TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana FL 33462

Regular Meeting
April 28, 2025 - 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 ____
   Kem Mason, Vice Mayor ____
   Christopher Castle, Vice Mayor Pro Tem ____
   Jesse Rivero, Councilmember ____
   Mark Zeitler, Councilmember ____

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

2. **AGENDA APPROVAL:**
   - **a.** Additions, substitutions, deletions.
   - **b.** Agenda Approval.

3. **STAFF AND COMMITTEE REPORTS:**
   - **a.** Town Council
   - **b.** Town Manager

4. **SPECIAL PRESENTATIONS:**
   - **a.** Proclamation Recognizing May 4-10, 2025, as Municipal Clerks Week.
   - **b.** Proclamation Recognizing May 4-10, 2025, as Public Service Recognition Week.
   - **c.** Proclamation Recognizing May 18-24, 2025, as National Public Works Week.

5. **APPROVAL OF THE CONSENT AGENDA:**
   - **a.** Approval of the April 14, 2025, Town Council Meeting Minutes.
   - **b.** Consideration of approval authorizing the Mayor to execute the Sovereignty Submerged Lands Easement Renewal with the Florida Department of Environmental Protection's (FDEP's) Bureau of Public Land Administration for a 30-year term.

6. ORDINANCES AND RESOLUTIONS:

a. None.

7. QUASI-JUDICIAL HEARINGS:

a. Consideration of two (2) variance requests from Sec. 23-134(a) of the Town Code of Ordinances for the property located at 901 N Atlantic Dr (Case #: VAR25-0002).

8. MISCELLANEOUS:

a. Consideration to grant three (3) easements to Florida Power & Light Company (FPL) to support their Storm Secure Underground Program (SSUP).

9. PUBLIC COMMENTS:

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

- 05/03/2025 - Lantana Fishing Derby, Old Key Lime House.
- 05/12/2025 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 05/15/2025 - Special Magistrate Hearing, Town Hall Council Chambers, 5:30 p.m.
- 05/26/2025 - Town Offices Closed in Observance of Memorial Day.
- 05/28/2025 - Planning Commission Meeting, Town Hall Council Chambers, 6:30 p.m.
- 06/01/2025 - Hurricane Season Begins.
- 06/07/2025 - Summer Reading Club Begins.
- 06/09/2025 - First Budget Workshop, Town Hall Council Chambers, 5:30 p.m.
- 06/09/2025 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 06/19/2025 - Town Offices Closed in Observance of Juneteenth.
- 06/23/2025 - Town Council Meeting, Town Hall Council Chambers, 6:00 p.m.
- 06/25/2025 - Planning Commission Meeting, Town Hall Council Chambers, 6:30 p.m.

11. COUNCIL COMMENTS:

12. ADJOURNMENT.

Listen to the Town Council Meeting: Visit https://www.lantana.org/TownAgendas 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) workings days advance notice of any meeting, by contacting Kathleen Dominguez, 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: April 28, 2025

AGENDA ITEM: Proclamation Recognizing May 4-10, 2025, as Municipal Clerks Week.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. Proclamation for Municipal Clerk's Week 2025.pdf

Proclamation

Municipal Clerks Week
May 4 – 10, 2025

WHEREAS, the Office of the Municipal Clerk, a time-honored and vital part of local government, exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on the functions of local government and the community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the week of May 4-10, 2025, as Municipal Clerks Week, and further extend my appreciation to our Town Clerk, Kathleen Dominguez, Deputy Town Clerk Maria Rios, and to all municipal clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the Town of Lantana, Florida, to be affixed this 28th day of April, 2025.

