com>

Thu, Jun 26, 2025 at 6:31 PM

Hey Brendan,

Long time no speak. I was wondering if you guys have run into any problems like this in lantana in the past? They told me on the phone that since 2022, lantana does not allow floating docks anymore. So basically if I'm adding a boat lift that isn't attached to the floating dock at all, they are saying the whole dock needs to be redone as a fixed dock. Sounds like complete bs, you can see what I sent to them below. Attached is also a photo of their reason for denying it.

Thank you,

Jesse

[Quoted text hidden]

2 attachments



c1f5d898-8b5b-4cbb-a7c1-68e09671f8d3.png
644K



MISC1506-0015 (1).pdf
4936K

Brendan Parker <brendan@floridamarinebuilders.com>
To: Jesse Wilson <jessewilson1133@gmail.com>

Thu, Jun 26, 2025 at 6:58 PM

Hey Jesse, has Lanata provided any documentation in writing to show that the law has changed in 2022 and that floating docks are no longer permitted?

[Quoted text hidden]



FLORIDA MARINE BUILDERS

Exhibit L

7334 Cloud Dr
Lake Worth, FL 33467

BRENDAN PARKER

OFFICE PHONE: 561-614-2999

EMAIL: BRENDAN@FLORIDAMARINEBUILDERS.COM

Jesse Wilson <jessewilson1133@gmail.com>
To: Brendan Parker <brendan@floridamarinebuilders.com>

Thu, Jun 26, 2025 at 7:38 PM

All they gave me was the denied permit with notes and they cited those two codes. The codes they cited are as follows on the municipal code website:

Chapter 23-96 d (specifies special exemptions because we are zoned as a commercial building somehow) it is too long to list here

Chapter 23-134 a(11) No floating structures, houseboats or live-aboards are allowed to be tied-up or otherwise secured to a pier or dock.

Here is the link to the municode for lantana if you want to look at it. I'm not seeing anywhere it says existing permitted floating docks need to be removed:

https://library.municode.com/fl/lantana/codes/code_of_ordinances?nodeId=PTIICOR_CH23ZO_ARTVDIRE_S23-93R1REDI

[Quoted text hidden]

Brendan Parker <brendan@floridamarinebuilders.com>
To: Jesse Wilson <jessewilson1133@gmail.com>

Fri, Jun 27, 2025 at 6:50 AM

Tabatha is going to be working on that more today.

[Quoted text hidden]

Planning <planning@lantana.org>
To: Jesse Wilson <jessewilson1133@gmail.com>, Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>
Cc: "Glenn C. Rotondo" <gcr@klotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>

Fri, Jun 27, 2025 at 9:01 AM

Jesse,

Thank you for your email. Regarding your question about the property's zoning, I'll need to do some additional research to provide a more complete response. That said, as of today, the property is zoned C1 and is therefore subject to the regulations applicable to that designation.

Section 23-134(11)(b)(6) has consistently been interpreted to include floating docks. Since I began with the Town in 2022, no new floating docks have been permitted. Additionally, the Town has required the removal of floating docks when permit applications involving existing nonconforming floating dock structures are submitted for approval.

I've attached the Special Exception application for your reference. If you'd like to schedule a pre-application meeting to discuss further, please let me know. Just as a heads-up, the application will need to be submitted on behalf of the HOA.

Exhibit L
Thank you,

Elizabeth J. Eassa, AICP
Assistant Development Services Director
Town of Lantana
504 Greynolds Circle | Lantana FL 33462
561-540-5034 | eeassa@lantana.org

From: Jesse Wilson <jessewilson1133@gmail.com>
Sent: Thursday, June 26, 2025 5:27 PM
To: Daniel Perez <dperez@lantana.org>; Planning <planning@lantana.org>
Cc: Glenn C. Rotondo <gcr@klotondo.com>; Elite Environmental Permitting Services <eepermittingservices@gmail.com>; Linda Ricci <lindaricci561@gmail.com>
Subject: permit number MISC2506-0009

[Please be cautious**]** This email originated from outside of The Town of Lantana. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

 **Special Exception Application.pdf**
605K

Jesse Wilson <jessewilson1133@gmail.com>
To: Kim Spring <spring2691@gmail.com>

Fri, Jun 27, 2025 at 9:21 AM

Hey Kim I forgot to include you in these emails.
See lantana's reply they want us to submit a special exception.

[Quoted text hidden]

 **Special Exception Application.pdf**
605K

Kim Spring <spring2691@gmail.com>
To: Jesse Wilson <jessewilson1133@gmail.com>

Fri, Jun 27, 2025 at 9:38 AM

Thanks Jesse. Kathi told me all about it. What a ridiculous and unnecessary mess. It will all work out.

