



TOWN OF LANTANA

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

**Town Council
June 22, 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; 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. Legislative Session Update from State Representative Debra Tendrich, District 89.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the June 8, 2026, First Town Council Budget Workshop Meeting Minutes.
- b. Approval of the June 8, 2026, Regular Town Council Meeting Minutes.
- c. Consideration of a request to designate specified tangible Town-owned capital assets as surplus municipal property.
- d. Consideration of approval of an interlocal agreement between the Town of Lantana and the Town of Palm Beach for the issuance of Building Permits for Boat Docks.

6. ORDINANCES AND RESOLUTIONS:

- a. Consideration of Ordinance No. O-06-2026, amending Chapter 11 – Licenses, Permits and Business Regulations, to repeal obsolete business tax registration provisions. **Remarks: Second Reading**

7. QUASI-JUDICIAL HEARINGS:

- a. Consideration of three (3) variance requests from Sec. 23-94 and Sec. 23-81 of the Town Code of Ordinances for the property located at 1124 Julia Heights Dr to allow for accessory structures. **Case Nos.: VAR26-0001, VAR26-0002, and VAR26-0003.**

8. MISCELLANEOUS:

- a. Appointments to the Police Relief and Pension Fund Board of Trustees.

9. PUBLIC COMMENTS:

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

- 06/24/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
- 07/02 - 07/03/2026 - Town Offices Closed in Observance of Independence Day.
- 07/04/2026 - Annual Independence Day Celebration, Bicentennial Park, 7:30 - 10:15 p.m.
- 07/13/2026 - Second Budget Workshop, Town Hall Council Chambers, 5:30 p.m.
- 07/13/2026 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 07/16/2026 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 07/22/2026 - Planning Commission Meeting, Town Hall Council Chambers, 6:00 p.m.
- 07/27/2026 - 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: June 22, 2026

AGENDA ITEM: Legislative Session Update from State Representative Debra Tendrich, District 89.

ISSUE/BACKGROUND:

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: June 22, 2026

AGENDA ITEM: Approval of the June 8, 2026, First Town Council Budget Workshop Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 06-08-2026 Budget Wkshp Minutes.docx



TOWN OF LANTANA
First Budget Workshop Meeting Minutes
June 8, 2026

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

Mayor Lythgoe called the First Budget Workshop Meeting to order at 5:30 p.m. in the Council Chambers. Upon roll call by Town Clerk Kathleen Dominguez, a quorum was confirmed. All elected officials were in attendance, except for Councilmember Mason.

Mayor Lythgoe led a moment of silence followed by the Pledge of Allegiance.

Mayor Lythgoe reviewed housekeeping items and public comment procedures. She announced that public comments are welcome during tonight's workshop.

2. APPROVAL OF AGENDA.

Motion: Vice Mayor Castle moved to approve the agenda, as submitted. Councilmember Zeitler seconded the motion. Motion passed 4-0.

3. MISCELLANEOUS:

a. Staff presentation of the draft fiscal year 2026/27 budget.

Town Manager Brian Raducci provided opening comments and outlined the factors impacting the FY 2026/27 budget, including world unrest, a challenging labor market, a rising inflation rate, economic uncertainty, and the long-term potential impact on the Town's municipal budget.

He noted that this initial budget presentation represents a preliminary draft, and staff is actively awaiting additional financial data and look forward to presenting a more comprehensive update at our next meeting on 07/13/2026.

He also reviewed the budget priorities, goals, and action plans stemming from the 04/10/2026 Visioning Session, which included:

- **The Lantana Beach Master Plan Project** and the consensus to proceed with presenting a site plan for Phase 1A (estimated at \$9.5M) for a boardwalk replacement, new two-story restaurant/event space, new northern restroom facility, and demolition of the existing restaurant and pavilion.
- **Town Charter Amendments** related to the sale and lease of town-owned property, and the consensus to move forward with a public education campaign and referendum questions for voters on the ballot in 03/2027.

Mr. Raducci then turned the presentation over to the Finance Director, Stephen Kaplan.

Taxable Assessed Value and Property Tax Revenue

Director Kaplan reviewed the estimated taxable values as of 06/01/2026 and how they have increased from previous years. He went over the forecasted property tax revenue using the current 3.75 millage rate and reported that the property tax revenue would be approximately \$7.85M (using the 3.75 millage rate and assuming a 95% collection rate). He noted that property taxes make up 40% of the Town's revenue and allow the Town to replace and repair equipment and infrastructure.

General Fund Revenues and Expenditures

Mr. Kaplan reviewed the General Fund revenue sources and reported a \$746k decrease in revenue compared to the FY 2025/26 adopted budget. This decline is primarily attributed to a one-time, non-recurring grant of \$1.7M received in the current fiscal year.

He noted that the proposed FY 2026-27 budget incorporates a 3.3% COLA, departing from the previous practice of rounding up to 4%. Additionally, the maximum merit-based salary range increase for annual employee evaluations has been reduced from 0-5% to a 0-4%. These adjustments were implemented as proactive fiscal measures in anticipation of the potential property tax amendment on the 11/2026 ballot.

He further noted that the budget accounts for a potential 15% increase in health and dental insurance premiums, alongside funding for tuition reimbursement and various departmental changes. A total of \$627k has been allocated for capital projects.

Director Kaplan emphasized that despite these rising costs, the inherent flexibility built into the budget allows the General Fund to remain nearly balanced.

General Fund Capital Expenditures and General Fund Balances

Director Kaplan reviewed each department's capital expenditures within the General Fund. He also detailed the fund balances, noting \$27M in reserves, with \$15.7M in the unassigned fund balance.

Water and Sewer Fund Revenues and Expenditures and Potential Capital Projects

Director Kaplan also provided an update on the Water and Sewer Fund, detailing its revenues and expenditures. He reported a projected increase of \$158k in operating revenues for the fund. Furthermore, he highlighted a total of \$3.5M in new capital requests, offering specific examples of these proposed initiatives within the Water and Sewer Fund, and that staff would work on reducing the current \$1.1M deficit.

Infrastructure Surtax Fund and Grants/Appropriations Update

Director Kaplan announced that the Infrastructure Surtax has sunset and the Town is no longer receiving funds from this program as of 12/2025. The Town will continue to expend the funds from this account for its planned projects, such as paving, parks, and Library building improvements, and police classrooms, as well as the creation of an archive center in the Town's Bicentennial Building.

Stormwater Utility Fund Forecast

In addition, Director Kaplan provided a forecast for the Stormwater Utility Fund's revenues and expenditures. He announced that the Town's new assessment rate of \$6/month is projected to generate \$.5M dollars in revenue for this fund.

What's Next?

Director Kaplan outlined the timeline and upcoming steps for the budget process. He stated that the Town anticipates receiving the certified taxable values from the Property Appraiser's Office on 07/01/2026, and any comments or feedback gathered tonight will be incorporated into the subsequent budget presentation.

Director Kaplan announced that a second budget workshop is scheduled for Monday, 07/13/2026, at 5:30 p.m. This workshop will be followed by a regular Town Council meeting, during which the preliminary millage rate will be set, along with the date and time for the First Public Budget Hearing.

Lastly, he announced that the Solid Waste NAV Assessment is slated to be set at the 08/10/2026 Town Council meeting. The 1st Public Budget Hearing is planned for 09/08/2026, and the 2nd Final Public Budget Hearing will be on 09/17/2026.

Director Kaplan addressed inquiries from the Councilmembers.

Property Tax Amendment

Town Manager Raducci presented on the proposed constitutional amendment (CS/HJR 1-F) that recently passed the Florida Legislature and will head to the 11/2026 ballot, requiring 60% voter approval. He spoke about its projected impacts on the upcoming fiscal year budgets for the Town.

If approved, homestead exemptions will rise to \$150k in 2027 and \$250k in 2028. This would trigger an immediate \$1M revenue reduction for the Town in 2027, growing to a \$1.34M (25%) cut by 2028.

- **Impact on Essential and Non-Essential Services:** The projected revenue drop will impact core departments like Police, Public Services, Development, and Library Services, and non-essential services, including park/beach maintenance and all major community Town events, will face severe reductions or elimination.
- **Personnel and Capital Freezes:** As a proactive measure, vacant Town positions are temporarily frozen and may be eliminated through attrition. Major capital initiatives, such as the *Lantana Beach Master Plan Project*, will face reevaluation as the Town shifts to a strict "maintain and replace" infrastructure model.
- **Public Education and Legal Limits:** Management emphasized the urgent need to inform residents about how property taxes support local services.

Town Manager Raducci reminded everyone that Florida law strictly prohibits using public funds to advocate for or against ballot initiatives; communication must remain completely neutral.

4. COUNCIL COMMENTS.

Vice Mayor Rivero expressed appreciation to Town Manager Raducci for the comprehensive breakdown of the legislative and budgetary data.

Vice Mayor Castle thanked Finance Director Kaplan for the presentation and stated that they look forward to reviewing the updated information at the next budget workshop.

5. PUBLIC COMMENTS.

Mark Hodnett, 812 N Atlantic Dr, Lantana, FL, 33462, expressed disagreement with the \$1.3M revenue loss estimate provided by the Palm Beach County Property Appraiser's Office website. Additionally, Mr. Hodnett inquired whether the Town administration had factored the cost-saving provisions of House Bill (HB) 1329 into its future budget modeling.

Mayor Lythgoe confirmed that the cost-saving provisions of HB 1329 have already been incorporated into the Town's future budget modeling.

Finance Director Kaplan and Town Manager Raducci further noted that staff is continuously receiving updated information regarding the proposed amendment, which will be fully analyzed and integrated into the next budget workshop presentation scheduled for 07/13/2026.

6. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting was adjourned at 6:16 p.m.

Mayor Karen Lythgoe

ATTEST:

Maria Rios, Deputy Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5b

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: June 22, 2026

AGENDA ITEM: Approval of the June 8, 2026, Regular Town Council Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 06-08-2026 TC Meeting Minutes.docx



**TOWN OF LANTANA
Town Council Meeting Minutes
June 8, 2026**

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

Mayor Lythgoe called the regular Town Council meeting to order at 6:22 p.m. in the Council Chambers. Town Clerk Kathleen Dominguez called the roll and confirmed a quorum with all elected officials present, except Councilmember Mason.

Mayor Lythgoe led a moment of silence that the Pledge of Allegiance followed.

2. AGENDA APPROVAL:

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

Motion: Vice Mayor Pro Tem Rivero moved to approve the agenda as submitted. Vice Mayor Castle seconded the motion. Motion passed 4-0.

3. STAFF AND COMMITTEE REPORTS:

- a. Town Council

Vice Mayor Pro Tem Rivero reported on his attendance at the weekend's Lantana Fishing Derby events and his participation in the dunk tank for the Library's Summer Reading kick-off party.

Vice Mayor Castle and **Councilmember Zeitler** concurred with Vice Mayor Pro Tem Rivero's remarks regarding the weekend events.

Mayor Lythgoe noted that she also attended the Lantana Fishing Derby events and participated in the Summer Reading kick-off dunk tank. Additionally, Mayor Lythgoe reported on her attendance at an Emergency Management webinar and a property tax meeting, which discussed the potential impacts of the proposed property tax amendment on municipal government and emergency operations.

- b. Town Manager

Town Manager Raducci announced that the next Town Council Workshop Series meeting is scheduled for Thursday, 06/25/2026, at 9:00 a.m. in the Town Council Chambers, noting that the agenda will be posted 48 hours in advance.

Mr. Raducci also announced that the location for the Town's July 4th celebration has been changed from Lyman Park to Bicentennial Park. He noted that while the event will be slightly scaled down, it will still feature a fireworks display and encouraged community attendance.

Mr. Raducci then turned the floor over to **Town Attorney Max Lohman** for a status update regarding discussions with the 3560 Condo Association concerning the dock removal in South Palm Beach. Mr. Lohman reported that the association is currently refusing to remove the structure and advised that he will present legal options for the Town Council's consideration at a future meeting.

4. SPECIAL PRESENTATIONS:

- a.** Presentation of Recognition to Malcolm and Ilona Balfour for their service to the Lantana Nature Preserve.

Mayor Lythgoe introduced the agenda item and invited Malcolm and Ilona Balfour to the podium. Mayor Lythgoe presented Mr. and Mrs. Balfour with a plaque, expressing the Town's appreciation for their dedicated service to the community and their extensive work on the Nature Preserve.

The floor was then opened to the Balfours for comment. Mr. and Mrs. Balfour shared remarks regarding their preservation efforts and expressed gratitude to the Town Council for the recognition.

- b.** Presentation of the End of Session Report by Mat Forrest, Ballard Partners, Inc.

Mayor Lythgoe introduced Mat Forrest of Ballard Partners, the Town's lobbyist, who presented an overview of the 2026 legislative session. Mr. Forrest highlighted and summarized key legislation impacting the Town, including the following:

HB 145 – Suits Against the Government: Amends statutory caps on sovereign immunity liability for tort claims, increasing caps to \$350k per person (formerly \$200k) and \$500k per incident (formerly \$300k). *(Note: Awaiting signature by the Governor).*

HB 1329 – Local Government Finances: Requires counties and municipalities to post tentative budgets online at least five (5) days prior to budget hearings. *(Note: Awaiting signature by the Governor).*

SB 1134 – Official Actions of Local Governments: Prohibits counties and municipalities from funding, promoting, or taking official actions related to diversity, equity, and inclusion (DEI) initiatives. *(Note: Awaiting signature by the Governor).*

HB 103 – Local Business Tax: Failed to pass during the session but is anticipated to be reintroduced in future sessions.

Mr. Forrest further reported that the Town was awarded \$200k in State Appropriations to fund renovations for the Police Department and Emergency Operations Center.

Lastly, Mr. Forrest reported on the recently enacted property tax legislation, **HJR 1F / SJR 2F**, which proposes a constitutional amendment concerning homestead exemptions, property assessment limits, and municipal ad valorem tax revenues. If approved by 60% of voters in the 11/2026 general election, the amendment will take effect on 01/01/2027. He highlighted that the

joint resolution would reduce the annual assessment cap for certain non-homestead properties from 10% to 5% beginning 01/01/2027, and recommended that Town staff review the joint resolution to determine its specific impact on local operations.

Public Comments:

Mark Hodnett, 812 N Atlantic Dr, Lantana, FL 33462, asked for clarification on the legislative status of property tax elimination. Mr. Forrest responded that the measure failed to pass and summarized the remaining provisions of the legislation.

Dave Stewart, 319 W Palm St, Lantana, FL 33462, inquired about representation in the event of a legislative conflict between the Town and another client. Mr. Forrest confirmed that the firm would work to resolve any competing interests.