_____
Mayor Karen Lythgoe

Attest:

_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4b

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: April 28, 2025

AGENDA ITEM: Proclamation Recognizing May 4-10, 2025, as Public Service Recognition Week.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. Proclamation for Public Service Recognition Week 2025.pdf

Proclamation

Public Service Recognition Week
May 4 – 10, 2025

WHEREAS, the Town of Lantana wishes to celebrate and thank our public servants at the local, State, and Federal levels who exemplify dedication to the common good; and

WHEREAS, Public servants are the lifeblood of our democracy; and

WHEREAS, they are our researchers and scientists, our front-line workers, our educators, our first responders, our elected officials, and our military service members, among countless others; and

WHEREAS, they are ordinary Americans who answer the call to do extraordinary things, giving their time and, in some cases, risking or giving their lives to make life better for all of us; and

WHEREAS, our public servants tackle the most complex problems facing our communities; and

WHEREAS, this week, the Town of Lantana encourages its citizens to celebrate and express gratitude toward public servants in Lantana and Palm Beach County.

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the week of May 4-10, 2025, as Public Service Recognition Week, and extend my appreciation to the people who serve our nation as federal, state, local and tribal employees.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Lantana, Florida, to be affixed this 28th day of April, 2025.

_____
Mayor Karen Lythgoe

Attest:

_____
Kathleen Dominguez, CMC, Town Clerk

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 4c

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

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

MEETING DATE: April 28, 2025

AGENDA ITEM: Proclamation Recognizing May 18-24, 2025, as National Public Works Week.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. Proclamation National Public Works Week 2025.pdf

SAMPLE MOTION:

N/A.

Proclamation

National Public Works Week
May 18 – 24, 2025

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of the Town of Lantana and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Town of Lantana to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT RESOLVED that I, Karen Lythgoe, Mayor of the Town of Lantana, Florida, do hereby recognize the week of May 18-24, 2025, as National Public Works Week, and extend my appreciation to the Public Services, Utilities, and Marine Safety staff in Lantana and nationwide.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Lantana, Florida, to be affixed this 28th day of April, 2025.

_____
Mayor Karen Lythgoe

Attest:

_____
Kathleen Dominguez, CMC, Town Clerk

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: April 28, 2025

AGENDA ITEM: Approval of the April 14, 2025, Town Council Meeting Minutes.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. 04-14-25 TC Mtg Minutes DRAFT.docx

TOWN OF LANTANA
Regular Meeting Minutes
April 14, 2025

1. **ROLL CALL, MOMENT OF SILENT PRAYER, PLEDGE OF ALLEGIANCE.**
   Mayor Lythgoe called the regular Town Council meeting to order at 6:00 p.m. in the Council Chambers. Town Clerk Kathleen Dominguez called the roll and confirmed a quorum with all elected officials present.

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

2. **AGENDA APPROVAL:**
   a. Additions, substitutions, deletions.
   b. Agenda Approval.

   Motion: Vice Mayor Mason made a motion to approve the agenda, as submitted. Vice Mayor Pro Tem Castle seconded the motion. Motion passed 5-0.

3. **STAFF AND COMMITTEE REPORTS:**
   a. Town Council

   Vice Mayor Pro Tem Castle commented on his positive experience and enjoyment of the discussions held during the Visioning Session on Friday. He further stated that he thought the staff did an excellent job and thanked everyone who attended.

   Vice Mayor Mason spoke positively about the Visioning Session and the Hypoluxo Island Property Owners Association picnic, and mentioned attending recent SAC meetings.

   Mayor Lythgoe echoed the positive feedback on the Visioning Session, emphasizing its value for guiding staff and Council priorities, even if not all items discussed make it into the budget. She added that the Town's first public budget workshop will be held in June. Mayor Lythgoe announced the Chamber of Commerce's Fishing Derby, founded by former Councilmember Doc Moorhouse, would kick off on May 3rd. Finally, she reported attending a roundtable with Congresswoman Frankel's office and other Mayors to discuss legislative spending, potential cuts, and their impact on the Town.

   b. Town Manager

   Town Manager Raducci thanked the Town Council, Town Attorney, and staff for attending and making the Visioning Session happen. He announced that staff would start getting ready for the June and July budget workshops and other workshops based on what was discussed at the Visioning Session. He also announced that Town Offices would close at noon this Friday for Good Friday and other upcoming events.

4. SPECIAL PRESENTATIONS:

a. Public Services Department Employee of the First Quarter 2025 presented to Tamara Reeves.