Kim Spring
312-505-0928
[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>
To: Planning <planning@lantana.org>

Fri, Jun 27, 2025 at 9:49 AM

Cc: Daniel Perez <dperez@lantana.org>, "Glenn C. Rotondo" <gcr@klotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Exhibit L

Good morning,

So if Section 23-134(11)(b)(6) as you mention is interpreted suddenly since 2022 to include floating docks, did this section of code have the same text back in 2015 when the original floating dock was permitted to be built?

You guys have to understand how ridiculous this is right? I or the HOA have to pay for an exception because you suddenly interpret things differently and it doesn't even make sense? I've already paid and done everything correctly with no mention of "hey you can't put a boat lift there" until I have all the paperwork submitted and paid for? I reached out to you guys in April regarding this and there was no mention that it can't be done. You even had the permit from 103 and you didn't feel like mentioning it to me that I can't put in a boat lift there?

Is it too hard to admit things were interpreted wrong? I even outlined in my last email how the code makes no sense grammatically to include a floating dock. It would have to be something floating attached to an existing floating dock, that is the literal code definition. Like a floating wooden pallet tied up to a dock via rope.

This needs review WITHOUT OUR MONEY.

Jesse

[Quoted text hidden]

Planning <planning@lantana.org>

Fri, Jun 27, 2025 at 11:29 AM

To: Jesse Wilson <jessewilson1133@gmail.com>, Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Jesse,

I should clarify that this interpretation of the Code has been consistently applied since at least 2022, when I began with the Town. While permits are occasionally issued in error, such instances do not preclude future permits from being reviewed and issued correctly in accordance with the Code.

As I was not with the Town in 2015, I cannot speak to the specifics of that particular permit review. However, current reviews are conducted with the understanding that new floating docks, or modifications to existing ones, are not permitted.

The other permit you referenced is tied to an active Code Enforcement case and, for the same reasons outlined in your permit review, also cannot be issued. If you wish to withdraw your permit, I'd be happy to discuss the possibility of a refund of the permit fees with the Director.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Fri, Jun 27, 2025 at 12:21 PM

To: Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Hello, just to reiterate the original questions that remain unanswered:

How long has 311 east ocean avenue been zoned C1 commercial?

Did this section of code have the same text back in 2015 when the original floating dock was permitted to be built?

Surely your department retains these records. Please provide this information to us.

Additionally, how is the public supposed to be aware of your current interpretation if it's not stated in the published codes? Are residents expected to pay hundreds of dollars in permit fees just to find out a policy exists behind the scenes?

Exhibit L

Possibly get a refund? Really? I have \$16k in boat lift hardware standing by in a warehouse if you'd like to also refund that and FDEP fees.

I would appreciate it if the Planning Director could be included in this conversation, if they are not already part of the planning@lantana.org address.

Thank you,

Jesse

[Quoted text hidden]

Daniel Perez <dperez@lantana.org>
To: Jesse Wilson <jessewilson1133@gmail.com>

Tue, Jul 1, 2025 at 3:37 PM

Hi Jesse,

Thank you for your email.

Please give my number below a call at your earliest convenience, or please respond with a phone number so that I may call you.

Thank you,

Daniel H. Perez

Assistant Planner

Town of Lantana

504 Greynolds Circle | Lantana FL 33462

561-540-5781 | dperez@lantana.org

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Jul 1, 2025 at 4:21 PM

To: Daniel Perez <dperez@lantana.org>

Cc: Planning <planning@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Elite Environmental Permitting Services <eepermittingsservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Absolutely not, any communication going forward needs to be on record via email.

Thank you,

Jesse

[Quoted text hidden]

Planning <planning@lantana.org>

Mon, Jul 7, 2025 at 4:27 PM

To: Jesse Wilson <jessewilson1133@gmail.com>, Daniel Perez <dperez@lantana.org>

Cc: Planning <planning@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Elite Environmental Permitting Services <eepermittingsservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Exhibit L

Jesse,

I was unexpectedly out of the office last week. I can work on your questions and get you a response sometime this week.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Jul 8, 2025 at 3:38 PM

To: Brendan Parker <brendan@floridamarinebuilders.com>

Cc: Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <LindaRicci561@gmail.com>

Hey Brendan,

Just wanted to update you.. basically Lantana is saying the floating dock is a non-conforming structure (grandfathered in) because they don't allow floating docks to be built new anymore. I and the HOA are challenging this because they still haven't told me if the code as it's written has changed since 2015 when that dock was built. They also can't tell me when they stopped allowing floating docks. They also didn't tell me in April when I asked about it that I couldn't add a boat lift there... Same person that I emailed in April is the one that denied my permit. Daniel Perez, awesome fellow.