Following the update, Mayor Lythgoe thanked Mr. Forrest for his informative presentation.

5. APPROVAL OF THE CONSENT AGENDA:

- a. Approval of the May 11, 2026, Regular Town Council Meeting Minutes.
- b. Approval of the May 21, 2026, Town Council Workshop Series Meeting Minutes.

Motion: Vice Mayor Castle moved to approve the consent agenda as submitted. Councilmember Zeitler seconded the motion. Motion passed 4-0.

6. ORDINANCES AND RESOLUTIONS:

- a. Consideration of Ordinance No. O-05-2026, amending Chapter 17—Streets, Sidewalks, and Other Public Places, Article VI, Town Parks, by adopting new sections, 17-79 through 17-84, to establish a formal, coordinated process for managing special events on public property. **Remarks: Second Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following ordinance title into the record:

ORDINANCE NO. O-05-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 17 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES AT ARTICLE VI. TOWN PARKS, BY ADOPTING NEW SECTIONS 17-79 TO 17-84. TO DEFINE AND SET REGULATIONS FOR SPECIAL EVENTS ON PUBLIC PROPERTY; WITH SUCH SECTIONS BEING ENTITLED AS SET FORTH IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING THAT THE REMAINDER OF CHAPTER 17 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Town Clerk Dominguez provided a brief overview of the ordinance and the revisions that were made based on the feedback received during the first reading.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Vice Mayor Castle moved to approve Ordinance No. O-05-2026 on second reading. Vice Mayor Pro Tem Rivero seconded the motion. Motion passed 4-0.

- b.** Consideration of Ordinance No. O-06-2026, amending Chapter 11 – Licenses, Permits and Business Regulations, to repeal obsolete business tax registration provisions. **Remarks: First Reading**

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following ordinance title into the record:

ORDINANCE NO. O-06-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 11 – LICENSES, PERMITS AND BUSINESS REGULATION, AT SECTION 11-16. – LEVY OF BUSINESS TAX; REGISTRATION. BY REPEALING SUBSECTIONS (b) – (c); PROVIDING THAT THE REMAINDER OF CHAPTER 11 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Assistant Development Services Director, Elizabeth Eassa, provided a brief overview of the ordinance.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Councilmember Zeitler moved to approve Ordinance No. O-06-2026 on second reading. Vice Mayor Castle seconded the motion. Motion passed 4-0.

7. QUASI-JUDICIAL HEARINGS:

- a.** Consideration of three (3) variance requests from Sec. 23-94 and Sec. 23-81 of the Town Code of Ordinances for the property located at 1124 Julia Heights Dr to allow for accessory structures. Case Nos.: VAR26-0001, VAR26-0002, and VAR26-0003. **Remarks: Town staff has requested that this item be postponed, and the applicant has agreed to this.**

Mayor Lythgoe introduced the agenda item and announced that the staff has requested that this item be deferred to the 06/22/2026 Town Council Meeting, and asked for a motion.

Motion: Vice Mayor Castle moved to postpone this item to the 06/22/2026 Town Council Meeting. Vice Mayor Pro Tem Rivero seconded the motion. Motion passed 4-0.

8. MISCELLANEOUS:

- a. Consideration of ratifying the expenditure of \$99,620 to Cacique Utilities LLC for the emergency Lift Station #5 repair and replacement in March/April 2026.

Mayor Lythgoe introduced the above agenda item.

Utilities Manager, Darrell Blom, provided an overview of the item and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Castle moved to ratify the expenditure of \$99,620 to Cacique Utilities LLC for the emergency repair and replacement of Lift Station #5 in March/April 2026. Councilmember Zeitler seconded the motion. Motion passed 4-0.

- b. Consideration of ratifying the expenditure of \$205,902 to Cacique Utilities LLC for the emergency Lift Station #1 repair and replacement in April 2026.

Mayor Lythgoe introduced the above agenda item.

Public Services Director, Eddie Crockett, provided an overview of the item and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Pro Tem Rivero moved to ratify the expenditure of \$205,902 to Cacique Utilities LLC for the emergency repair and replacement of Lift Station #1 in April 2026. Vice Mayor Castle seconded the motion. Motion passed 4-0.

- c. Consideration of awarding a contract for Janitorial Services for Public Facilities to OT Services Inc. in the amount of \$23,990.

Mayor Lythgoe introduced the above agenda item.

Vanessa Holloway, Contracts and Grants Manager, provided an overview of the item and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Castle moved to approve the contract with OT Services Inc. for Janitorial Services for Public Facilities in the amount of \$23,990, and to authorize the Town Manager to execute the agreement and any amendments thereto. Councilmember Zeitler seconded the motion. Motion passed 4-0.

9. PUBLIC COMMENTS:

Kim Spring, 311 Ocean Ave, Lantana, FL 33462, referenced the discussion from the 05/11/2026 Town Council meeting regarding a denied boat lift request and stated she looks forward to a resolution on the matter.

Jesse Wilson, 311 Ocean Ave, Lantana, FL 33462, also referenced the 05/11/2026 Town Council boat lift discussion and requested that the permit application fee for his second request be waived once a solution is determined.

Paul Ghostine, 410 N Atlantic Dr, Lantana, FL 33462, requested clarification regarding previous remarks made by the Town Attorney concerning the Town's rationale for pursuing enforcement action against an illegally constructed dock in South Palm Beach, noting the permit had been issued in error.

Town Attorney Lohman addressed Mr. Ghostine's questions.

Dave Stewart, 319 W Palm St, Lantana, FL 33462, expressed dissatisfaction regarding the presentation previously given to the Balfour family, noting Mr. Balfour's personal accomplishments and the family's contributions to the community beyond the Nature Preserve.

Catherine Skervin, 1307 Southwinds Dr, Lantana, FL 33462, expressed frustration regarding unmaintained, tall trees on neighboring properties and detailed ongoing flooding issues on Andrew Redding Rd.

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

Mayor Lythgoe read the future events and important dates.

11. COUNCIL COMMENTS:

Mayor Lythgoe yielded her time to Town Clerk Kathleen Dominguez, who announced her formal resignation from the Town. Ms. Dominguez expressed her sincere gratitude to the Town Council for their unwavering support throughout her tenure, particularly following her relocation to the Nashville area. She stated it had been an honor to serve the Town community, noting that the position had been an incredibly rewarding experience due in large part to the leadership and support of the Town Council.

Vice Mayor Pro Tem Rivero stated that he will be out of Town and unable to attend the 06/22/2026 Town Council meeting.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 7:28 p.m.

Mayor Karen Lythgoe

ATTEST:

Maria Rios, Deputy Town Clerk



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5c

PREPARED BY: Eddie Crockett, Public Services Director

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

MEETING DATE: June 22, 2026

AGENDA ITEM: Consideration of a request to designate specified tangible Town-owned capital assets as surplus municipal property.

ISSUE/BACKGROUND:

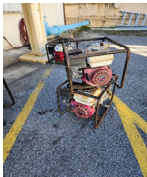
Administrative Policy #09, Section D., entitled Disposition of Capital Assets, requires that all requests for the disposition of capital assets must be submitted to the Town Council for approval. Once approved, property can be disposed of by sale, donation, public auction, destruction, or other appropriate means. Due to the age, condition, or functionality of the items listed in Attachment "A", these assets are no longer considered useful for Town operations or purposes and are deemed surplus municipal property. Assuming approval of this request, Town staff will coordinate with GovDeals - our online auctioneer, to properly dispose of the appropriate items listed in Attachment "A".

ATTACHMENT(S):

1. Attachment A.pdf

SAMPLE MOTION:

I move to (approve) (deny approval of) the designation of the capital assets listed in Attachment "A" as surplus municipal property and authorize the disposal of this property at the Town Manager's discretion.

TOWN OF LANTANA						
List of Surplus Town Property						
As of June 2026						
Year Purchased	Quantity	Description Model	Disposal Reason	Photo	Asset Number	Serial Number
2020/2021	2	Dell Precision 5820	Computers purchased over 4.5 years ago, under perform for current needs, and operating systems are no longer supported. Unable to use spare parts for newer machines.		7153/7232	CSSWR33/9SLXQJ3
2004	1	HP Laserjet 4200	Printer is over 21 years old and has been superseded by a shared copier.		5812	Q2427A#ABANB
2013	1	Panasonic Toughbook CF-19	Laptop purchased over 12 years ago, under performs for current needs, and operating system is no longer supported. Unable to use spare parts for newer machines.		6736	3CKSB08355
2020	1	Dell Precision 3640	Computer purchased over 5 years ago, under perform for current needs, and operating system is no longer supported. Unable to use spare parts for newer machines.		7167	D9TGH63
2008	1	Ford Crown Vic	Vehicle is the former COP car. No longer in use. Last Crown Vic in the fleet 111,270 miles. Multiple mechanical issues, AC inop, window inop.		6331	2FAFP2MK3GG110229
2000	1	Wacker Vibroplate	Plate compactor inoperable and repair exceeds machine value.		5555	220679
2023	1	Koshin Trash Pump 2"	Pump inoperative, engine locked. Repair cost exceed value.		7427	N/A
2004	2	Tsurumi Trash Pumps	Trash Pumps are no longer operable and repair costs exceed value.		5833/5834	00000651/00000652
2017	1	Grundpos Submersible Pump	Pump inoperable, it costs more to repair than to replace.		6917	N/A
2004	2	Honda Trash Pumps	Trash Pumps are no longer operable and repair costs exceed value.		6197/6198	1107442/1107443



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 5d

PREPARED BY: Max Lohman, Town Attorney

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

MEETING DATE: June 22, 2026

AGENDA ITEM: Consideration of approval of an interlocal agreement between the Town of Lantana and the Town of Palm Beach for the issuance of Building Permits for Boat Docks.

ISSUE/BACKGROUND:

Following the recent mapping of the Town of Lantana's (Lantana) municipal boundaries, it has come to staff's attention that 15 properties at the northern terminus of Hypoluxo Island have docks that are located within the Town of Palm Beach's (Palm Beach) jurisdictional waters. Lantana staff approached Palm Beach staff and they agreed, conditioned upon the Town Council's approval, to enter into an interlocal agreement delegating Lantana the authority to administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders (as defined at Section 380.031, Fla. Stat.) including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks, piers, pilings, boat lifts, floating docks, and other structures and items accessory thereto in accordance with Lantana's code of ordinances within that certain Designated Area of Authority lying within the jurisdictional boundaries of Palm Beach. The staff and legal of both municipalities have reviewed the interlocal agreement and recommend approval.

ATTACHMENT(S):

1. Interlocal Agreement ILA - Dock Permitting - Palm Beach - Lantana 2026 - Final.docx

SAMPLE MOTION:

I move to (approve) (deny) the interlocal agreement with the Town of Palm Beach for the issuance of Building Permits for Boat Docks.

INTERLOCAL AGREEMENT FOR THE ISSUANCE OF BUILDING PERMITS FOR BOAT DOCKS

This INTERLOCAL AGREEMENT FOR THE ISSUANCE OF BUILDING PERMITS FOR ISSUANCE FOR BOAT DOCKS (“Agreement”), dated this ____ day of June, 2026, is made by and between the Town of Palm Beach, a Florida municipal corporation (“Palm Beach”) and the Town of Lantana, a Florida municipal corporation (“Lantana”).

WITNESSETH:

WHEREAS, Section 163.01 Fla. Stat., known as the Florida Interlocal Cooperation Act of 1969, provides a method for governmental entities to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord best with the factors influencing the needs and development of local communities; and

WHEREAS, Part 1 of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority that such agencies share in common and that each might exercise separately; and

WHEREAS, pursuant to Chapter 166, Florida Statutes, Palm Beach and Lantana are empowered to exercise any governmental, corporate, and proprietary power for municipal purposes; and

WHEREAS, the Town of Palm Beach has agreed to grant Lantana the power and authority to review plans, approve plans, and issue building permits for the construction, reconstruction, demolition of boat docks, piers, pilings, and other structures accessory thereto within a limited portion of the waters of the Lake Worth Lagoon that are located within the municipal boundaries and jurisdiction of Palm Beach; and

WHEREAS, the parties would like to set forth the terms and conditions of this Agreement herein.

NOW THEREFORE, in consideration of the mutual benefits set forth herein, the sufficiency of which the parties do hereby acknowledge, the parties do hereby agree as follows:

1. Purpose of the Agreement. The purpose of this Agreement is to delegate all authority to Lantana necessary and proper to fully administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders (as defined at Section 380.031, Fla. Stat.) including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks, piers, pilings, boat lifts, floating docks, and other structures accessory thereto in accordance with Lantana’s code of ordinances within that certain Designated Area of Authority lying within the jurisdictional boundaries of Palm Beach.
2. Designated Area of Authority. The following list of properties, lying within the jurisdictional boundaries of Lantana, abut the waters of the Lake Worth Lagoon. For all the

properties a portion, if not all, of the waters of the Lake Worth Lagoon adjacent to the properties lie within the jurisdictional boundary of Palm Beach. The subject properties are as follows:

1105 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0212
1107 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0211
1119 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0230
1125 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0240
1201 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0250
1207 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0260
1213 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0270
1219 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0280
1220 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0292
1216 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0291
1214 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0301
1208 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0310
1202 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0320
1126 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0330
1120 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0340

For the avoidance of doubt, the parcel control number (PCN) shall control for the purpose of positively identifying the properties that are subject to the terms and conditions of this Agreement.

3. Power and Authority delegated to Lantana. Within the Designated Area of Authority Palm Beach hereby delegates to Lantana the full power and authority to administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders (as defined at Section 380.031, Fla. Stat.) including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks, piers, pilings, boat lifts, floating docks, and other structures and items accessory thereto in accordance with Lantana's code of ordinances within that certain Designated Area of Authority lying within the jurisdictional boundaries of Palm Beach.

4. Term. The term of this Agreement shall be from the date on which, after having been fully executed by the Parties, said Agreement is filed with the Palm Beach County Clerk of Court and shall continue until affirmatively terminated by either party.

5. Default and Opportunity to Cure. The parties hereto agree that in the event any party is in default of its obligations herein, a party/parties not in default shall provide to the party in default fifteen (15) days written notice to cure said default. If the defaulting party fails to correct the default within this time, unless otherwise agreed to by all parties, a party/parties not in default may terminate the Agreement at the expiration of the fifteen (15) days.