Mayor Lythgoe introduced the above item and invited Public Services Director Eddie Crockett and Tamara Reeves to the podium.

Director Crockett presented the Employee of the First Quarter 2025 award to Tamara Reeves.

Glenn Ellis, Public Services Superintendent, and Nadine Shawah, Parks and Recreation Facilities, shared their positive experiences working with Tamara and offered praise for her contributions.

Tamara expressed her gratitude and conveyed her enjoyment of her work and collaboration with her team.

b. Proclamation Recognizing May 5-9, 2025, as Teacher Appreciation Week.

Mayor Lythgoe read aloud and presented the Teacher Appreciation Week proclamation to Lantana Middle School Principal Edward Burke and representatives from Santaluces High School and the Palm Beach Maritime Academy.

Principal Burke expressed his appreciation to the Town for the proclamation.

c. Presentation by Grau & Associates, the Town's Auditors, of the Annual Comprehensive Financial Report for Fiscal Year 2023/24.

Mayor Lythgoe introduced the above item.

Stephen Kaplan, Finance Director, reviewed the report's highlights and answered questions from the Councilmembers. He then introduced David Caplivski, Audit Partner from Grau & Associates.

Mr. Caplivski presented the findings from the annual audit and thanked the Town for continuing to work with Grau & Associates.

There were no public comments.

There was no discussion among the Councilmembers.

Motion: Vice Mayor Mason made a motion to accept and file the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2024. Councilmember Rivero seconded the motion. Motion passed 5-0.

5. APPROVAL OF THE CONSENT AGENDA:

a. Approval of the March 24, 2025, Town Council Meeting Minutes.

b. Consideration of an Interlocal Agreement with the Palm Beach County School Board for the mutual use of recreational facilities.

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

6. ORDINANCES AND RESOLUTIONS:

a. Consideration of Resolution No. R-04-2025, authorizing the application for a Florida Inland Navigational District (F.I.N.D.) Waterways Assistance Program for Bicentennial Park Seawall and Improvements.

Mayor Lythgoe introduced the above agenda item.

Town Attorney Max Lohman read the following resolution into the record:

RESOLUTION NO. R-04-2025

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

Director Crockett provided an overview of the resolution and its intent and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Pro Tem Castle made a motion to approve Resolution No. R-04-2025, approving the application for assistance under the F.I.N.D. Waterways Assistance Program and authorizing the Town Manager to execute the application and any amendments thereto. Councilmember Zeitler seconded the motion. Motion passed 5-0.

7. QUASI-JUDICIAL HEARINGS:

a. None.

8. MISCELLANEOUS:

a. Consideration of a piggyback contract with M&M Asphalt Maintenance Inc., d/b/a All County Paving, through the Palm Beach County School District Solicitation No. 20C-46V for repaving W Pine Street in the amount of $48,587.50.

Mayor Lythgoe introduced the above agenda item.

Director Crockett provided an overview and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Mason made a motion to approve the Piggyback Agreement with M&M Asphalt Maintenance, Inc., d/b/a All County Paving, to mill, pave, and restripe W Pine St from S Broadway to S 3rd St in the amount of $48,587.50 using funds from the FY 2024/25 Operating Budget for the Public Services Department and to authorize the Town Manager to execute same and any amendments thereto. Vice Mayor Pro Tem Castle seconded the motion. Motion passed 5-0.

b. Consideration of authorizing the purchase of handguns from Lou's Police Distributors, Inc. in the amount of $29,280.

Mayor Lythgoe introduced the above item.

Police Chief Scheller gave an overview of the item and answered questions from the Councilmembers.

Peter Cummings, the Lead Firearms Instructor, provided more technical information about the firearms based on his expertise and answered questions from the Councilmembers.

There were no public comments.

There was no discussion from the Councilmembers.

Motion: Vice Mayor Mason made a motion to approve the purchase of forty (40) Glock Model 45 - 9mm handguns from Lou's Distributors, Inc. in the amount of $29,280, with a trade-in credit of $10,450 and a net purchase price of $18,830. Vice Mayor Pro Tem Castle seconded the motion. Motion passed 5-0.