Anyways, I am arguing that my boat lift is not an addition and it is it's own structure since it has it's own pilings and not attached to the dock. I am leaving the dock 'non-conforming' issue to the HOA. Whichever gets cleared first would fix the other, basically. I imagine city workers are not super fast to respond or work on this and I might have to attend town council meetings and other bs so...

I wanted to know if you want to leave the lift hardware and everything at my house while this is cleared up or not. I don't want to overstay my welcome wherever you have it stored while not knowing how long this could take.

Also if you want I can forward the two or so email chains I have from the Lantana Planning department if you feel like reading their nonsense.

Let me know, thanks

Jesse

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Jul 9, 2025 at 10:05 AM

To: Planning <planning@lantana.org>

Cc: "Glenn C. Rotondo" <gcr@klotondo.com>, Elite Environmental Permitting Services <eepermittingservices@gmail.com>, Linda Ricci <lindaricci561@gmail.com>, Kim Spring <spring2691@gmail.com>

Hi Elizabeth,

I'd like to schedule a pre-application meeting for the special exception.

Thank you,

Jesse

[Quoted text hidden]

Brendan Parker <brendan@floridamarinebuilders.com>

Wed, Jul 9, 2025 at 2:47 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Hey Jesse, I can still hold onto the lift if that helps you out. Whatever makes things easier for you. Just keep me posted on the progress with everything. I feel the same way you do in the fact that the boat lift is its own entity and has its own pilings.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Jul 9, 2025 at 6:04 PM

To: Brendan Parker <brendan@floridamarinebuilders.com>

Exhibit L

Awesome, thank you so much. I'll keep you posted

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Thu, Feb 12, 2026 at 2:09 PM

To: Planning <planning@lantana.org>, Nicole Dritz <ndritz@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Hi Elizabeth,

I'm responding to this email as I have not received my permit refund. Please let me know if there is any form I need to fill out to receive it.

Thank you,

Jesse

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Thu, Feb 12, 2026 at 3:40 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Hi Jesse,

Thank you for your email.

The only time a potential refund was discussed was in my email dated June 27, 2025, in which I stated that if you wished to withdraw your permit application, I would discuss the possibility of a refund with the Director. We did not receive any written confirmation from you requesting withdrawal of the application. Additionally, your email dated August 29, 2025 inquired about the status of approval of the permit, indicating the application remained active at that time.

Because no withdrawal request was submitted, the permit remained open and the matter of a refund was not pursued.

If you would now like to formally withdraw the application, please submit that request in writing, and it will be taken up for consideration.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Thu, Feb 12, 2026 at 4:58 PM

To: bleujeane@comcast.net

----- Forwarded message -----

From: **Elizabeth Eassa** <eeassa@lantana.org>

Date: Thu, Feb 12, 2026 at 3:40 PM

Subject: RE: permit number MISC2506-0009

To: Jesse Wilson <jessewilson1133@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Exhibit L**Jesse Wilson** <jessewilson1133@gmail.com>

Tue, Feb 17, 2026 at 11:30 AM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Morning Elizabeth,

Am I understanding correctly that my boat lift permit is still active and not denied?

Thank you,

Jesse

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Wed, Feb 18, 2026 at 12:54 PM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Jesse,

On June 23, 2025, we issued review comments denying the permit application. As no formal response to the building permit comments was received within 180 days, the permit is now considered abandoned and void pursuant to the Florida Building Code, Section 105.3.2.

I provided a summary of the matter to the Town Manager, who has authorized a partial refund of \$500.00. Please note that the refund will be issued to the original payor of the permit fees.

If you have any questions, please let me know.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Wed, Feb 18, 2026 at 2:02 PM

To: bleujeane@comcast.net

----- Forwarded message -----

From: **Elizabeth Eassa** <eeassa@lantana.org>

Date: Wed, Feb 18, 2026 at 12:54 PM

Subject: RE: permit number MISC2506-0009

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Daniel Perez <dperez@lantana.org>, Planning <planning@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Glenn C. Rotondo <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Fri, Feb 20, 2026 at 8:56 AM

To: Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, Nicole Dritz <ndritz@lantana.org>, Elizabeth Eassa <eeassa@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Good Morning,

Exhibit L

I would like to make it clear that I do not accept the partial refund, as it would imply acceptance of the abandonment of my active permit application and could prejudice any appeal or further proceedings.

To clarify:

- I have actively pursued this application in good faith, including timely requests for the Zoning Board of Appeals process under Sec. 23-63(a)(1) (see attached July–August 2025 correspondence thread).
- The Town has not provided the requested appeal information or procedures despite repeated assurances that it was under review and my email date would be honored.
- The failure to respond to my good-faith inquiries is the reason for any perceived lack of progress, not on my part.

Please immediately:

1. Halt or reverse the refund processing (I do not consent to it).
2. Confirm in writing that the application remains active/pending or issue a formal denial with appeal rights.
3. Provide the Zoning Board of Appeals application forms and procedures as originally requested.