6. Termination. Either party may terminate this Agreement, with or without cause, by providing no less than one hundred eighty (180) days written notice of termination (the "Notice Period") to the other party. Notwithstanding the foregoing, if notice of termination has been provided, Lantana may continue to exercise the authority granted to it by this Agreement until expiration of the Notice Period. Following expiration of the Notice Period, Lantana shall continue

to have the authority over any previously issued, active, and open building permits until the subject building permits have been abandoned, revoked, or passed final inspection.

7. Effective Date. This Agreement shall become effective upon execution by both parties and filing with the Clerk of the Circuit Court for Palm Beach County (the “Effective Date”).

8. Liability; Sovereign Immunity. To the extent permitted by law, each party shall be liable for its own negligence. Nothing contained in this provision or elsewhere in the Agreement shall be construed or interpreted as consent by any of the parties to be sued, nor as a waiver of sovereign immunity beyond the waiver provided in Section 768.28, Florida Statutes, as amended from time to time. This Agreement shall create no rights or claims whatsoever in any person other than a party herein. The terms of this paragraph shall survive termination or expiration of this Agreement.

9. Notices. Any notice, request, demand, consent approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by one (1) of the following methods: (i) hand delivery to the other party; or (ii) delivery by commercial overnight courier service. For purposes of notice the addresses are:

TOWN OF PALM BEACH:

Kirk Blouin, Town Manager

360 South County Rd

Palm Beach, FL 33480

TOWN OF LANTANA:

Brian K. Raducci, Town Manager

500 Greynolds Circle

Lantana, FL 33462

Notice given in accordance with the provision of this Paragraph shall be delivered and effective on the date of hand delivery or after delivery via overnight courier with signature confirmation of delivery.

10. Governing Law and Venue. This Agreement shall be governed by, construed and enforced, in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Agreement shall be in a court of competent jurisdiction in Palm Beach County, Florida.

11. Remedies and Enforcement Costs. 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 or 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. If any legal action or other proceeding is brought for the enforcement of the Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of the Agreement, the parties agree that each party shall be responsible for its own attorney’s fees and costs, including fees and costs on appeal, subject to Lantana’s indemnification obligations in Paragraph 20 herein.

12. Jury Trial. **TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION. EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION OR DISPUTE RELATED TO OR ARISING FROM THIS AGREEMENT.**

13. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to person or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

14. Construction. The parties hereto have received independent advice and counseling regarding the preparation and subject matter of this Agreement and all the terms and conditions it contains. This Agreement shall not be construed more strongly for or against any party, regardless of which party is deemed to have drafted the Agreement.

15. Survivability. Any provision of this Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of this Agreement, regardless of whether the provision specifically mentions survival, shall survive its expiration or earlier termination.

16. Assignment. This Agreement may not be assigned, in whole or in part, by any party at any time except in a writing approved by all parties. Such approval shall not be unreasonably withheld.

17. Waiver. The failure of either party to insist upon the other party's compliance with its obligations under this Agreement in any one (1) or more instances shall not operate to release such other party from its duties to comply with such obligations in all other instances.

18. Delegation. Nothing contained herein shall be deemed to authorize the delegation of the constitutional or statutory duties of any municipal officers; nor shall any term or provision set forth herein be construed or interpreted to constitute a transfer of powers.

19. Amendments. This Agreement may be amended only by written agreement of all parties.

20. Indemnification. Lantana shall indemnify and save Palm Beach, its officers, agents, and employees harmless from any and all claims, liability, losses, and causes of action of any nature whatsoever that may arise out of or be in any way related to Lantana's performance pursuant to this Agreement. Lantana shall pay all claims or losses of any nature whatsoever in connection therewith, including, but not limited to, attorney's fees and costs to defend all claims or suits, including appellate fees and costs, and shall pay all costs and judgments that may arise. Palm Beach reserves the right to select its own counsel in any such proceeding, and all costs and fees associated therewith shall be the responsibility of Lantana pursuant to this indemnification provision. Compliance with the foregoing shall not relieve Lantana of any liability or other obligation under this Agreement. Notwithstanding the above, nothing contained herein is intended nor shall be construed to waive Lantana's or Palm Beach's sovereign immunity rights or the

monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. This indemnification provision shall survive the termination or expiration of this Agreement.

21. Entire Agreement. This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior contemporaneous representations or agreements, whether oral or written.

22. Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOW.]**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day, month and year aforesaid.

TOWN OF PALM BEACH

ATTEST:

By: _____
Danielle H. Moore, Mayor

Kelly Churney, Town Clerk

Approved as to form and legal sufficiency:

Joanne M. O'Connor, Town Attorney

TOWN OF LANTANA

ATTEST:

By: _____
Karen Lythgoe, Mayor

Kathleen Dominguez, CMC, Town Clerk

Approved as to form and legal sufficiency:

R. Max Lohman, Town Attorney



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: June 22, 2026

AGENDA ITEM: Consideration of Ordinance No. O-06-2026, amending Chapter 11 – Licenses, Permits and Business Regulations, to repeal obsolete business tax registration provisions. **Remarks:** **Second Reading**

ISSUE/BACKGROUND:

Staff is initiating a text amendment to Chapter 11 of the Code of Ordinances to remove local business tax registration requirements for certain out-of-town businesses and state-licensed professionals. These provisions were originally intended to require registration and administrative review for businesses operating within the Town without a permanent local location; however, portions of the regulations no longer align with current provisions of Chapter 205, Florida Statutes, governing local business taxes and state-licensed businesses. The amendment also includes associated clean-up language to Section 11-16 relating to obsolete registration provisions.

Staff recommends the adoption of Ordinance No. O-06-2026. This ordinance updates Chapter 11 of the Code of Ordinances to align with current Florida Statutes and incorporates related clean-up language to obsolete registration provisions.

The Town Attorney has reviewed and approved this ordinance as to form and legal sufficiency.

This ordinance was presented and discussed at the June 8, 2026, Town Council meeting and was passed unanimously on first reading.

ATTACHMENT(S):

1. Ordinance No. O-06-2026.docx
2. Business Impact Estimate O-06-2026.docx

SAMPLE MOTION:

I move to (adopt) (deny adoption of) Ordinance O-06-2026 on second reading.

ORDINANCE NO. O-06-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 11 – LICENSES, PERMITS AND BUSINESS REGULATION, AT SECTION 11-16. – LEVY OF BUSINESS TAX; REGISTRATION. BY REPEALING SUBSECTIONS (b) – (c); PROVIDING THAT THE REMAINDER OF CHAPTER 11 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town Council of the Town of Lantana has determined that a need exists to amend Chapter 11 – Zoning. of the Town’s Code of Ordinances to repeal obsolete business tax registration provisions; and

WHEREAS, the Town Council has determined this revision to be in the best interests of the health, safety, and welfare of the citizens of the Town of Lantana.

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

SECTION 1: Chapter 11 – Licenses, Permits and Business Regulations. of the Code of Ordinances of the Town of Lantana is amended at Section 11-16 – Levy of business tax; registration. by repealing subsections (b) – (c) providing that Section 11-16 shall hereafter read as follows:

Sec. 11-16. - Levy of business tax; ~~registration~~.

(a) (This subsection shall remain in full force and effect as previously adopted)

~~(b) Registration. Any person who does not fall into one (1) of the categories set forth above in subsection (a) but who comes within the corporate limits of the town to carry on, complete, perform or engage in any type of business, is hereby required to register with the town by filling out a registration form. Such person must provide a copy of a valid business tax receipt issued by another municipality and/or the county indicating that he possesses a valid business tax receipt at the location of his branch or permanent office and must provide appropriate forms, as requested by the town according to the type of business. A nominal fee shall be charged to cover the administrative costs in registering these additional businesses, occupations and professions; the amount of which registration fee shall be set by resolution of the~~

~~town council. The registration requirement set forth in this sub-section shall not apply to any trade or business regulated by the department of business and professional regulation. Additionally, this requirement shall not apply to any pest control operators licensed and regulated by the state of Florida.~~

~~(c) Voluntary registration. Pursuant to F.S. § 205.065, any person engaging in or managing a business, profession or occupation regulated by the department of business and professional regulation that has paid a business tax for the current year to the county or municipality in that state where the person's permanent business location or branch office is maintained shall not be required to register his business tax receipt with the town. However, such persons may voluntarily register with the town by presenting proof of state licensing, a valid business tax receipt issued by the municipality or county in which the licensee's branch or permanent office is located and by paying an administrative fee as established by resolution of the town council. Persons not desiring to register voluntarily shall not be required to do so. However, such persons shall be required to present all documentation required by this subsection each time application for a town permit is made.~~

SECTION 2: Each and every other Section and Subsection of Chapter 11 – Licenses, Permits and Business Regulations. shall remain in full force and effect as previously enacted.

SECTION 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

SECTION 4: 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 5: Specific authority is hereby granted to codify this Ordinance.

SECTION 6: This Ordinance shall take effect immediately upon adoption.

(The remainder of this page is intentionally left blank.)

SECOND AND FINAL READING this 22nd day of June, 2026.

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

(SEAL)

Kathleen Dominguez, CMC, TOWN CLERK

R. Max Lohman, TOWN ATTORNEY



Ordinance No. O-06-2026

Business Impact Estimate

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Proposed ordinance's title:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LANTANA, FLORIDA, AMENDING CHAPTER 11 – LICENSES, PERMITS AND BUSINESS REGULATION, AT SECTION 11-16. – LEVY OF BUSINESS TAX; REGISTRATION. BY REPEALING SUBSECTIONS (b) – (c); PROVIDING THAT THE REMAINDER OF CHAPTER 11 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required to comply with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance.

¹ See Section 166.041(4)(c), *Florida Statutes*.

- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even though an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): **N/A**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], if any: **N/A**
 (a) An estimate of direct compliance costs that businesses may reasonably incur;
 (b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
 (c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any):
[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: [City/Town/Village] staff solicited comments from businesses in the [City/Town/Village] as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on [City/Town/Village] website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.]. **N/A**



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: June 22, 2026

AGENDA ITEM: Consideration of three (3) variance requests from Sec. 23-94 and Sec. 23-81 of the Town Code of Ordinances for the property located at 1124 Julia Heights Dr to allow for accessory structures. **Case Nos.:** VAR26-0001, VAR26-0002, and VAR26-0003.

ISSUE/BACKGROUND:

This item was postponed at the June 8, 2026 Town Council meeting to be heard on this agenda.

The property owner of 1124 Julia Heights Dr is requesting the following variances:

- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 9.8-foot corner lot street-side setback on the eastern side of the property, where the Code requires a minimum of 15-feet. **(VAR26-0001)**
- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 2.75-foot side setback on the western side of the property, where the Code requires a minimum of 7.5-feet. **(VAR26-0002)**
- Request for a Variance from Section 23-81(c) of the Town Code of Ordinances to allow an accessory structure to be placed 3.75-feet away from a primary structure, where the Code requires a minimum of 6-feet. **(VAR26-0003)**

In the R-3 zoning district, where the property is located, corner lots are required to provide a 15-foot street-side setback, while interior lots are required to provide a 7.5-foot side setback. Larger street-side setbacks on corner lots are generally intended to promote traffic visibility and safety, maintain a consistent streetscape, accommodate public infrastructure and utilities, preserve neighborhood compatibility, and prevent overdevelopment on highly visible properties.

The property contains an existing gazebo located on the southeast portion of the site within the required corner lot street-side setback, approximately 9.8-feet from the east property line. The principal structure maintains a compliant setback of 20.8-feet from the east property line.

The homeowner is also proposing a 12-foot by 20-foot carport structure within the required interior side yard on the west side of the property. While the existing home provides an 18.5-foot setback at its closest point, where the Town Code requires a minimum 7.5-foot setback, accessory structures are additionally required to maintain a minimum separation of 6-feet from the principal structure. As proposed, the carport would be located approximately 2.75-feet from the side property line and 3.75-

feet from the principal structure.

The applicant cites the additional setback requirements applicable to corner lots as a special condition creating practical limitations that prevent both the existing gazebo and proposed carport from meeting the applicable setback requirements.

The Planning Commission reviewed these variances at the regularly scheduled meeting of May 27, 2026. The recommendations are below. Voting members included: Lyn Tate, Rosemary Mouring, Michelle Donahue, Christina Desautell, and Edward Shropshire.

- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 9.8-foot corner lot street-side setback on the eastern side of the property, where the Code requires a minimum of 15-feet. (VAR26-0001). **Recommend Approval on a 5-0 vote.**
- Request for a Variance from Section 23-94(e) of the Town Code of Ordinances to allow for a 2.75-foot side setback on the western side of the property, where the Code requires a minimum of 7.5-feet. (VAR26-0002). **There was a motion to recommend approval for VAR26-0002; the motion failed by a vote of 2-3 (Nay - Michelle Donahue, Lyn Tate, Rosemary Mouring).**
- Request for a Variance from Section 23-81(c) of the Town Code of Ordinances to allow an accessory structure to be placed 3.75-feet away from a primary structure, where the Code requires a minimum of 6-feet. (VAR26-0003). **There was a motion to recommend approval for VAR26-0003; the motion failed by a vote of 2-3 (Nay- Michelle Donahue, Lyn Tate, Rosemary Mouring).**

Staff recommends denial of all three (3) of the variance requests, as the applicant has not demonstrated that the subject property is affected by a unique or unnecessary hardship sufficient to justify the granting of the variances.

ATTACHMENT(S):

1. Supporting Documents.pdf

SAMPLE MOTION:

I move to (approve)(disapprove) **VAR26-0001** for the property located at 1124 Julia Heights Dr.

I move to (approve)(disapprove) **VAR26-0002** for the property located at 1124 Julia Heights Dr.

I move to (approve)(disapprove) **VAR26-0003** for the property located at 1124 Julia Heights Dr.

TOWN OF LANTANA

VARIANCE APPLICATION INFORMATION

- **MUST HAVE PRE-APPLICATION MEETING WITH COMMUNITY PLANNER (call 561-540-5034 for appointment).**
- **Application Fee:** \$750 for first variance; \$100 for each additional variance on same property.
- **Numbers of Copies:** Four (4) sets.
- **Electronic Drawing Submittals:** Please provide a copy of all drawings in a digital format, that being via email or Universal Serial Bus (USB).
- **Drawing:** A drawing, preferably to scale, illustrating requested variance. (A survey can be used to show proposed variance location.)
- **Public Notice:** The Town must mail a notice of your request to the owners of all property within a 300 foot radius of the edge of your property. You must provide to the Town envelopes that are addressed to these owners and are ready for certified mail. To do this, you need to obtain from the Palm Beach County Property Appraiser's office three (3) sets of mailing labels, a map of the search area and a verified list of the owners. See page 9, for Palm Beach County Property Appraiser's request for data form.