9. PUBLIC COMMENTS:

Cariann Pakarinen, 1209 Sea Pines Ln, Lantana, FL, 33462, expressed her gratitude to Town staff for their assistance in resolving a recent issue. She also thanked the Town for their efforts in making Lantana a beautiful, functional, and safe Town. Ms. Pakarinen also requested that the Town contact the Florida Department of Transportation (FDOT) regarding the issue of vehicles obstructing the intersection at Hypoluxo Rd and Sea Pines Way.

Catherine Skervin,1307 Southwinds Dr., Lantana, FL, 33462, expressed concern regarding speeding electric bicycles and increased traffic on the sidewalks on Andrew Redding Rd, particularly during school hours. She requested increased police presence to ensure student safety amidst road closures and detour traffic. She noted that the electric bicycle riders don't stop for the school buses when kids are getting on and off the bus.

Annemarie Joyce, 20 View St., Lantana, FL, 33462, expressed positive feedback on the Visioning Session, encouraged community involvement in Town Council meetings, and shared an Edmund Burke quote about politics and civic participation.

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

Mayor Lythgoe read the future events and important dates.

11. COUNCIL COMMENTS:

Councilmember Rivero commented on his positive experience at the recent Visioning Session and the HIPOA picnic.

Vice Mayor Pro Tem Castle concurred and expressed anticipation for the upcoming Eggstravaganza event scheduled for Saturday.

Mayor Lythgoe encouraged regular attendees to increase community engagement by inviting friends to future meetings.

12. ADJOURNMENT.

The motion was made and carried unanimously. There being no further discussion, the meeting adjourned at 6:51 p.m.

_____

Mayor Karen Lythgoe

ATTEST:

_____

Kathleen Dominguez, CMC, 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: April 28, 2025

AGENDA ITEM: Consideration of approval authorizing the Mayor to execute the Sovereignty Submerged Lands Easement Renewal with the Florida Department of Environmental Protection's (FDEP's) Bureau of Public Land Administration for a 30-year term.

ISSUE/BACKGROUND:

Staff requests the Town Council's approval to authorize the Mayor to execute the Sovereignty Submerged Lands Easement Renewal (originally granted on November 17, 1992) with the FDEP's Bureau of Public Land Administration.

This Renewal will extend the Town's existing nonexclusive easement for another 30 years, from July 23, 2023, to July 23, 2053. In addition, it will ensure the continued operation and maintenance of the Town's existing sub-aqueous public 12-inch ductile iron water main (installed in 1992/1993) under the Intracoastal Waterway so that we may continue to provide water service to Hypoluxo Island within the following legal description:

> A parcel of sovereignty submerged land in section 03, Township 45 South, Range 43 East, in Lake Worth and Intracoastal Waterway, Palm Beach County, Florida, containing 8,000 square feet, more or less, as is more particularly described and shown on Attachment A, dated November 17, 1992.

The Town Attorney has reviewed and approved the Easement Renewal document for legal sufficiency and, therefore staff recommends proceeding with its execution.

ATTACHMENT(S):

1. A-500364326-AID 46364-Mailout Letter-for execution.pdf
2. Sovereignty Submerged Lands Easement Renewal.pdf

SAMPLE MOTION:

I move to (approve) (deny) the Sovereignty Submerged Lands Easement Renewal with the Florida Department of Environmental Protection's Bureau of Public Land Administration for a 30-year term, and authorize the Mayor to execute the easement and any amendments thereto.

FLORIDA DEPARTMENT OF Environmental Protection

Marjorie and Archie Carr Building
3800 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

April 18, 2025

Town of Lantana
500 Greynolds Circle
Lantana, Fl 33462

Application: Easement Agreement BOT file No. 500364326-Easement No. 42805

Dear Ms. Lythgoe

Attached is the submerged lands instrument for BOT No. 500364326 which requires acceptance by your notarized signature (two witnesses required). Pursuant to Chapter 695, Florida Statutes, the names of the persons executing the instrument, the two witnesses, and the notary public must be legibly printed or typewritten directly below that person's signature.