I have attached the relevant email thread for reference.

Thank you,
Jesse Wilson
311 E Ocean Ave #107
Lantana, FL 33462
[Quoted text hidden]

 **Gmail - Zoning Board of Appeals - MISC2506-0009.pdf**
204K

Elizabeth Eassa <eeassa@lantana.org>

Mon, Feb 23, 2026 at 4:44 PM

To: Jesse Wilson <jessewilson1133@gmail.com>, Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Jesse,

Attached please find the application for administrative review. The next available Zoning Board of Appeals meeting is March 25, 2026 – I will need a complete application including mailers by March 11, 2026 in order to meet the legal public notice requirements.

[Quoted text hidden]

 **Administrative Review.pdf**
654K

Jesse Wilson <jessewilson1133@gmail.com>

Mon, Feb 23, 2026 at 5:05 PM

To: bleujeane@comcast.net

----- Forwarded message -----

From: **Elizabeth Eassa** <eeassa@lantana.org>

Date: Mon, Feb 23, 2026, 4:44 PM

Subject: RE: permit number MISC2506-0009

[Quoted text hidden]

[Quoted text hidden]

 **Administrative Review.pdf**
654K

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Feb 24, 2026 at 8:03 AM

Exhibit L
To: Elite Environmental Permitting Services <eepermittingservices@gmail.com>
Cc: Linda Ricci <LindaRicci561@gmail.com>

Good Morning Tabatha,

I was wondering if you guys know of a good local land use attorney familiar with Lantana? Lantana finally replied to me with instruction on how to appeal my denial since I asked in July. I have until March 11th to come up with a letter for all the reasons it should not be denied.

Thank you,

Jesse

----- Forwarded message -----

From: **Elizabeth Eassa** <eeassa@lantana.org>

Date: Mon, Feb 23, 2026, 4:44 PM

Subject: RE: permit number MISC2506-0009

To: Jesse Wilson <jessewilson1133@gmail.com>, Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Glenn C. Rotondo <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

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Administrative Review.pdf

654K

Elite Environmental Permitting Services <eepermittingservices@gmail.com>

Tue, Feb 24, 2026 at 8:11 AM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Linda Ricci <LindaRicci561@gmail.com>

Jesse,

I've worked with Ramsay before with permitting issues, he may be able to help or have a good resource.

Ramsay bulkeley

+1 (561) 301-7608

bulkeleyramsay@gmail.com

With Kind Regards,

Tabatha Tolley

Elite Environmental Permitting Services

Direct Line 772-834-5117

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Feb 24, 2026 at 9:05 AM

To: bleujeane@comcast.net

----- Forwarded message -----

From: **Elizabeth Eassa** <eeassa@lantana.org>

Date: Mon, Feb 23, 2026, 4:44 PM

Subject: RE: permit number MISC2506-0009

To: Jesse Wilson <jessewilson1133@gmail.com>, Planning <planning@lantana.org>

Cc: Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, Glenn C. Rotondo <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

[Quoted text hidden]

Exhibit L**Administrative Review.pdf**

654K

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Feb 24, 2026 at 9:47 AM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <planning@lantana.org>, Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Good Morning Elizabeth,

I can have the application completed by March 11th, is there an April zoning board of appeal meeting that it can be scheduled for?

Thank you,

Jesse

[Quoted text hidden]

Elizabeth Eassa <eeassa@lantana.org>

Tue, Feb 24, 2026 at 9:52 AM

To: Jesse Wilson <jessewilson1133@gmail.com>

Cc: Planning <planning@lantana.org>, Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Jesse,

Yes, the Boad meets monthly. April would be April 22, 2026 and I could allow you to submit up until April 8 if needed.

[Quoted text hidden]

Jesse Wilson <jessewilson1133@gmail.com>

Tue, Feb 24, 2026 at 10:26 AM

To: Elizabeth Eassa <eeassa@lantana.org>

Cc: Planning <planning@lantana.org>, Daniel Perez <dperez@lantana.org>, Nicole Dritz <NDritz@lantana.org>, "Glenn C. Rotondo" <gcr@klrotondo.com>, Linda Ricci <lindaricci561@gmail.com>

Great, thank you. We'll have it ready the 8th of April for the April 22nd meeting.

Thank you,

Jesse

[Quoted text hidden]



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Vanessa Holloway, Contract and Grants Administrator

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: May 11, 2026

AGENDA ITEM: Consideration of awarding a contract for the Skate Park Improvements project to Creative Contracting Group in the amount of \$223,500.

ISSUE/BACKGROUND:

On August 11, 2025, the Town Council approved entering into a grant agreement through the Palm Beach County's Community Development Block Grant (CDBG) to accept funding in the amount of \$46,817 to make improvements to the skate park at Maddock Park.