The envelopes need to be assembled for certified mailing as shown in the attachment to this application. For each address you must provide to the Town a #10 white envelope with the mailing labels attached, along with the appropriate forms (Certified Mail Receipts & Return Receipt Cards), and postage stamps (Not metered) applied to the envelope for Certified Mailing with return address and return receipts made to:

Town Hall
Development Services Department
504 Greynolds Circle
Lantana, FL 33462

- The Town will prepare the appropriate Legal Notice for mailing, and submit to the local newspaper for publication.
- **Complete application packet:** A complete application packet must include: the application form; any necessary surveys, site plans, drawings, elevations, etc.; the prepared and stamped envelopes; the verified mailing list and map from the Property Appraiser's office; and the appropriate fees. Applications must be submitted to the Town of Lantana Development Services Department no later than 12:00 noon, twenty one (21) days prior to the first Wednesday of the month.
- **Meeting schedule:** The applicant will be notified of the schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of the month at 10:00 a.m. The Planning Commission, sitting as the Zoning Board of Appeals, will hold a public hearing on the issue on the fourth Wednesday of the month at 7:00 p.m. A public hearing will be held by the Town Council on either the second and fourth Monday of the month at 7:00 p.m. The Town Council will render the final decision on the issue at this time. All meeting are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.



TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

CASE #: VAR26-0001

SUBMITTAL DATE: 03.07.20

VARIANCE APPLICATION

Property Name: High Ridge Estates Lt 22
Property Location (Address): 1124 Julia Heights Dr
Property Control Number (PCN): 40-43-45-04-20-000-0220
Existing Zoning Category: R3

Type of Variance (Circle All that Apply):

- ☒ Setback (front, side, rear)
- ☐ Lot (width, coverage, size)
- ☐ Height
- ☐ Subdivision Regulations

Other: side setback

Property Owner

Name: Khodayar Khatami
Address: 1124 Julia Heights Dr
Lantana, FL 33462
Phone: 561 715 7332
Email: kkhatami84@gmail.com

Applicant/Agent

☒ Check here if same as owner

Name: _____
Address: _____
Phone: _____
Email: _____

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENT USE ONLY

ACCEPTED FOR REVIEW

Town Official: [Signature] Date: 03.07.20
Fee(s) Paid: \$750 + \$100

TOWN ACTION

Town Council: TBD Date: _____
Condition(s) of Approval: _____

GENERAL DATA

Proposed Zoning:

R3

Existing Use of Property:

Personal

Proposed Use of Property:

Personal

Total Site Area: 9150 Sq. Ft. OR _____ Acres

RESIDENTIAL

Total Number of Dwelling Units: 1 Existing | 1 Proposed

Density (Units per Acre): _____ Existing | _____ Proposed

COMMERCIAL

Total Square Footage: _____ Number of Buildings: _____

A variance is requested relative to Section # 2394 E of the Town of Lantana

Zoning Code of Ordinance to allow:

Cedar gazebo to be placed (bolted down) within setback,
roughly 6.2' inside 15' setback.

Requesting a streetside setback at 9.8'

Where the Zoning Ordinance requires:

15' side setback for corner lot

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** – Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

The literal interpretation of the zoning ordinance would deprive me of rights commonly enjoyed by other properties in the same R3 District because as a corner lot, my property is subject to a 15' side setback while other R3 interior lots are subject to a 7.5' setback. I am requesting one instance on encroaching into the 15' setback by roughly 5.2'.

2. **Not Self-Created Condition** – Explain how the special conditions and circumstances do not result from the actions of the applicant.

The hardship is not self-created because it arises from the inherent physical characteristics and zoning classification of the property, not from any action taken by me as the property owner.

3. **No Special Privilege** – Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.

The request is limited to solely reducing the side set back on a corner lot for this one instance for the gazebo, the same side setback on interior lots in the same zoning classification.

4. **Deprivation of Rights Enjoyed by Others** – Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

The literal interpretation of the zoning ordinance would deprive me of rights commonly enjoyed by other properties in the same R3 District because as a corner lot, my property is subject to a 15' side setback while other R3 interior lots are subject to a 7.5' setback. The additional setback requirement significantly reduces the buildable width of my lot compared to similar zoned properties.

5. **Minimum Variance** – Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested represents the minimum relief necessary to allow reasonable use of my property. R3 zoned corner lot is subject to 15' side setback while interior are required to only maintain a 7.5' side setback. This reduction for this one instance does not exceed what is already permitted for other R3 zoned properties.

6. **Code's Intent** – Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.

Granting this variance will be in harmony with the general purpose and intent of the ordinance governing overhead and underground utilities because it does not undermine the ordinances core objective of safety, access, and orderly infrastructure placement

UPDATED 05.07.24

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

see attached

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: Khodayar Khatami
Company Name (If Applicable):
Address: 1124 Julio Heights Dr
Phone: 561 715 7332

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.

Witness

Signature of Applicant

Witness

Printed Name of Applicant

Date:

Applicant is:

Address:

☒ Owner

☐ Optionee

☐ Lessee

☐ Agent

☐ Contract Purchaser

1124 Julia Heights Dr
Lantana FL 33462

Telephone Number: 561 715 7332

Fax Number:

OWNER'S AUTHORIZATION

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

Witness

Signature of Owner

Witness

Printed Name of Owner

Date:

Property Detail

Location Address : 1124 JULIA HEIGHTS DR
Municipality : LANTANA
Parcel Control Number : 40-43-45-04-20-000-0220
Subdivision : HIGH RIDGE ESTATES
Official Records Book/Page : 26401 / 481
Sale Date : 10/21/2013
Legal Description : HIGH RIDGE ESTATES LT 22

Owner Information

Owner(s)

KHATAMI KHODAYAR

Mailing Address

1124 JULIA HEIGHTS DR
LAKE WORTH FL 33462 4260

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/21/2013	\$180,000	26401 / 00481	WARRANTY DEED	KHATAMI KHODAYAR
04/01/2010	\$170,000	23786 / 01462	WARRANTY DEED	WILLIAMS AMY L
02/01/2005	\$10	19900 / 00409	QUIT CLAIM	TELLEX JEFFREY G
06/23/2004	\$240,000	17169 / 00958	WARRANTY DEED	TELLEX PETER A JR &
02/01/1992	\$117,575	07129 / 00333	WARRANTY DEED	PETTIT NORMA
08/01/1990	\$100	06595 / 01339	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
KHATAMI KHODAYAR	2026	HOMESTEAD
KHATAMI KHODAYAR	2026	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2602
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : R3—MULTI-FAMILY (MEDIUM DENSITY) (40-LANTANA)

Building Details

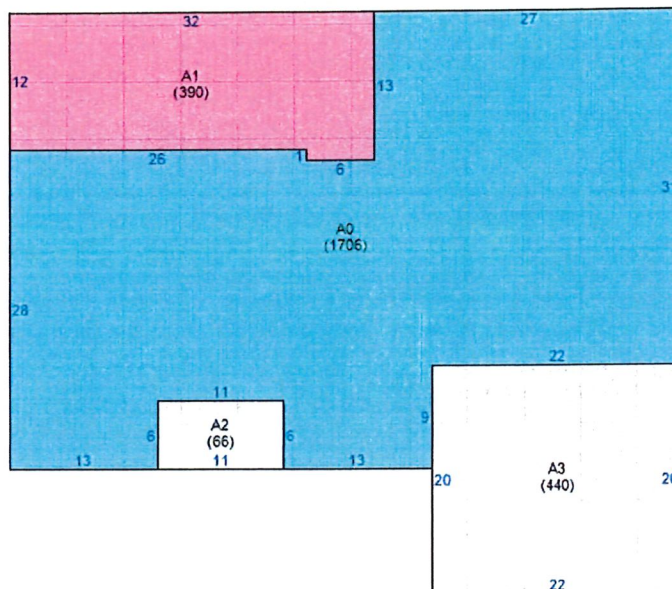
Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1992	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1 CARPETING
 Floor Type 2 N/A
 Stories 1

Subarea and Square Footage for Building 1

Code Description square Footage
 BAS Base Area 1706
 SFB Semi Finished Base Area 390
 FOP Finished Open Porch 66
 FGR Finished Garage 440
 Total Square Footage 2602
 Area Under Air 2096



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2020	1
Patio Roof	2010	180

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R3	0.2116

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$249,004	\$210,499	\$236,126	\$202,417	\$189,188
Land Value	\$202,341	\$203,580	\$188,580	\$192,648	\$123,432
Total Market Value	\$451,345	\$414,079	\$424,706	\$395,065	\$312,620

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$225,753	\$219,391	\$213,001	\$205,644	\$199,654
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$175,031	\$169,391	\$163,001	\$155,644	\$149,654

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,570	\$3,455	\$3,358	\$3,277	\$3,208
NON AD VALOREM	\$624	\$607	\$517	\$557	\$523
TOTAL TAX	\$4,194	\$4,063	\$3,875	\$3,835	\$3,731



EASEMENT CONSENT FORM

To: Comcast Cable
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

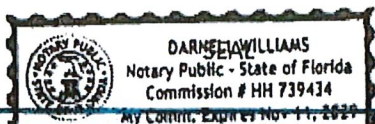
Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/20/20
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 19th day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FL-DL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Comcast Cable Date: 04/20/2026

By: Daniel Tiburcio Title: CONSTRUCTION SPECIALIST 2



EASEMENT CONSENT FORM

To: ATT
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

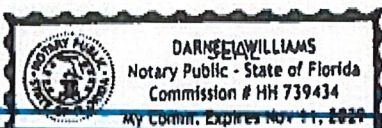
Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/26
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 18 day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: AT&T Date: Apr 3, 2026
By: John Mondrosch Title: Design Engineer



EASEMENT CONSENT FORM

To: Town of Lantana
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

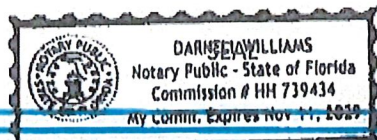
Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami, ☐ Personally known OR ☐ produced
the following identification: FL-DL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Town of Lantana Date: 4-2-20
By: Joseph Hunt Title: UTILITY SYSTEMS WORKER

No existing conflict



EASEMENT CONSENT FORM

To: Florida Public Utilities
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

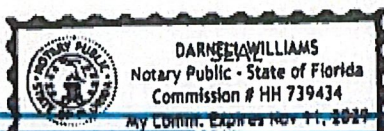
Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/20/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

FPU

Name of Easement Holder: Reilly Date: _____

By: _____ Elowelynn Reilly Title: _____
Admin. Assistant, Engineering Services

Florida Public Utilities
04/03/2026



EASEMENT CONSENT FORM

To: FPL
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

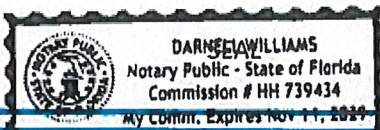
The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR
Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Florida Power & Light Date: 4-6-2026
By: April Donaldson Title: Delivery Assurance-DAL



DEVELOPMENT SERVICES

Building Division · 504 Greynolds Circle · Lantana, FL 33462
(561) 540-5780 · BuildingPermit@Lantana.org

REMOVAL AGREEMENT

This Removal Agreement is entered into this 26 day of March, 2020
by Khodayar Khatami ("Owner").

WHEREAS, Owner covenants that owner is the fee simple owner of the property located at 1124 Julia Heights Dr, Lantana, Florida 33462 and more particularly described as follows [Insert legal description]: Hight Ridge Estates Lt 22.

WHEREAS, Owner desires to construct or install the following improvement on the property: Cer Port (aluminium) on West easement
Gazebo (Bolted down) on East Easement
(the "Improvement") in the East/West easement(s) located on the property (the "Easement").

WHEREAS, the Owner(s) do covenant that he/she is the fee simple owner of the property; and

WHEREAS, the above is to be erected for the use and enjoyment or proper functioning of the property and special aesthetics.

NOW, THEREFORE, in consideration of Town of Lantana issuing a building permit for construction of the Improvement, Owner hereby agrees to remove, at no expense to the Town, the Easement holder(s) or the beneficiary of the Easement, the above-described improvement from the property within thirty (30) days' notice by the Easement holder(s) that the Improvement is inconsistent with the use of the Easement.

Owner further agrees that the Improvement shall be as depicted on the building permit filed with Town of Lantana Development Services Department and that no other construction shall be constructed or installed in the Easement.

Owner further agrees that this Removal Agreement shall be recorded at Owner's expense in the Official Records of Palm Beach County, Florida, within (10) days of the date listed above, and that this Removal Agreement shall be a covenant running with the land as to Owner and the Owner's successors and assigns.

In the event that the Town of Lantana and/or Owner are challenged with respect to the location of the Improvement within the Easement, or a claim for damages is made as a result of the construction and/or installation of the Improvement in the Easement, Owner shall protect, defend, reimburse, indemnify and hold the Town of Lantana, its agents, employees, and elected officers harmless from and against all claims, liability, expense, loss, cost, damages, or causes of action of every kind of character, including attorney's fees and costs, whether at trial or appellate levels or other from said challenge.

Upon the vacation, abandonment, or discontinuance of the Easement or the removal of the Improvement from within the Easement, this Removal Agreement shall immediately and automatically terminate and be of no further force and effect.

[Signature on next page.]

IN WITNESS WHEREOF, the Owner has executed this Removal Agreement this 26
day of March, 2026.

4/1/26
Jas



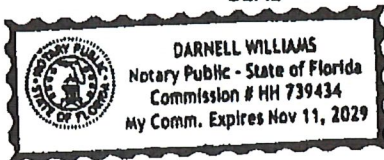
Owner's Signature

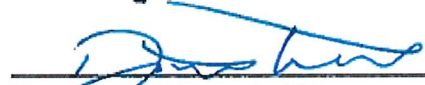
Owner's Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2026, by Khadayar Khademi
who is personally known to me or who has produced FL-DL
as identification.