Please execute and return the attached instrument within 30 days after receipt of this email. Please mail the original signed instrument to the address listed below for final execution not the one on the instrum.

Department of Environmental Protection
3800 Commonwealth Boulevard, Mail Station 125
Tallahassee, Florida 32303

Upon receipt and acceptance of the signed instrument, we will transmit the instrument for final department execution. A fully executed instrument will be provided to you at that time.

Please note that any use of state-owned submerged lands requires written authorization from the Board of Trustees. Any use of those lands without a fully executed sovereignty submerged lands lease or easement (which includes compensation/payment) pursuant to Chapter 253, Florida Statutes, and Chapter 18-21, Florida Administrative Code, can be considered a willful violation of Chapter 253, Florida Statutes and could subject the riparian owner to administrative fines of up to $10,000 per day, closure of the facility and eviction from the state-owned lands.

Please confirm receipt of the Lease Agreement by emailing Sue.Jones@FloridaDEP.gov.

Your cooperation and assistance are appreciated. If you have any questions regarding this matter, please contact me at **(850) 245-2754** or **Sue.Jones@FloridaDEP.gov**.
Sincerely,

Sue Jones

Sue Jones
Bureau of Public Land Administration
DEP Division of State Lands

This Instrument Prepared By:
Sue Jones
Action No. 46364
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS EASEMENT RENEWAL

EASEMENT NO. 42805
BOT FILE NO. 500364326

THIS EASEMENT is hereby granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Grantor.

WITNESSETH: That for the faithful and timely performance of and compliance with the terms and conditions stated herein, the Grantor does hereby grant to Town of Lantana, Florida, hereinafter referred to as the Grantee, a nonexclusive easement on, under and across the sovereignty lands, as defined in 18-21.003, Florida Administrative Code, if any, contained within the following legal description:

> A parcel of sovereignty submerged land in Section 03, Township 45 South, Range 43 East, in Lake Worth and Intracoastal Waterway, Palm Beach County, Florida, containing 8,000 square feet, more or less, as is more particularly described and shown on Attachment A, dated November 17, 1992.

TO HAVE THE USE OF the hereinabove described premises from July 23, 2023, the effective date of this easement renewal, through July 23, 2053, the expiration date of this easement renewal. The terms and conditions on and for which this easement renewal is granted are as follows:

1. USE OF PROPERTY: The above described parcel of land shall be used solely for the operation and maintenance of an existing sub-aqueous public water main within the Department of Transportation right-of-way for Road No. 812 and within an easement granted to the United States of America, U.S. Army Corps of Engineers, dated June 8, 1942. All of the foregoing subject to the remaining conditions of this easement.

2. EASEMENT CONSIDERATION: In the event the Grantor amends its rules related to fees and the amended rules provide the Grantee will be charged a fee or an increased fee for this activity, the Grantee agrees to pay all charges required by such amended rules within 90 days of the date the amended rules become effective or by a date provided by an invoice from the Department, whichever is later. All fees charged under this provision shall be prospective in nature; i.e. they shall begin to accrue on the date that the amended rules become effective.

3. WARRANTY OF TITLE/GUARANTEE OF SUITABILITY OF USE OF LAND: Grantor neither warrants title to the lands described herein nor guarantees the suitability of any of the lands for any particular use.

4. RIGHTS GRANTED: The rights hereby granted shall be subject to any and all prior rights of the United States and any and all prior grants by the Grantor in and to the submerged lands situated within the limits of this easement.

5. DAMAGE TO EASEMENT PROPERTY AND INTERFERENCE WITH PUBLIC AND PRIVATE RIGHTS: Grantee shall not damage the easement lands or unduly interfere with public or private rights therein.

6. GRANTOR'S RIGHT TO GRANT COMPATIBLE USES OF THE EASEMENT PROPERTY: This easement is nonexclusive, and the Grantor, or its duly authorized agent, shall retain the right to enter the property or to engage in management activities not inconsistent with the use herein provided for and shall retain the right to grant compatible uses of the property to third parties during the term of this easement.