On February 4, 2026, the grant agreement was amended to reallocate an unused balance of \$46,817 from the previous fiscal year's grant. The previous year's unused balance of \$55,852 will be added to the initial funding for the skate park of \$55,852, resulting in a revised total grant funding amount of \$102,669.

On April 13, 2026, the Town received and opened three (3) bids for a contract for the Skate Park Improvements project:

COMPANY	TOTAL BID AMOUNT	ALTERNATE BID AMOUNT (If needed, replacement of concrete pad)
ECS Florida	\$3,700*	\$0
Creative Contracting Group	\$223,500	\$66,900
KER Construction LLC	\$246,300	\$74,800

*Upon review of this submission, staff concluded that this was not a responsive bid.

In accordance with the Town's purchasing policy and following a thorough review of bid submittals and reference checks, staff recommends awarding the contract to Creative Contracting Group, the lowest responsive and responsible bidder. Funding of \$102,669 is available as outlined above, with the shortfall of \$120,831 to be covered through anticipated operational savings in the Public Services Department or from available reserves. Any necessary and related budget amendments will be processed through a future budget amendment.

The Town Attorney has reviewed and approved the contract for legal sufficiency. A copy of the bidder's response is on file with the Town Clerk and is available upon request.

ATTACHMENT(S):

1. Maddock Skate Park Bid Recommendation Letter_04-14-2026.pdf
2. Bid Form_Creative Contracting Group.pdf
3. Lantana Skate Park Contract Award Approval-signed.pdf
4. ITB 2026-04-PS - Maddock Skate Park Improvements - Final Agreement.docx

SAMPLE MOTION:

I move to (approve) (deny) the contract with Creative Contracting Group for the Skate Park Improvements project in the total amount of \$223,500, which includes the alternate bid amount of \$66,900, and to authorize the Town Manager to execute the agreement and any amendments thereto.



April 14, 2026

Vanessa Holloway
Contract & Grants Administrator
Town of Lantana
Public Services Department
510 West Pine Street
Lantana, Florida, 33462

Re: *Town of Lantana ITB-2026-04-PS-0-2026/VH*
 Maddock Skate Park Improvements
 Recommendation to Award

Dear Vanessa:

The Town of Lantana received three bids for the Maddock Skate Park Improvements Project (ITB-2026-04-PS-0-2026/VH) on April 13, 2026.

The City has elected to award to the ITB to a single contractor, using the base bid and bid alternate total. Here is the following bid summary for the three bids received by the Town:

- | | |
|-------------------------------|----------------|
| 1. Creative Contracting Group | \$ 223,500.00 |
| 2. ECS Florida | \$ 3,700.00.00 |
| 3. KER Construction LLC | \$ 246,300.00 |

Kimley-Horn was requested by the Town to review the bids and provide a recommendation to award. Based on the results of the bid, the apparent low bidder is ECS Florida. However, review of the bid documents showed this was not a responsive bid. The next apparent low bidder is Creative Contracting Group with a total bid amount of \$223,500.00. A review of references and licenses by Town staff revealed no issues with the apparent low bidder.

This letter is issued to document that Kimley-Horn recommends awarding this construction contract to Creative Contracting Group as the lowest, responsive bid.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Kristen Alexa".

Kristen Alexa, PLA, ASLA
Project Manager

TOWN OF LANTANA
ITB NO.: 2026-04-PS
BID FORM

Item#		Description	Qty	Bid Price (in numbers)
1	LS	Mobilization/General Conditions	1	\$ 33,000. ⁰⁰
2	LF	Tree Protection Fence	400	\$ 2,400. ⁰⁰
3	LS	Removal of Existing Structures – Skate Park Equipment	1	\$ 15,000. ⁰⁰
4	LS	Concrete Slab Restoration	1	\$ 15,000. ⁰⁰
5	SF	Sod Restoration	3,000	\$ 4,500. ⁰⁰
6	EA	Bank Ramp	1	\$ 35,000. ⁰⁰
7	EA	4'x10' Grindbox	1	\$ 4,400. ⁰⁰
8	EA	2'x12' Grindbox	1	\$ 3,900. ⁰⁰
9	EA	Spine	1	\$ 6,800. ⁰⁰
10	EA	Grind Rail	1	\$ 1,700. ⁰⁰
11	EA	Wallie Ledge	1	\$ 4,200. ⁰⁰
12	EA	4'x8' Grindbox	1	\$ 3,700. ⁰⁰
13	EA	Julia's Curb	1	\$ 2,000. ⁰⁰
14	EA	Quarter Pipe	1	\$ 25,000. ⁰⁰
TOTAL BASE BID (Items 1 thru 14)				\$ 156,600. ⁰⁰
15	SF	Concrete Pad 6" Thick	4,675	\$ 66,900. ⁰⁰
TOTAL BID ATL (Item 15)				66,900. ⁰⁰
TOTAL BASE BID AND BID ATL (Items 1 thru 15)				\$ 223,500. ⁰⁰

This is my complete Bid Proposal submitted for review by the Town.