SEAL

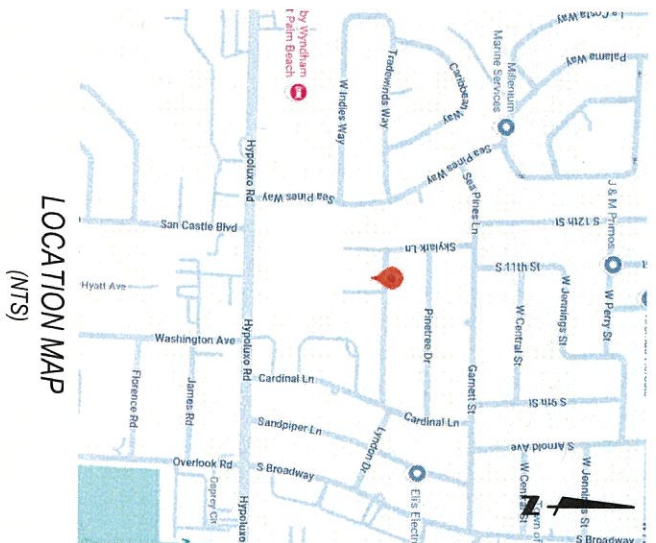
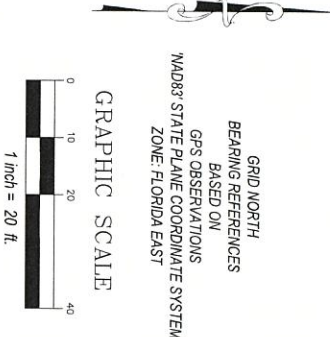



Signature of Notary Public

My Commission Expires: 11/11/29

Landscape Area:
Total Parcel = 9215sf
Min Landscaping (35%) = 3225sf
Existing Residence = 2578sf
Existing Covered Entry = 62sf
Existing Driveway/Walkway = 994sf
Existing Deck = 1099sf
Existing Pool = 369sf
Existing Med/AC Pads = 39sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total = 5659sf
Total Landscaping = 9215 - 5659 = 3556sf (38.5%)

Lot Coverage Calculation:
Total Parcel = 9215sf
Max Lot Coverage (40%) = 3686sf
Existing Residence = 2578sf
Existing Covered Entry = 52sf
Existing Pool = 369sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total Lot Coverage = 3527sf (38.3%)



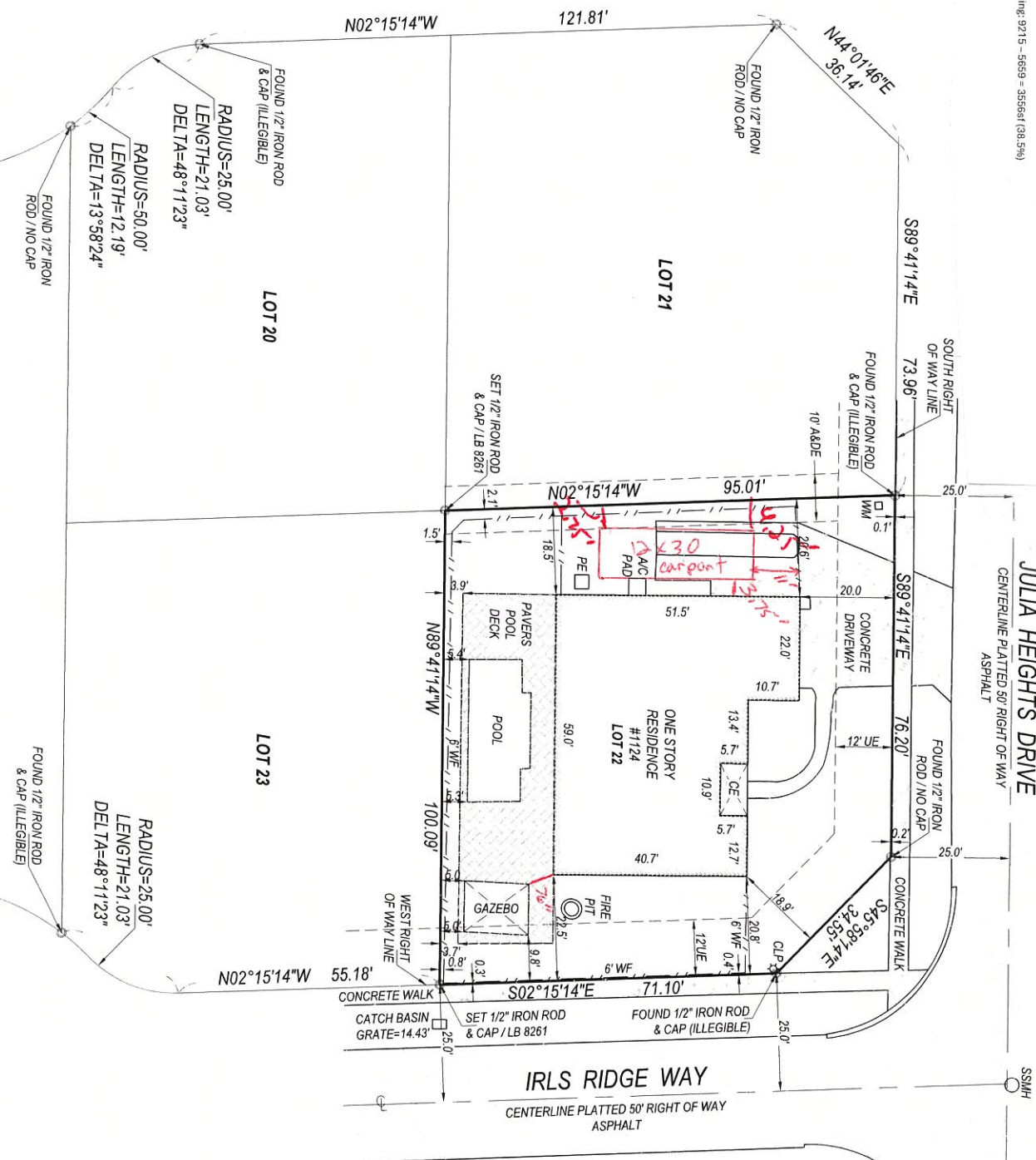
PROPERTY ADDRESS:
1124 JULIA HEIGHTS DR
LANTANA, FL 33462

FLOOD ZONE: "X"
PANEL NO.: 12099C 0783G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
KHODAYAR KHATAMI

LEGAL DESCRIPTION:
LOT 22, HIGH RIDGE ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 61-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.022 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)



LEGEND:
AADE ACCESS & DRAINAGE EASEMENT
UE UTILITY EASEMENT
CE COVERED ENTRY
WF WOOD FENCE
PE POOL EQUIPMENT
WM WATER METER
SSMH SANITARY SEWER EASEMENT



BOUNDARY SURVEY

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

26-0170 JOB#
BOUNDARY SURVEY PURPOSE
JRJ FIELD
CD DRAFT
04-17-26 DATE

TOWN OF LANTANA

VARIANCE APPLICATION INFORMATION

- **MUST HAVE PRE-APPLICATION MEETING WITH COMMUNITY PLANNER**
(call 561-540-5034 for appointment).
- **Application Fee:** \$750 for first variance; \$100 for each additional variance on same property.
- **Numbers of Copies:** Four (4) sets.
- **Electronic Drawing Submittals:** Please provide a copy of all drawings in a digital format, that being via email or Universal Serial Bus (USB).
- **Drawing:** A drawing, preferably to scale, illustrating requested variance. (A survey can be used to show proposed variance location.)
- **Public Notice:** The Town must mail a notice of your request to the owners of all property within a 300 foot radius of the edge of your property. You must provide to the Town envelopes that are addressed to these owners and are ready for certified mail. To do this, you need to obtain from the Palm Beach County Property Appraiser's office three (3) sets of mailing labels, a map of the search area and a verified list of the owners. See page 9, for Palm Beach County Property Appraiser's request for data form.

The envelopes need to be assembled for certified mailing as shown in the attachment to this application. For each address you must provide to the Town a #10 white envelope with the mailing labels attached, along with the appropriate forms (Certified Mail Receipts & Return Receipt Cards), and postage stamps (Not metered) applied to the envelope for Certified Mailing with return address and return receipts made to:

Town Hall
Development Services Department
504 Greynolds Circle
Lantana, FL 33462

- The Town will prepare the appropriate Legal Notice for mailing, and submit to the local newspaper for publication.
- **Complete application packet:** A complete application packet must include: the application form; any necessary surveys, site plans, drawings, elevations, etc.; the prepared and stamped envelopes; the verified mailing list and map from the Property Appraiser's office; and the appropriate fees. Applications must be submitted to the Town of Lantana Development Services Department no later than 12:00 noon, twenty one (21) days prior to the first Wednesday of the month.
- **Meeting schedule:** The applicant will be notified of the schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of the month at 10:00 a.m. The Planning Commission, sitting as the Zoning Board of Appeals, will hold a public hearing on the issue on the fourth Wednesday of the month at 7:00 p.m. A public hearing will be held by the Town Council on either the second and fourth Monday of the month at 7:00 p.m. The Town Council will render the final decision on the issue at this time. All meeting are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.



TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

CASE #: VAR 26-9002

SUBMITTAL DATE: 03.09.20

VARIANCE APPLICATION

Property Name: High Ridge Estates Lt 22

Property Location (Address): 1124 Julia Heights Dr Lantana FL 33462

Property Control Number (PCN): 40-43-45-04-20-000-0220

Existing Zoning Category: R3

Type of Variance (Circle All that Apply):

- ☒ Setback (front, side, rear)
- ☐ Lot (width, coverage, size)
- ☐ Height
- ☐ Subdivision Regulations

Other: _____

Property Owner

Name: Khodayar Khatami

Address: 1124 Julia Heights Dr
Lantana, FL 33462

Phone: 561-715-7332

Email: Kkhatami84@gmail.com

Applicant/Agent

☒ Check here if same as owner

Name: _____

Address: _____

Phone: _____

Email: _____

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENT USE ONLY

ACCEPTED FOR REVIEW

Town Official: [Signature]

Date: 03.09.20

Fee(s) Paid: \$700 + \$100

TOWN ACTION

Town Council: TBP

Date: _____

GENERAL DATA

Proposed Zoning:

R3

Existing Use of Property:

Single Family

Proposed Use of Property:

Single Family

Total Site Area: 9150 Sq. Ft. OR Acres

RESIDENTIAL

Total Number of Dwelling Units: 1 Existing | 1 Proposed

Density (Units per Acre): Existing | Proposed

COMMERCIAL

Total Square Footage:

Number of Buildings:

A variance is requested relative to Section # 234E of the Town of Lantana

Zoning Code of Ordinance to allow:

Allow west side interior setback reduced to 2.75'

Requesting a interior side setback of 2.75'

Where the Zoning Ordinance requires:

7.5'. Requesting to encroach a little over 2'.

Ordinance requires 7.5'

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** – Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

This property configuration is unique due to the home not being square. The irregular lot shape with respect to the home constrain available side yard usage.

2. **Not Self-Created Condition** – Explain how the special conditions and circumstances do not result from the actions of the applicant.

The placement of the existing dwelling was established prior to the current ownership and contributes to the limited building area created by the irregular lot/home configuration.

3. **No Special Privilege** – Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.

The request is based solely on the unique physical characteristics of the property, specifically the irregular configuration and resulting in constrained buildable area. Any other property would be experiencing similar constraints would be entitled to seek the same relief under the same standards.

4. **Deprivation of Rights Enjoyed by Others** – Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

The zoning ordinance permits accessory structures within the district: however, because of the unique lot configuration, strict application of the setbacks effectively preclude the property from exercising this commonly enjoyed right. Other conventional lot shapes are able to construct comparable structures while remaining compliant. As a result, literal enforcement would impose a unnecessary hardship to this specific parcel.

5. **Minimum Variance** – Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested represents the minimum relief necessary to allow reasonable use of the property and does not permit any use intensity beyond that is otherwise allowed under the zoning ordinance.

6. **Code's Intent** – Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.

Granting this variance will be in harmony with the general purpose and intent of the ordinance. The requested relief does not alter the permitted use of the property, increase density, or change the residential character of the neighborhood. The variance seeks only a minimal adjustment in setback placement due to the unique config of the lot the structure will remain consistent in scale and appearance with surrounding properties and will not impair light air, access or public safety.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

see attached

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: Khodayar Khatami
Company Name (If Applicable):
Address: 1134 Julia Heights Dr Lantana FL 33462

561 715 7332

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.



Witness



Witness

3/3/26

Date:



Signature of Applicant

Khodayar Khatami

Printed Name of Applicant

Applicant is:

☒ Owner
☐ Optionee
☐ Lessee
☐ Agent
☐ Contract Purchaser

Address:

1124 Julia Heights Dr
Lantana, FL 33462

Telephone Number: 561 715 7332

Fax Number: _____

OWNER'S AUTHORIZATION

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

Witness

Witness

Signature of Owner

Printed Name of Owner

Property Detail

Location Address : 1124 JULIA HEIGHTS DR
Municipality : LANTANA
Parcel Control Number : 40-43-45-04-20-000-0220
Subdivision : HIGH RIDGE ESTATES
Official Records Book/Page : 26401 / 481
Sale Date : 10/21/2013
Legal Description : HIGH RIDGE ESTATES LT 22

Owner Information

Owner(s)

KHATAMI KHODAYAR

Mailing Address

1124 JULIA HEIGHTS DR
LAKE WORTH FL 33462 4260

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/21/2013	\$180,000	26401 / 00481	WARRANTY DEED	KHATAMI KHODAYAR
04/01/2010	\$170,000	23786 / 01462	WARRANTY DEED	WILLIAMS AMY L
02/01/2005	\$10	19900 / 00409	QUIT CLAIM	TELLEX JEFFREY G
06/23/2004	\$240,000	17169 / 00958	WARRANTY DEED	TELLEX PETER A JR &
02/01/1992	\$117,575	07129 / 00333	WARRANTY DEED	PETTIT NORMA
08/01/1990	\$100	06595 / 01339	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
KHATAMI KHODAYAR	2026	HOMESTEAD
KHATAMI KHODAYAR	2026	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2602
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : R3—MULTI-FAMILY (MEDIUM DENSITY) (40-LANTANA)

Building Details

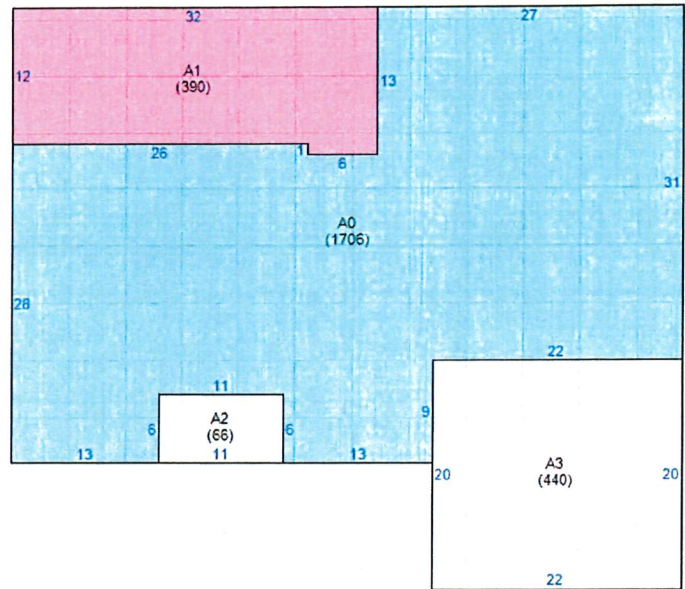
Structural Details

Structural Element for Building 1		Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1992	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1 CARPETING
 Floor Type 2 N/A
 Stories 1