7. RIGHT TO INSPECT: Grantor, or its duly authorized agent, shall have the right at any time to inspect the works and operations of the Grantee in any matter pertaining to this easement.

8. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Grantee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

9. ASSIGNMENT OF EASEMENT: This easement shall not be assigned or otherwise transferred without prior written consent of the Grantor or its duly authorized agent and which consent shall not be unreasonably withheld. Any assignment or other transfer without prior written consent of the Grantor shall be null and void and without legal effect.

10. TERMINATION: The Grantee, by acceptance of this easement, binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Grantee, its successors and assigns. In the event the Grantee fails or refuses to comply with the provisions and conditions herein set forth or in the event the Grantee violates any of the provisions and conditions herein, this easement may be terminated by the Grantor upon 30 days written notice to the Grantee. If terminated, all of the above-described parcel of land shall revert to the Grantor. Any costs or expenses incurred by the Grantor in removing the Grantee or its property from the easement area shall be paid by the Grantee. All notices required to be given to the Grantee by this easement or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Town of Lantana-Public Works
500 Greynolds Circle
Lantana, FL 33462

The Grantee agrees to notify the Grantor by certified mail of any changes to this address at least ten (10) days before the change is effective.

11. TAXES AND ASSESSMENTS: The Grantee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this easement which result from the grant of this easement or the activities of Grantee hereunder.

12. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Grantee does not remove said structures and equipment occupying and erected upon the premises after expiration or cancellation of this easement, such structures and equipment will be deemed forfeited to the Grantor, and the Grantor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Grantee at the address specified in paragraph 10 or at such address on record as provided to the Grantor by the Grantee. However, such remedy shall be in addition to all other remedies available to Grantor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

13. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Grantor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Grantor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

14. AMENDMENT/MODIFICATIONS: This easement is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this easement must be in writing and must be accepted, acknowledged and executed by the Grantee and Grantor.

15. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Grantee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Grantor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

16. ADDITIONAL STRUCTURES OR ACTIVITIES/EMERGENCY STRUCTURAL REPAIRS: No additional structures shall be erected and/or activities undertaken, including but not limited to, dredging, relocation/realignment or major repairs or renovations made to authorized structures, on, in or over sovereignty, submerged lands without the prior written consent from the Grantor, with the exception of emergency repairs. Unless specifically authorized in writing by the Grantor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Grantee to administrative fines under Chapter 18-14, Florida Administrative Code. If emergency repairs are required to be undertaken in the interests of public health, safety or welfare, the Grantee shall notify the Grantor of such repairs as quickly as is practicable; provided, however, that such emergency activities shall not exceed the activities authorized by this easement.

17. UPLAND RIPARIAN PROPERTY INTEREST: During the term of this easement, Grantee must have satisfactory evidence of sufficient upland interest as defined in subsection 18-21.003(65), Florida Administrative Code, to the extent required by paragraph 18-21.004(3)(b), Florida Administrative Code, in order to conduct the activity described in this easement. If at any time during the term of this easement, Grantee fails to comply with this requirement, use of sovereignty, submerged lands described in this easement shall immediately cease and this easement shall terminate and title to this easement shall revert to and vest in the Grantor immediately and automatically.

[*Remainder of page intentionally left blank; Signature page follows*]

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this instrument on the day and year first above written.

WITNESSES:

Signature:_____

Printed Name:_____

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

Signature:_____

Printed Name:_____

Address:3800 Commonwealth Blvd

Tallahassee, FL 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: _____

Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

"GRANTOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 20___, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Toni Sturtevant 4/16/2025

DEP Attorney Date

_____

Notary Public, State of Florida

_____

Printed, Typed or Stamped Name

My Commission Expires:

_____

Commission/Serial No._____

WITNESSES:

Town of Lantana, Florida (SEAL)

Signature:_____

Printed Name:_____

Address: _____

_____

Signature:_____

Printed Name:_____

Address:_____

_____

BY: _____
Original Signature of Executing Authority

Karen Lythgoe
Typed/Printed Name of Executing Authority

Mayor
Title of Executing Authority

"GRANTEE"

STATE OF_____

COUNTY OF_____

The foregoing instrument was acknowledged before me by means of __ physical presence or __online notarization this _____ day of _____, 20____, by Karen Lythgoe as Mayor, for and on behalf of Town of Lantana, Florida. She is personally known to me or who has produced _____, as identification.