LISA Addis, CREATIVE Contracting Group.

Typed Name & Company Name



Signature of Bidder

Dated 4-13-26



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Suite #500**

West Palm Beach, FL 33406

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Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity
Employer"

April 22, 2026

Mr. Brian Raducci
Town Manager
Town of Lantana
500 Reynolds Circle
Lantana, FL 33462

**Re: Town of Lantana Agreement R2025-1486
CDBG FY25-26 Maddock Park Skate Park Replacement
and Improvements**

DHED Review and Approval for Construction Contract Award

Mr. Raducci,

The Department of Housing and Economic Development (DHED) is in receipt of the Town of Lantana's Notice of Intent to Award for the above-referenced project to **Creative Contracting Group in the amount of \$223,500.00**. DHED has reviewed the Bid Documents, Bid Advertisement, Bid Tabulation, Bid Checklist, and Bid Protest Response. The procurement and contract award process are in compliance with Federal Requirements. DHED approves this award recommendation subject to the following:

1. **Bid Protest Period:** A Minimum of (5) business days 'Bid Protest Period' was provided and the Town provided a copy of the bid protest, if any, and the Town's response.
2. **Contract:** Provide DHED with a copy of the Contractor's Bid Submittal, including the required Federal forms, and a copy of the Executed Construction Contract in which the Federal Requirements and wage decision are included..
3. **Federal Requirements:** Ensure that the Executed Contract, and all subcontracts, contain the "Requirements for Federally Funded Projects Part 1 and Part 2" previously provided to you, as well as the wage decisions applicable to this project: **FL20260130 01/02/2026 Mod 0 Heavy**.

The bid opening date for this project was on 04/13/2026. The contract must be awarded by 05/31/2026. If the contract is awarded more than 90 days after the bid opening date, and if at that time the applicable wage decisions have been changed or modified, the modifications must be incorporated into your contract and subcontract documents.

4. **DBRA/ Preconstruction Meeting:** DHED shall conduct a meeting for Federal Requirements, Davis Bacon and Related Acts (DBRA) and Section 3 Requirements before project start. This meeting may be incorporated into the project Preconstruction Meeting.
5. **Notice to Proceed:** Provide DHED with a copy of the Notice to Proceed.
6. **Construction Schedule:** Within thirty (30) days from the execution of the construction contract, provide a copy of the contractor's construction schedule.
7. **Funding Level and Expenditure of Funds:** DHED will fund the CDBG portion of **\$102,669.00** presently available in this project's budget in the form of a reimbursement to the Town. The Town shall be responsible for any funding or costs beyond this amount. Note: **Per the Agreement, 50% of CDBG funds must be requested for reimbursement by 07/15/2026 and the balance of the funds must be requested for reimbursement by 11/30/2026.**

In order to receive reimbursement, the Town must submit documentation evidencing the Town's expenditure which shall consist of the contractor's payment request and a schedule of values showing the completed work (such as AIA form G702 & G703) signed by the contractor and the project engineer, and a copy of the evidence of payment. The Town shall also provide a reimbursement request letter, on the Town's letterhead, referencing the name of the project, the date of the funding Agreement with the County and/or its document number, and containing a statement requesting the payment or reimbursement and its amount, as well as the name and signature of the person making the request.

After the Town has satisfactorily submitted all necessary project closeout documentation to DHED, the **Town shall obtain written approval from DHED before releasing final payment or retainage to the Contractor.**

8. **Contract Award Report:** The Contractor shall submit the HUD 2516 - Contract Award Report. Provide information for the prime contractor and all known subcontractors at that time. With the final payment request, the Contractor shall provide an updated Contract Award Report to include all additional subcontractors not known at the time of the first report.
9. **Subcontractor Required Forms:** The Contractor shall submit a completed "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion - Lower Tier Participant" form and a "Statement of Acknowledgment" form, for each Subcontractor.
10. **Certified Payrolls:** The Prime Contractor and all Subcontractors shall register with Elation Labor Compliance Reporting System and upload all payrolls on a weekly basis. The Town is responsible for approving the payrolls once

uploaded to the Elation System, DHED to provide a log in and password for Town staff.