Subarea and Square Footage for Building 1

Code Description square Footage
 BAS Base Area 1706
 SFB Semi Finished Base Area 390
 FOP Finished Open Porch 66
 FGR Finished Garage 440
 Total Square Footage 2602
 Area Under Air 2096



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2020	1
Patio Roof	2010	180

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R3	0.2116

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$249,004	\$210,499	\$236,126	\$202,417	\$189,188
Land Value	\$202,341	\$203,580	\$188,580	\$192,648	\$123,432
Total Market Value	\$451,345	\$414,079	\$424,706	\$395,065	\$312,620

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$225,753	\$219,391	\$213,001	\$205,644	\$199,654
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$175,031	\$169,391	\$163,001	\$155,644	\$149,654

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,570	\$3,455	\$3,358	\$3,277	\$3,208
NON AD VALOREM	\$624	\$607	\$517	\$557	\$523
TOTAL TAX	\$4,194	\$4,063	\$3,875	\$3,835	\$3,731



Your Custom Metal Building Design

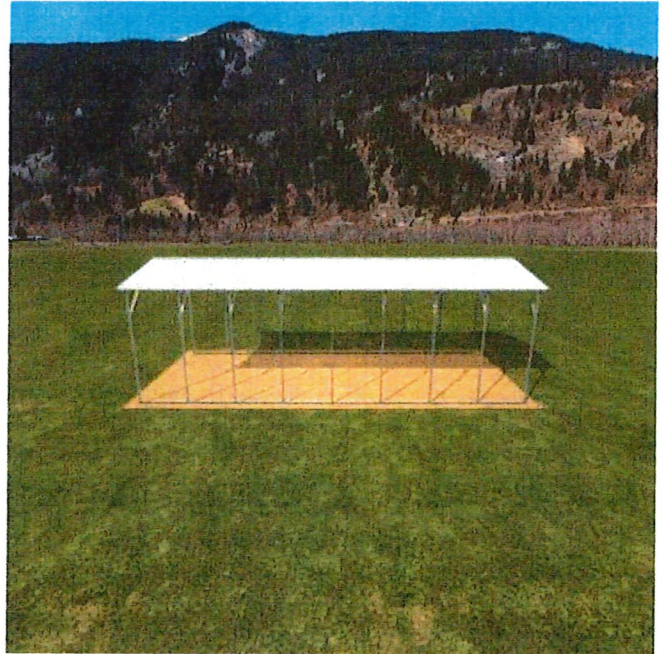
alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/nbbsYLuM/

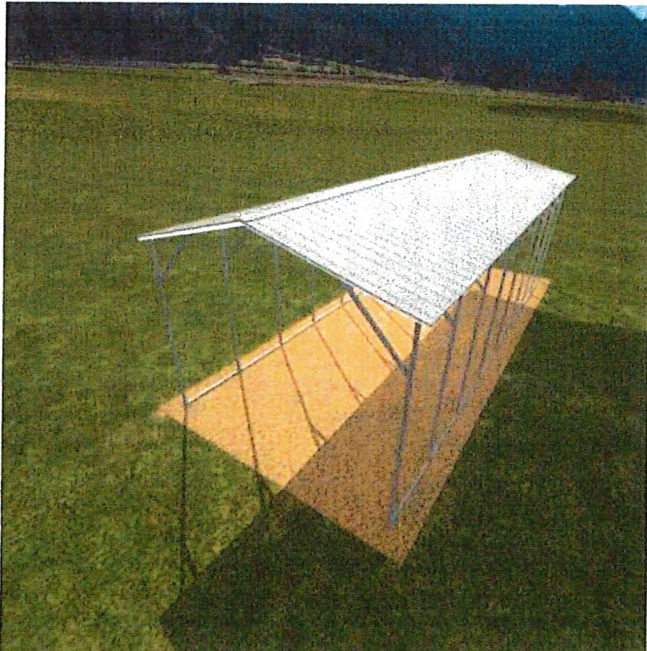
Delivery Zip Code: 33462



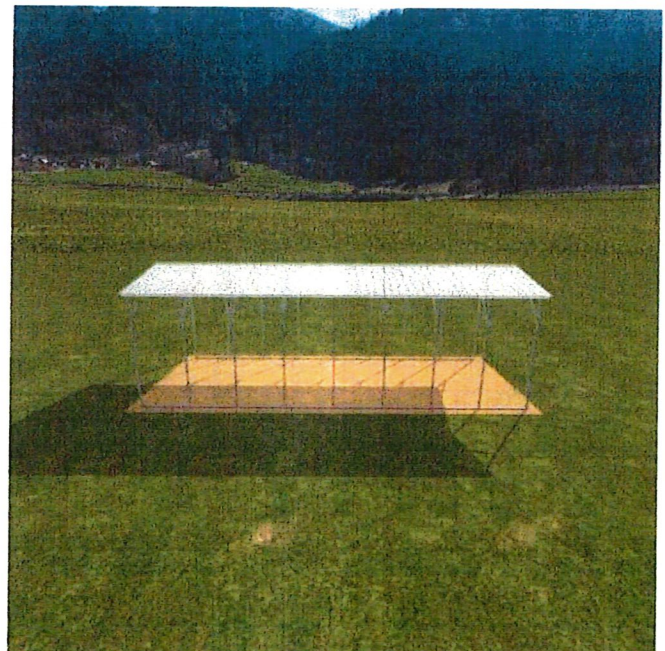
Front



Right



Back



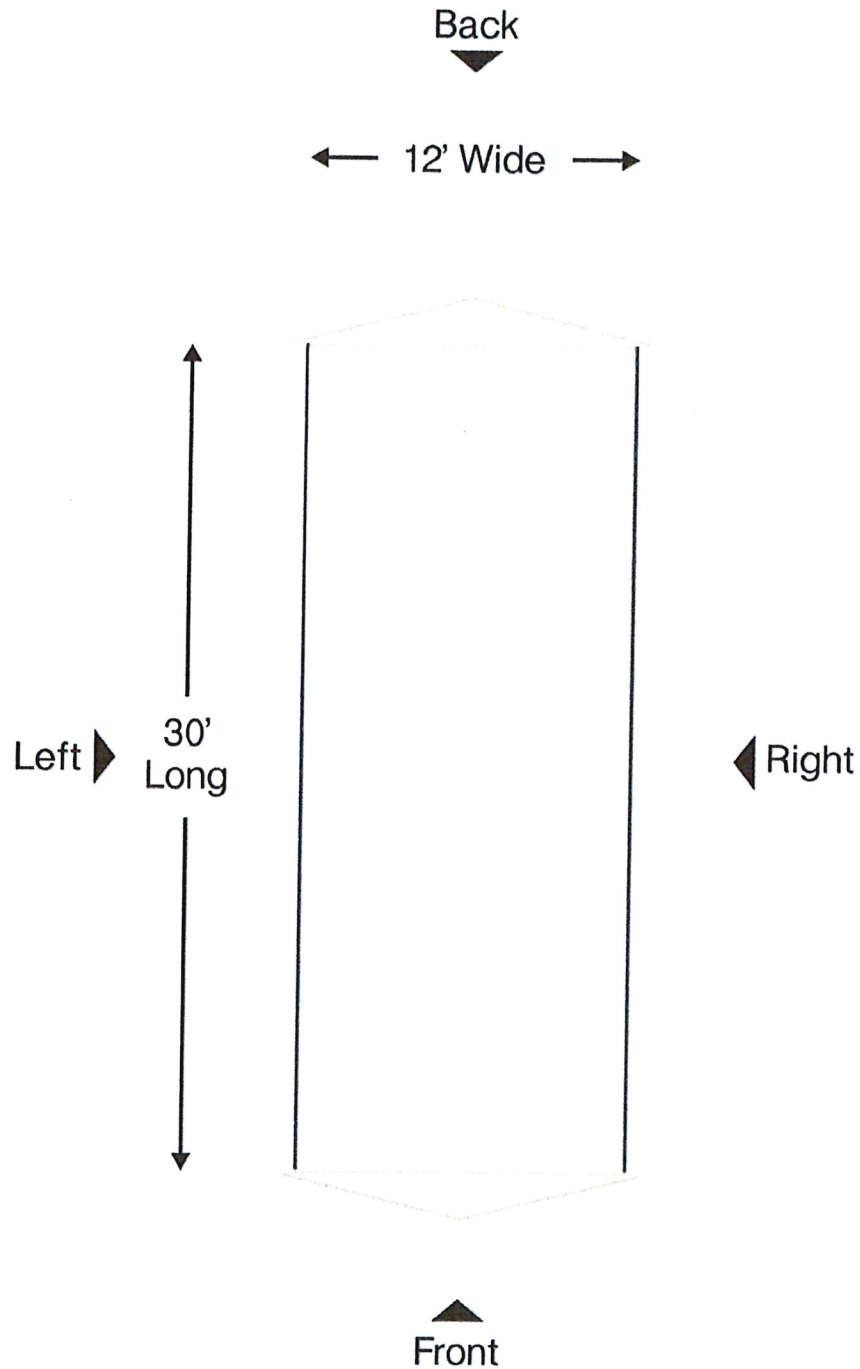
Left



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/nbpsYLuM/



Floor Plan



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/nbypsYLuM/

Delivery Zip Code: 33462

12 x 30 Vertical Roof Metal Carport	\$4,074.00	1	\$4,074.00
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Roof Pitch: 3/12 Standard

Roof Color: Galvalume

Trim Color: White

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Options in FL: Certified 170 mph 4' on center - 12ga

29 GA or 26 GA Sheeting: FL 26 GA

Leg Height: 9' Leg Height on a 30' Long

Left Side: Left Side Open

Right Side: Right Side Open

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Ends: 12' Wide - Ends Open

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone

Gables: Gables Open

Installation Surface: Ground or Gravel

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Select Delivery County in Florida: Palm Beach As Built Drawings \$175 or 5% of Building cost, whichever is greater

Subtotal:	\$4,074.00
-----------	------------

Delivery & Installation:	FREE for Zip Code 33462
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Tax:	Calculated in Checkout
------	------------------------

Total:	\$4,074.00
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Deposit to Order:	\$620.80
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Prices subject to change without notice



EASEMENT CONSENT FORM

To: Comcast Cable
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami
Owner's Printed Name

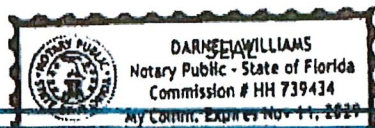
[Signature]
Owner's Signature

3/20/20
Date

4/1/26
DNT

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 19th day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FL-DL.



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Comcast Cable Date: 04/20/2026

By: Daniel Tiburcio Title: CONSTRUCTION SPECIALIST 2



EASEMENT CONSENT FORM

To: ATT
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

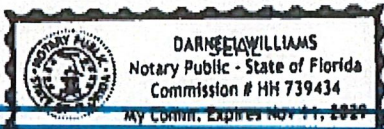
Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/26/20
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 18 day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: AT&T Date: Apr 3, 2026

By: John Mondrosch Title: Design Engineer



EASEMENT CONSENT FORM

To: Town of Lantana
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on west easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

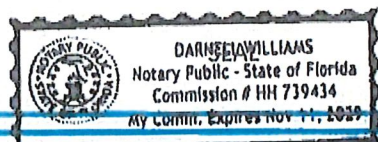
Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 15th day of April, 2020 by Khodayar Khatami, ☐ Personally known OR ☐ produced
the following identification: FC-6L



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Town of Lantana Date: 4-2-20
By: Joseph Hunt Title: UTILITY SYSTEMS WORKER

No existing conflict



EASEMENT CONSENT FORM

To: Florida Public Utilities
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

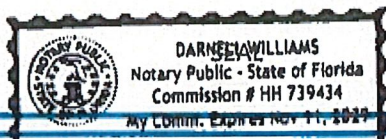
Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/20/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 18 day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

FPU

Name of Easement Holder: Reilly Date: _____

By: _____ Title: _____
Elowelynn Reilly
Admin. Assistant, Engineering Services

Florida Public Utilities
04/03/2026



EASEMENT CONSENT FORM

To: FPL
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr.
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

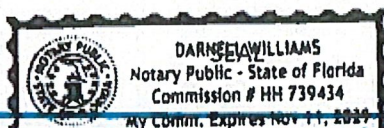
Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/26/20
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FCBL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Florida Power & Light Date: 4-6-2026

By: April Donaldson Title: Delivery Assurance-DAL



DEVELOPMENT SERVICES

Building Division · 504 Greynolds Circle · Lantana, FL 33462
(561) 540-5780 · BuildingPermit@Lantana.org

REMOVAL AGREEMENT

This Removal Agreement is entered into this 26 day of March, 2021
by Khodayar Khatami ("Owner").

WHEREAS, Owner covenants that owner is the fee simple owner of the property located at 1124 Julia Heights Dr, Lantana, Florida 33462 and more particularly described as follows [Insert legal description]: Hight Ridge Estates Lt 22.

WHEREAS, Owner desires to construct or install the following improvement on the property: Cer Port (aluminum) on West easement
Gazebo (Bolted down) on East Easement
(the "Improvement") in the East/West easement(s) located on the property (the "Easement").

WHEREAS, the Owner(s) do covenant that he/she is the fee simple owner of the property; and

WHEREAS, the above is to be erected for the use and enjoyment or proper functioning of the property and special aesthetics.

NOW, THEREFORE, in consideration of Town of Lantana issuing a building permit for construction of the Improvement, Owner hereby agrees to remove, at no expense to the Town, the Easement holder(s) or the beneficiary of the Easement, the above-described improvement from the property within thirty (30) days' notice by the Easement holder(s) that the Improvement is inconsistent with the use of the Easement.

Owner further agrees that the Improvement shall be as depicted on the building permit filed with Town of Lantana Development Services Department and that no other construction shall be constructed or installed in the Easement.

Owner further agrees that this Removal Agreement shall be recorded at Owner's expense in the Official Records of Palm Beach County, Florida, within (10) days of the date listed above, and that this Removal Agreement shall be a covenant running with the land as to Owner and the Owner's successors and assigns.