11. **Worker Interviews:** The Town shall perform on site interviews of the Contractor's laborers and mechanics. See interview forms attached. Original interviews are to be provided to DHED, Town to maintain copies of all interviews.
12. **Construction Retainage:** As required by our agreement, you must apply a retainage of at least 5% on all construction draws, which shall be released in conjunction with the final draw upon satisfactory completion of the project. Also, according to our agreement, please do not release such retainage until you have obtained approval from DHED that the contractor and subcontractors have complied with the requirements of Section 3 and Davis-Bacon and Related Acts.
13. **Section 3:** Not Applicable.
14. **Project Report and Monthly Meeting:** Project reports shall be submitted by the 5th of each month and should reflect projected and actual project expenditure as well as the amount of total project funding, including non-CDBG funds. There will also be a monthly meeting or conference call to discuss the project progress (to be scheduled).

Should you require any further information on the above, please contact David Lees at 561-233-3658, dlees@pbc.gov or Elena O'Keefe at 561-233-3616, eokeefe@pbc.gov.

Sincerely,

David
Lees

David Lees
Project Coordinator II
CIREIS Division

Cc Elena O'Keefe – DHED
Ramon Viamonte - DHED
Bud Cheney – DHED



Town of Lantana
500 Greynolds Circle
Lantana, Florida 33462

AGREEMENT FOR THE SKATE PARK IMPROVEMENT PROJECT

THIS AGREEMENT is hereby made and entered into this _____ day of May, 2026 (“Effective Date”) by and between the Town of Lantana, a Florida municipal corporation (“Town”), whose address is 500 Greynolds Circle, Lantana, Florida 33462, and E & F Florida Enterprises, Inc. d/b/a Creative Contracting Group, a Florida corporation (“Contractor”), whose address is 3141 Fortune Way, Suite 16, Wellington, Florida 33414.

WHEREAS, the Town desires to retain the services of the Contractor to provide the goods and services in accordance with the Town’s Invitation to Bid No. 2026-04-PS and the Contractor’s response thereto,

NOW, THEREFORE, in consideration of the mutual covenants and promises hereafter set forth, the Town and the Contractor agree as follows:

ARTICLE 1. INCORPORATION OF INVITATION TO BID

This Agreement includes and incorporates herein by this reference the terms, conditions, and specifications set forth in the Town’s Invitation to Bid No. 2026-04-PS (the “ITB”), and the Contractor’s response thereto, including all documentation required thereunder. In the event of a conflict between this Agreement, the ITB and the Contractor’s response, the documents shall have precedence in the following order: this Agreement, the ITB, and then the Contractor’s response to the ITB.

ARTICLE 2. DESCRIPTION OF GOODS OR SCOPE OF SERVICES

The Contractor shall provide the goods and/or perform those services identified in the ITB.

ARTICLE 3. COMPENSATION

The Town shall pay the Contractor in accordance with the terms, conditions, and specifications set forth in the ITB and as set forth in the Contractor’s response thereto.

ARTICLE 4. AVAILABILITY OF FUNDS

The Town’s performance and obligation to pay under this contract for subsequent fiscal years are contingent upon annual appropriations for its purpose by the Town Council.

ARTICLE 5. DEFAULT, DEFAULT REMEDIES AND TERMINATION FOR CAUSE

This Agreement may be terminated for cause by action of the Town or by Contractor if the party in breach has not corrected the breach within fourteen (14) days after written notice from the aggrieved party identifying the breach.

ARTICLE 6. TERMINATION FOR CONVENIENCE

(a) The Town may terminate performance of work under this contract in whole or, from time to time, in part if the Town determines that a termination is in the Town's interest. The Town shall terminate by delivering to the Contractor a 30-day Notice of Termination specifying the extent of termination and the effective date.

(b) After receipt of a Notice of Termination, and except as directed by the Town, the Contractor shall immediately proceed with the following obligations, regardless of any delay in determining or adjusting any amounts due under this clause:

- (1) Stop work as specified in the notice.
- (2) Place no further subcontracts or orders (referred to as subcontracts in this clause) for materials, services, or facilities, except as necessary to complete the continued portion of the contract.
- (3) Terminate all subcontracts to the extent they relate to the work terminated.
- (4) Complete performance of the work not terminated.
- (5) For contract work performed before the effective date of termination, the Town will pay for the cost of this work.

(c) Contractor acknowledges and agrees that One Thousand Dollars (\$1,000.00) of the compensation to be paid by Town, the receipt and adequacy of which is hereby acknowledged by Contractor, is given as special consideration to Contractor for Town's right to terminate this Agreement for convenience.

ARTICLE 7. CLEAN AIR ACT

Contractor shall, in the course of performing pursuant to this Agreement, comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387).

ARTICLE 8. ENERGY EFFICIENCY

Contractor shall, in the course of performing pursuant to this Agreement, comply with all applicable standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).