In the event that the Town of Lantana and/or Owner are challenged with respect to the location of the Improvement within the Easement, or a claim for damages is made as a result of the construction and/or installation of the Improvement in the Easement, Owner shall protect, defend, reimburse, indemnify and hold the Town of Lantana, its agents, employees, and elected officers harmless from and against all claims, liability, expense, loss, cost, damages, or causes of action of every kind of character, including attorney's fees and costs, whether at trial or appellate levels or other from said challenge.

Upon the vacation, abandonment, or discontinuance of the Easement or the removal of the Improvement from within the Easement, this Removal Agreement shall immediately and automatically terminate and be of no further force and effect.

[Signature on next page.]

IN WITNESS WHEREOF, the Owner has executed this Removal Agreement this 26
day of March, 2026.

4/1/26
Jas



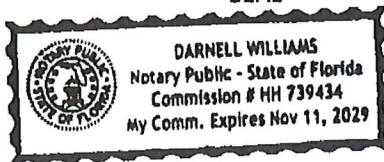
Owner's Signature

Owner's Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2026, by Khadayar Khatoon:
who is personally known to me or who has produced FL-DL
as identification.

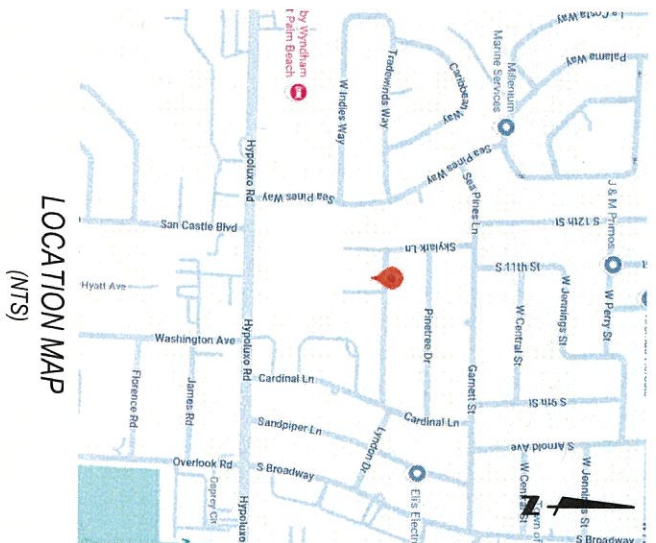
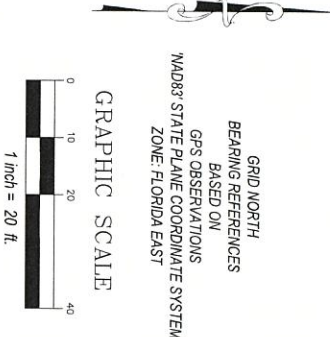
SEAL




Signature of Notary Public
My Commission Expires: 11/11/29

Landscape Area:
Total Parcel = 9215sf
Min Landscaping (35%) = 3225sf
Existing Residence = 2578sf
Existing Covered Entry = 62sf
Existing Driveway/Walkway = 994sf
Existing Deck = 1099sf
Existing Pool = 369sf
Existing Med/AC Pads = 39sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total = 5659sf
Total Landscaping = 9215 - 5659 = 3556sf (38.5%)

Lot Coverage Calculation:
Total Parcel = 9215sf
Max Lot Coverage (40%) = 3686sf
Existing Residence = 2578sf
Existing Covered Entry = 52sf
Existing Pool = 369sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total Lot Coverage = 3527sf (38.3%)



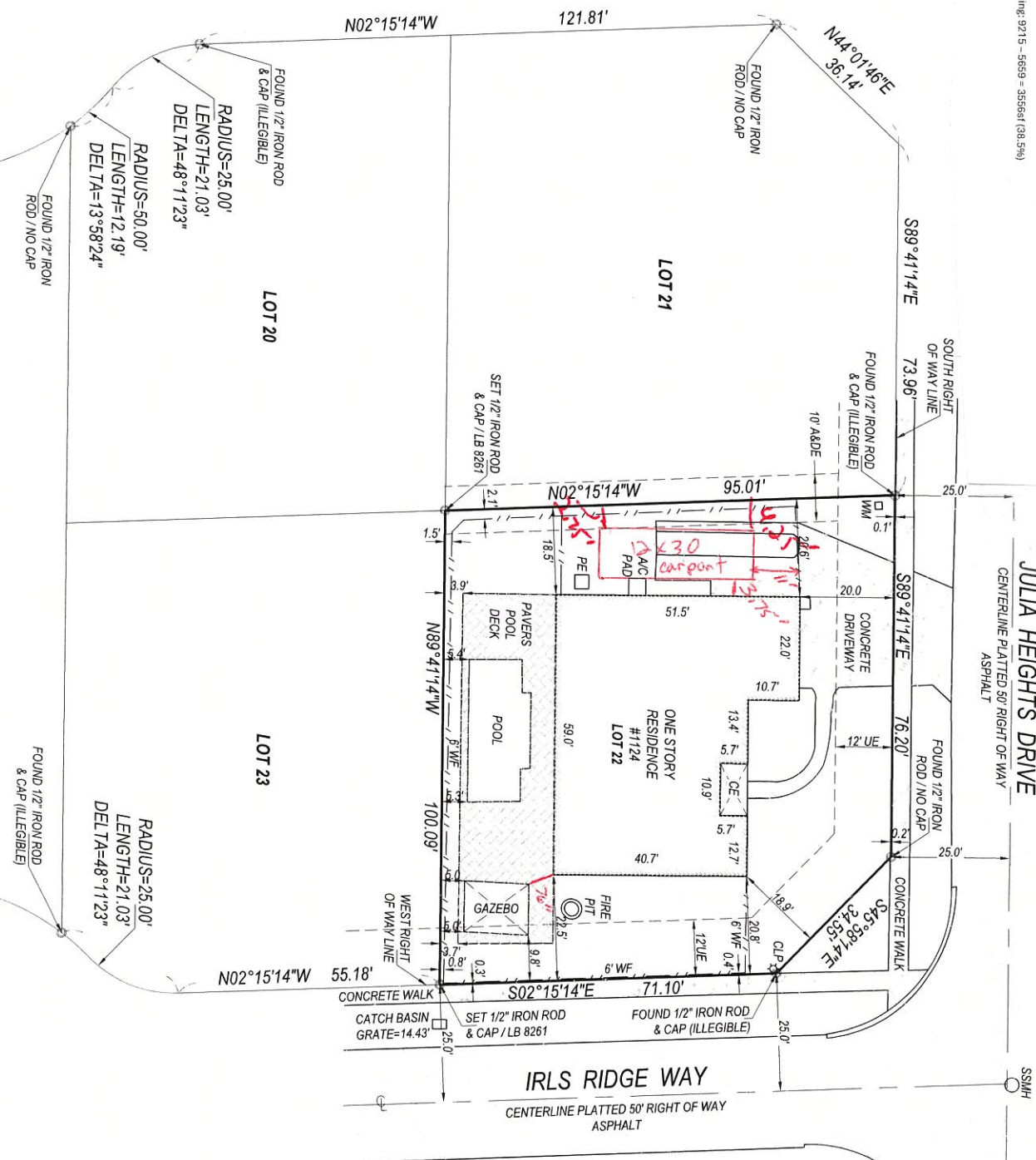
PROPERTY ADDRESS:
1124 JULIA HEIGHTS DR
LANTANA, FL 33462

FLOOD ZONE: "X"
PANEL NO: 12099C 0783G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
KHODAYAR KHATAMI

LEGAL DESCRIPTION:
LOT 22, HIGH RIDGE ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 61-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.022 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)



LEGEND:
AADE ACCESS & DRAINAGE EASEMENT
UE UTILITY EASEMENT
CE COVERED ENTRY
WF WOOD FENCE
PE POOL EQUIPMENT
WM WATER METER
SSMH SANITARY SEWER EASEMENT



BOUNDARY SURVEY

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

26-0170 JOB#
BOUNDARY SURVEY PURPOSE
JRJ FIELD
CD DRAFT
04-17-26 DATE

TOWN OF LANTANA

VARIANCE APPLICATION INFORMATION

- **MUST HAVE PRE-APPLICATION MEETING WITH COMMUNITY PLANNER**
(call 561-540-5034 for appointment).
- **Application Fee:** \$750 for first variance; \$100 for each additional variance on same property.
- **Numbers of Copies:** Four (4) sets.
- **Electronic Drawing Submittals:** Please provide a copy of all drawings in a digital format, that being via email or Universal Serial Bus (USB).
- **Drawing:** A drawing, preferably to scale, illustrating requested variance. (A survey can be used to show proposed variance location.)
- **Public Notice:** The Town must mail a notice of your request to the owners of all property within a 300 foot radius of the edge of your property. You must provide to the Town envelopes that are addressed to these owners and are ready for certified mail. To do this, you need to obtain from the Palm Beach County Property Appraiser's office three (3) sets of mailing labels, a map of the search area and a verified list of the owners. See page 9, for Palm Beach County Property Appraiser's request for data form.

The envelopes need to be assembled for certified mailing as shown in the attachment to this application. For each address you must provide to the Town a #10 white envelope with the mailing labels attached, along with the appropriate forms (Certified Mail Receipts & Return Receipt Cards), and postage stamps (Not metered) applied to the envelope for Certified Mailing with return address and return receipts made to:

Town Hall
Development Services Department
504 Greynolds Circle
Lantana, FL 33462

- The Town will prepare the appropriate Legal Notice for mailing, and submit to the local newspaper for publication.
- **Complete application packet:** A complete application packet must include: the application form; any necessary surveys, site plans, drawings, elevations, etc.; the prepared and stamped envelopes; the verified mailing list and map from the Property Appraiser's office; and the appropriate fees. Applications must be submitted to the Town of Lantana Development Services Department no later than 12:00 noon, twenty one (21) days prior to the first Wednesday of the month.
- **Meeting schedule:** The applicant will be notified of the schedule of Town meetings and public hearings. The Plan Review Committee (PRC) meetings are held on the first Wednesday of the month at 10:00 a.m. The Planning Commission, sitting as the Zoning Board of Appeals, will hold a public hearing on the issue on the fourth Wednesday of the month at 7:00 p.m. A public hearing will be held by the Town Council on either the second and fourth Monday of the month at 7:00 p.m. The Town Council will render the final decision on the issue at this time. All meeting are held in the Town Council Chambers at Town Hall, 500 Greynolds Circle. All meeting and hearing dates are subject to change pending holidays and Town Council Agenda schedules.



TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

CASE #: me 26 - 0007

SUBMITTAL DATE: 05.07.20

VARIANCE APPLICATION

Property Name: High Ridge Estates LT 22
Property Location (Address): 1124 Julia Heights Dr 4
Property Control Number (PCN): 40-43-45-04-20-000-0220
Existing Zoning Category: R3

Type of Variance (Circle All that Apply):

- Setback (front, side, rear)
- Lot (width, coverage, size)
- Height
- Subdivision Regulations

Other: Carport closer than 6' to home. 3.75' from home

Property Owner

Name: Khodayar Khatami
Address: 1124 Julia Heights Dr
Lantana FL 33462
Phone: 561 715 7332
Email: KKhatami84@gmail.com

Applicant/Agent

☐ Check here if same as owner

Name: _____
Address: _____
Phone: _____
Email: _____

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENT USE ONLY

ACCEPTED FOR REVIEW

Town Official: [Signature]

Date: 05.07.20

Fee(s) Paid: \$100 (additional variance).

TOWN ACTION

Town Council: TBD

Date: _____

Condition(s) of Approval: _____

GENERAL DATA

Proposed Zoning:

R3

Existing Use of Property:

personal

Proposed Use of Property:

personal

Total Site Area: 9215 Sq. Ft. OR _____ Acres

RESIDENTIAL

Total Number of Dwelling Units: 1 Existing | 1 Proposed

Density (Units per Acre): _____ Existing | _____ Proposed

COMMERCIAL

Total Square Footage: _____

Number of Buildings: _____

A variance is requested relative to Section # 2381 C of the Town of Lantana
Zoning Code of Ordinance to allow:

Aluminum Carport to be 3.75' from
Residence where 6' is required

Requesting Accesory structure Distance of 3.75'

Where the Zoning Ordinance requires:

6' minimum between Primary and acc.
structure.

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** – Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

This property configuration is unique due to the home not being square. The irregular lot shape with respect to the home constrain available side yard usage. This is also a corner lot which has larger side setbacks. I am seeking to build an accessory 3.75' from the home instead of the 6' minimum required.

2. **Not Self-Created Condition** – Explain how the special conditions and circumstances do not result from the actions of the applicant.

The placement of the existing dwelling was established prior to the current ownership and contributes to the limited building area created by the irregular lot/home configuration.

3. **No Special Privilege** – Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.

The request is based solely on the unique physical characteristics of the property, specifically the irregular configuration and resulting in constrained buildable area. Any other property would be experiencing similar constraints would be entitled to seek the same relief under the same standards.

4. **Deprivation of Rights Enjoyed by Others** – Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

The zoning ordinance permits accessory structures within the district; however, because of the unique lot configuration, strict application of the setbacks effectively preclude the property from exercising this commonly enjoyed right. Other conventional lot shapes are able to construct comparable structures while remaining compliant. As a result, literal enforcement would impose an unnecessary hardship to this specific parcel.

5. **Minimum Variance** – Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested represents the minimum relief necessary to allow reasonable use of the property and does not permit any use intensity beyond that is otherwise allowed under the zoning ordinance. Request to be 3.75' from residence

6. **Code's Intent** – Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.

Granting this variance will be in harmony with the general purpose and intent of the ordinance. The requested relief does not alter the permitted use of the property, increase density, or change the residential character of the neighborhood. The variance seeks only a minimal adjustment in setback placement due to the unique config of the lot the structure will remain consistent in scale and appearance with surrounding properties and will not impair light air, access or public safety.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

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:
Company Name (If Applicable):
Address:
Phone:

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.


Witness


Signature of Applicant

Witness

Khodayar Khatami
Printed Name of Applicant

Date: 5/7/26

Applicant is:

- ☒ Owner
☐ Optionee
☐ Lessee
☐ Agent
☐ Contract Purchaser

Address:

1124 Julia Heights Dr
Lantana FL 33462

Telephone Number: 561 715 7332

Fax Number: _____

OWNER'S AUTHORIZATION

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

Witness

Signature of Owner

Witness

Printed Name of Owner

Date:

Property Detail

Location Address : 1124 JULIA HEIGHTS DR
Municipality : LANTANA
Parcel Control Number : 40-43-45-04-20-000-0220
Subdivision : HIGH RIDGE ESTATES
Official Records Book/Page : 26401 / 481
Sale Date : 10/21/2013
Legal Description : HIGH RIDGE ESTATES LT 22

Owner Information

Owner(s)

KHATAMI KHODAYAR

Mailing Address

1124 JULIA HEIGHTS DR
LAKE WORTH FL 33462 4260

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/21/2013	\$180,000	26401 / 00481	WARRANTY DEED	KHATAMI KHODAYAR
04/01/2010	\$170,000	23786 / 01462	WARRANTY DEED	WILLIAMS AMY L
02/01/2005	\$10	19900 / 00409	QUIT CLAIM	TELLEX JEFFREY G
06/23/2004	\$240,000	17169 / 00958	WARRANTY DEED	TELLEX PETER A JR &
02/01/1992	\$117,575	07129 / 00333	WARRANTY DEED	PETTIT NORMA
08/01/1990	\$100	06595 / 01339	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
KHATAMI KHODAYAR	2026	HOMESTEAD
KHATAMI KHODAYAR	2026	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
*Total Square Feet : 2602
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : R3—MULTI-FAMILY (MEDIUM DENSITY) (40-LANTANA)

Building Details

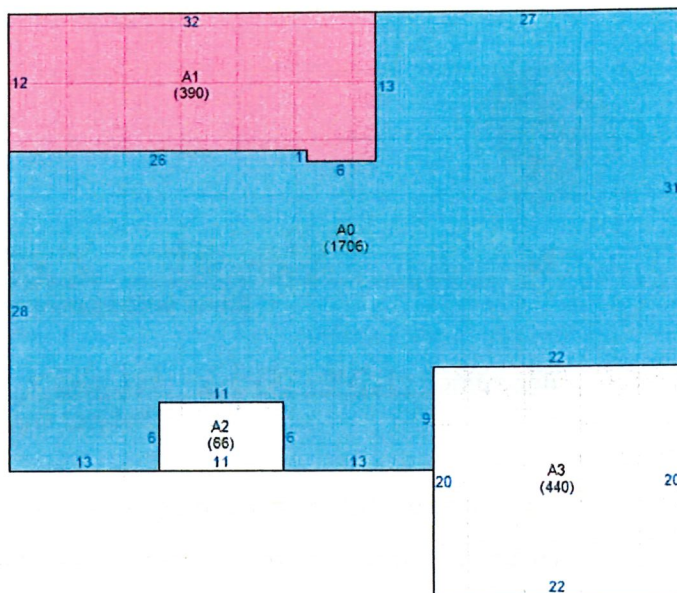
Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1992	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1706
SFB Semi Finished Base Area	390
FOP Finished Open Porch	66
FGR Finished Garage	440
Total Square Footage	2602
Area Under Air	2096



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	2020	1
Patio Roof	2010	180

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R3	0.2116

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$249,004	\$210,499	\$236,126	\$202,417	\$189,188
Land Value	\$202,341	\$203,580	\$188,580	\$192,648	\$123,432
Total Market Value	\$451,345	\$414,079	\$424,706	\$395,065	\$312,620

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$225,753	\$219,391	\$213,001	\$205,644	\$199,654
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$175,031	\$169,391	\$163,001	\$155,644	\$149,654

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,570	\$3,455	\$3,358	\$3,277	\$3,208
NON AD VALOREM	\$624	\$607	\$517	\$557	\$523
TOTAL TAX	\$4,194	\$4,063	\$3,875	\$3,835	\$3,731



EASEMENT CONSENT FORM

To: Comcast Cable
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/20/26
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 18 day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FE-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Comcast Cable Date: 04/20/2026

By: Daniel Tiburcio Title: CONSTRUCTION SPECIALIST 2



EASEMENT CONSENT FORM

To: ATT
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

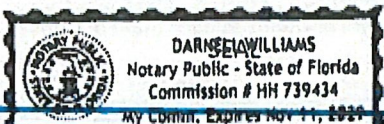
Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/26/26
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FL-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: AT&T Date: Apr 3, 2026

By: John Mondrosch Title: Design Engineer



EASEMENT CONSENT FORM

To: Town of Lantana
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

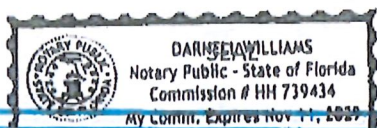
Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 18th day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Town of Lantana Date: 4-2-20
By: JOSEPH Hunt Title: UTILITY SYSTEMS WORKER

No existing conflict



EASEMENT CONSENT FORM

To: Florida Public Utilities
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

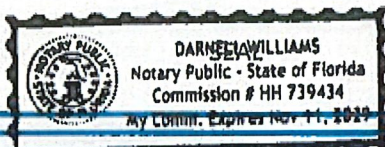
Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

Khodayar Khatami [Signature] 3/26/20
Owner's Printed Name Owner's Signature Date

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-BL



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

FPU

Name of Easement Holder: Reilly Date: _____

By: _____ Title: _____
Elowelynn Reilly
Admin. Assistant, Engineering Services
Florida Public Utilities
04/03/2026



EASEMENT CONSENT FORM

To: FPL
Name of Easement Holder/Utility Company

Regarding: 1124 Julia Heights Dr, Lantana, FL 33462
Subject Property Address

I am the record title holder of the property located at 1124 Julia Heights Dr
I propose to apply for a building permit from the Town of Lantana to construct or install the
following: aluminum carport on West easement / Gazebo on east
in the east / west easement on my property.

The legal description of the property is:

Lot: 22 Block: _____ Subdivision: _____ OR

Metes & Bounds: High Ridge Estates Lt 22

OWNER ACKNOWLEDGEMENT: I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above-referenced improvement and that any removal or replacement of this improvement, necessary for your use or access of this easement, will be done at the expense of the property owner or his/her successors in interest.

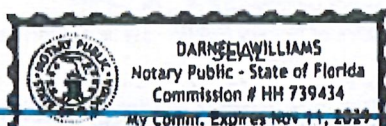
Khodayar Khatami
Owner's Printed Name

[Signature]
Owner's Signature

3/26/20
Date

STATE OF FLORIDA, COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2020 by Khodayar Khatami. ☐ Personally known OR ☐ produced
the following identification: FC-51



[Signature]
Signature of Notary Public - State of Florida

EASEMENT HOLDER ACKNOWLEDGMENT: I agree to the proposed improvement, under the circumstances described above.

Name of Easement Holder: Florida Power & Light Date: 4-6-2026

By: April Donaldson Title: Delivery Assurance-DAL



DEVELOPMENT SERVICES

Building Division • 504 Greynolds Circle • Lantana, FL 33462
(561) 540-5780 • BuildingPermit@Lantana.org

REMOVAL AGREEMENT

This Removal Agreement is entered into this 26 day of March, 2021
by Khodayar Khatani ("Owner").

WHEREAS, Owner covenants that owner is the fee simple owner of the property located at 1124 Julia Heights Dr, Lantana, Florida 33462 and more particularly described as follows [Insert legal description]: Hight Ridge Estates Lt 22.

WHEREAS, Owner desires to construct or install the following improvement on the property: Cer Port (aluminum) on West easement
Gazebo (Bolted down) on East Easement
(the "Improvement") in the East/West easement(s) located on the property (the "Easement").

WHEREAS, the Owner(s) do covenant that he/she is the fee simple owner of the property; and

WHEREAS, the above is to be erected for the use and enjoyment or proper functioning of the property and special aesthetics.

NOW, THEREFORE, in consideration of Town of Lantana issuing a building permit for construction of the Improvement, Owner hereby agrees to remove, at no expense to the Town, the Easement holder(s) or the beneficiary of the Easement, the above-described improvement from the property within thirty (30) days' notice by the Easement holder(s) that the Improvement is inconsistent with the use of the Easement.

Owner further agrees that the Improvement shall be as depicted on the building permit filed with Town of Lantana Development Services Department and that no other construction shall be constructed or installed in the Easement.

Owner further agrees that this Removal Agreement shall be recorded at Owner's expense in the Official Records of Palm Beach County, Florida, within (10) days of the date listed above, and that this Removal Agreement shall be a covenant running with the land as to Owner and the Owner's successors and assigns.

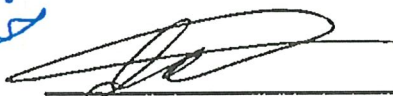
In the event that the Town of Lantana and/or Owner are challenged with respect to the location of the Improvement within the Easement, or a claim for damages is made as a result of the construction and/or installation of the Improvement in the Easement, Owner shall protect, defend, reimburse, indemnify and hold the Town of Lantana, its agents, employees, and elected officers harmless from and against all claims, liability, expense, loss, cost, damages, or causes of action of every kind of character, including attorney's fees and costs, whether at trial or appellate levels or other from said challenge.

Upon the vacation, abandonment, or discontinuance of the Easement or the removal of the Improvement from within the Easement, this Removal Agreement shall immediately and automatically terminate and be of no further force and effect.

[Signature on next page.]

IN WITNESS WHEREOF, the Owner has executed this Removal Agreement this 26
day of March, 2026.

4/1/26
Jms



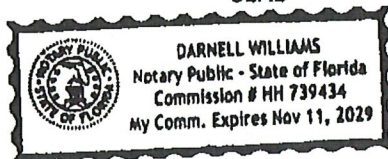
Owner's Signature

Owner's Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 1st day of April, 2026, by Khadayar Khademi
who is personally known to me or who has produced FL-DL
as identification.

SEAL

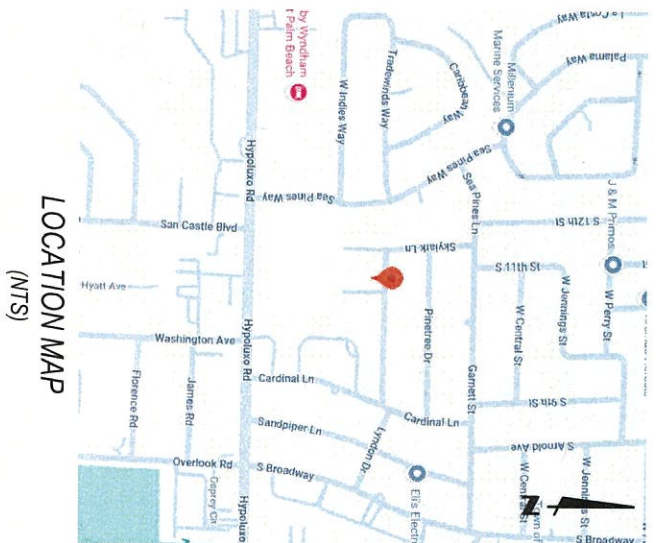
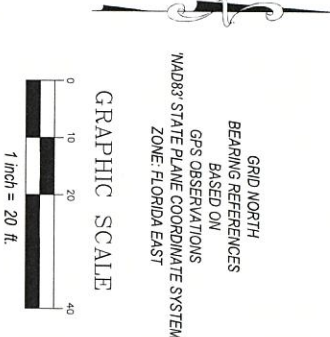


Signature of Notary Public

My Commission Expires: 11/11/29

Landscape Area:
Total Parcel = 9215sf
Min Landscaping (35%) = 3225sf
Existing Residence = 2578sf
Existing Covered Entry = 62sf
Existing Driveway/Walkway = 994sf
Existing Deck = 1099sf
Existing Pool = 369sf
Existing Medial/AC Pads = 39sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total = 5659sf
Total Landscaping = 9215 - 5659 = 3556sf (38.5%)

Lot Coverage Calculation:
Total Parcel = 9215sf
Max Lot Coverage (40%) = 3686sf
Existing Residence = 2578sf
Existing Covered Entry = 52sf
Existing Pool = 369sf
Existing Gazebo = 168sf
Proposed Car Port = 360sf
Total Lot Coverage = 3527sf (38.3%)



PROPERTY ADDRESS:
1124 JULIA HEIGHTS DR
LAFTANA, FL 33462

FLOOD ZONE: "X"
PANEL NO: 12099C 0783G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
KHODAYAR KHATAMI

LEGAL DESCRIPTION:
LOT 22, HIGH RIDGE ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 61-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.022 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)

PROPERTY ADDRESS:
1124 JULIA HEIGHTS DR
LAFTANA, FL 33462

FLOOD ZONE: "X"
PANEL NO: 12099C 0783G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
KHODAYAR KHATAMI

LEGAL DESCRIPTION:
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SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

26-0170 JOB#
BOUNDARY SURVEY PURPOSE
JRW FIELD
CD DRAFT
04-17-26 DATE



BOUNDARY SURVEY



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: June 22, 2026

AGENDA ITEM: Appointments to the Police Relief and Pension Fund Board of Trustees.

ISSUE/BACKGROUND:

There are currently two (2) regular vacancies on the Police Relief and Pension Fund Board of Trustees due to the expiration of the terms of current board members Kenneth White and Troy Schaaf on June 30, 2026.

Both Mr. White and Mr. Schaaf have submitted reappointment forms expressing their interest in continuing to serve on the Board.

The Town Clerk's Office advertised the vacancies for a period of two (2) months. During the advertising period, no additional applications were received.

Staff recommends that the Town Council consider the reappointment of Kenneth White and Troy Schaaf to the Police Relief and Pension Fund Board of Trustees for new terms ending June 30, 2028.

ATTACHMENT(S):

1. Kenneth White - Reappointment App.pdf
2. Troy Schaaf - Reappointment App.pdf

SAMPLE MOTION:

I move to (approve) (deny approval of) the (re)appointment of _____ to the Police Relief and Pension Fund Board of Trustees for a two (2)-year term ending June 30, 2028.

I move to (approve) (deny approval of) the (re)appointment of _____ to the Police Relief and Pension Fund Board of Trustees for a two (2)-year term ending June 30, 2028.



Town of Lantana

Advisory Board Re-appointment Form

Advisory Board: **Police Relief and Pension Fund Board of Trustees**

Board Member: KENNETH WHITE
Name

☒ I desire to be re-appointed to the above named board for an additional 2 year term.

☐ I do not desire to be re-appointed.

[Signature]
Signature

4/25/2020
Date

RECEIVED

By Kathleen Dominguez at 10:12 am, Apr 28, 2026



Town of Lantana

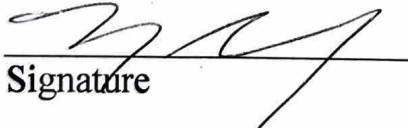
Advisory Board Re-appointment Form

Advisory Board: Police Relief and Pension Fund Board of Trustees

Board Member: Troy Schaaf
Name

☒ I desire to be re-appointed to the above named board for an additional 2 year term.

☐ I do not desire to be re-appointed.


Signature

4/28/2026

Date