ARTICLE 9. PUBLIC RECORDS

Notwithstanding anything contained herein, as provided under Section 119.0701, *Fla. Stat.*, if the Contractor: (i) provides a service; and (ii) acts on behalf of the Town as provided under Section 119.011(2) *Fla. Stat.*, the Contractor shall comply with the requirements of Section 119.0701, *Fla. Stat.*, as it may be amended from time to time. The Contractor is specifically required to:

- A. Keep and maintain public records required by the Town to perform services as provided under this Contract.
- B. Upon request from the Town's Custodian of Public Records, provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. The Contractor further agrees that all fees, charges, and expenses shall be determined in accordance with Palm Beach County PPM CW-F-002, Fees Associated with Public Records Requests, as it may be amended or replaced from time to time.
- C. Ensure that public records that are exempt, or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Contract if the Contractor does not transfer the records to the public agency.
- D. Upon completion of the Contract the Contractor shall transfer, at no cost to the Town, all public records in possession of the Contractor unless notified by Town's representative/liaison, on behalf of the Town's Custodian of Public Records, to keep and maintain public records required by the Town to perform the service. If the Contractor transfers all public records to the Town upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt, or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically by the Contractor must be provided to Town, upon request of the Town's Custodian of Public Records, in a format that is compatible with the information technology systems of Town, at no cost to Town.

Failure of the Contractor to comply with the requirements of this article shall be a material breach of this Contract. Town shall have the right to exercise any and all remedies available to it, including but not limited to, the right to terminate for cause. Contractor acknowledges that it has familiarized itself with the requirements of Chapter 119, *Fla. Stat.*, and other requirements of state law applicable to public records not specifically set forth herein.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT TOWN CLERK, TOWN HALL, 500 GREYNOLDS CIRCLE, LANTANA, FL 33462, BY E-MAIL AT KDOMINGUEZ@LANTANA.ORG OR BY TELEPHONE AT 561-540-5016.

ARTICLE 10. MISCELLANEOUS PROVISIONS

- a. Notice Format. All notices or other written communications required, contemplated, or permitted under this Agreement shall be in writing and shall be hand delivered, telecommunicated, or mailed by registered or certified mail (postage prepaid), return receipt requested, to the following addresses:
 - i. As to the Town:
Town of Lantana
500 Greynolds Circle
Lantana, Florida 33462
Attn: Town Manager
Email: braducci@lantana.org
 - ii. with a copy to:
Town of Lantana
500 Greynolds Circle
Lantana, Florida 33462
Attn: Town Attorney
Email: max@lohmanlawgroup.com
 - iii. As to the Contractor:
E & F Florida Enterprises, Inc.
d/b/a Creative Contracting Group
3141 Fortune Way, Suite 16
Wellington, Florida 33414
Attn.: Lisa Addis, Vice President
Email: creativecontractor@comcast.net
- b. Headings. The headings contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.
- c. Effective Date. The effective date of this Agreement shall be the date first set forth above.
- d. Remedies. This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement will be held in a court of competent jurisdiction located in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
- e. Third-party Beneficiary. No provision of this Agreement is intended to, or shall be construed to, create any third-party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizen or employees of the Town and/or Contractor.

ARTICLE 11. CONTRACT DEADLINE AND LIQUIDATED DAMAGES

The Work will commence upon the issuance of a Notice to Proceed (NTP) by the Town to the Contractor. The Work must achieve substantial completion no later than 9/30/2026 and must achieve final completion no

later than 10/31/2026 due to grant funding requirements for this project. The Contractor agrees that time is of the essence and that the TOWN will suffer financial loss, including the loss of grants funds necessary to pay for this Project, if the Work is not complete within the time specified above, plus any extensions thereof allowed. If the Contractor fails to perform the Work within the specified time set forth in this Contract, then as liquidated damages, and not as a penalty, for the delay in performance, the Contractor shall pay the TOWN \$1,000.00 for each and every calendar day that expires after the Substantial Completion Date and \$500.00 for each and every calendar day that expires after the Final Completion Date where the work is not complete and ready for Final Payment -OR- the Contract shall pay the Town the amount of grant funding that was rendered unavailable to the Town due to the Work not being timely completed, whichever is greater. The TOWN shall have the right to deduct the subject liquidated damages from any amount due or that may become due to the Contractor, or to collect such liquidated damages from the Contractor or the Surety. The liquidated damages herein specified shall only apply to Contractor's delay in performance. Liquidated damages are intended only to compensate the TOWN for additional personnel efforts in administering the Contract after normally scheduled completions dates, inconvenience, lost opportunities, and lost confidence in government and morale of government when work is not completed on time.

(The remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates hereinafter written.

TOWN OF LANTANA, FLORIDA

E & F Florida Enterprises, Inc.
d/b/a Creative Contracting Group

By: _____
Brian K. Raducci, Town Manager

By: _____
Lisa Addis, Vice President

By: _____
Kathleen Dominguez, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
R. Max Lohman, Town Attorney