My Commission Expires:

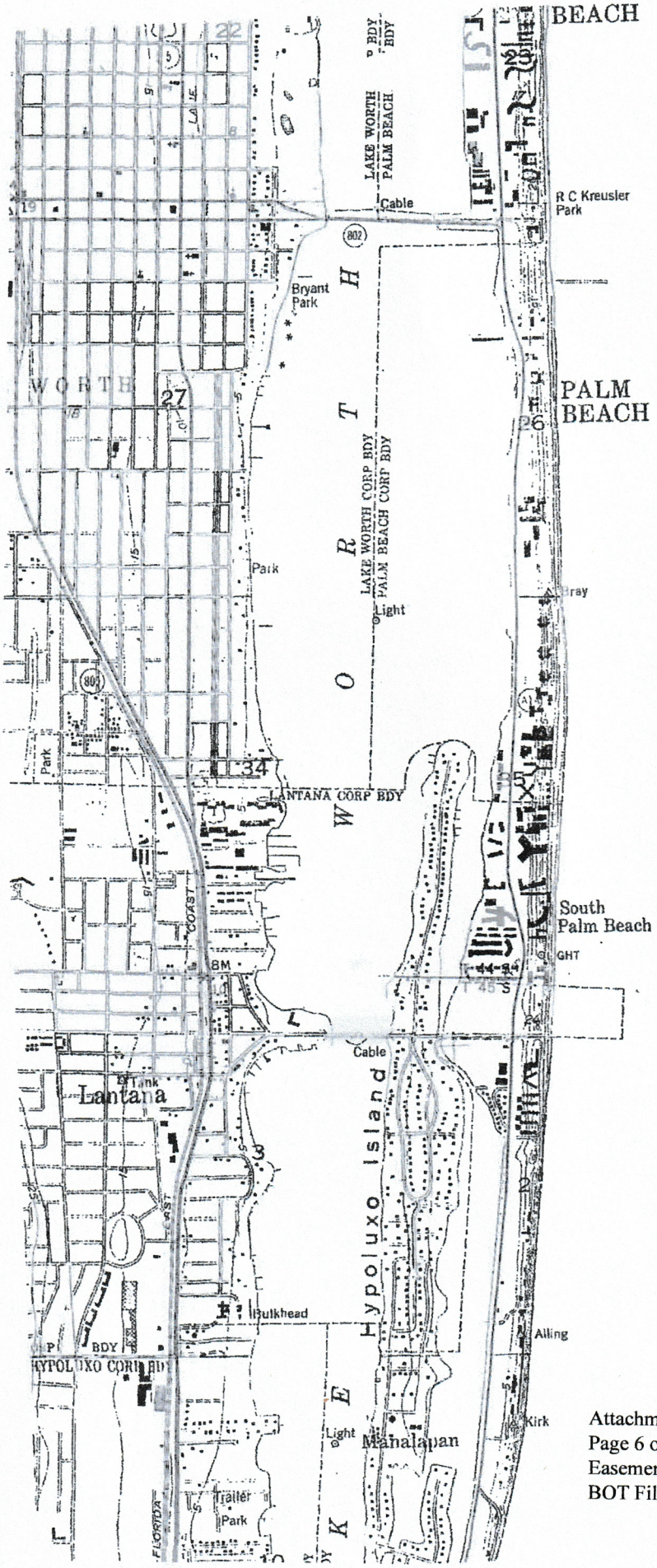
_____

Commission/Serial No._____

_____
Signature of Notary Public

Notary Public, State of_____

_____
Printed, Typed or Stamped Name



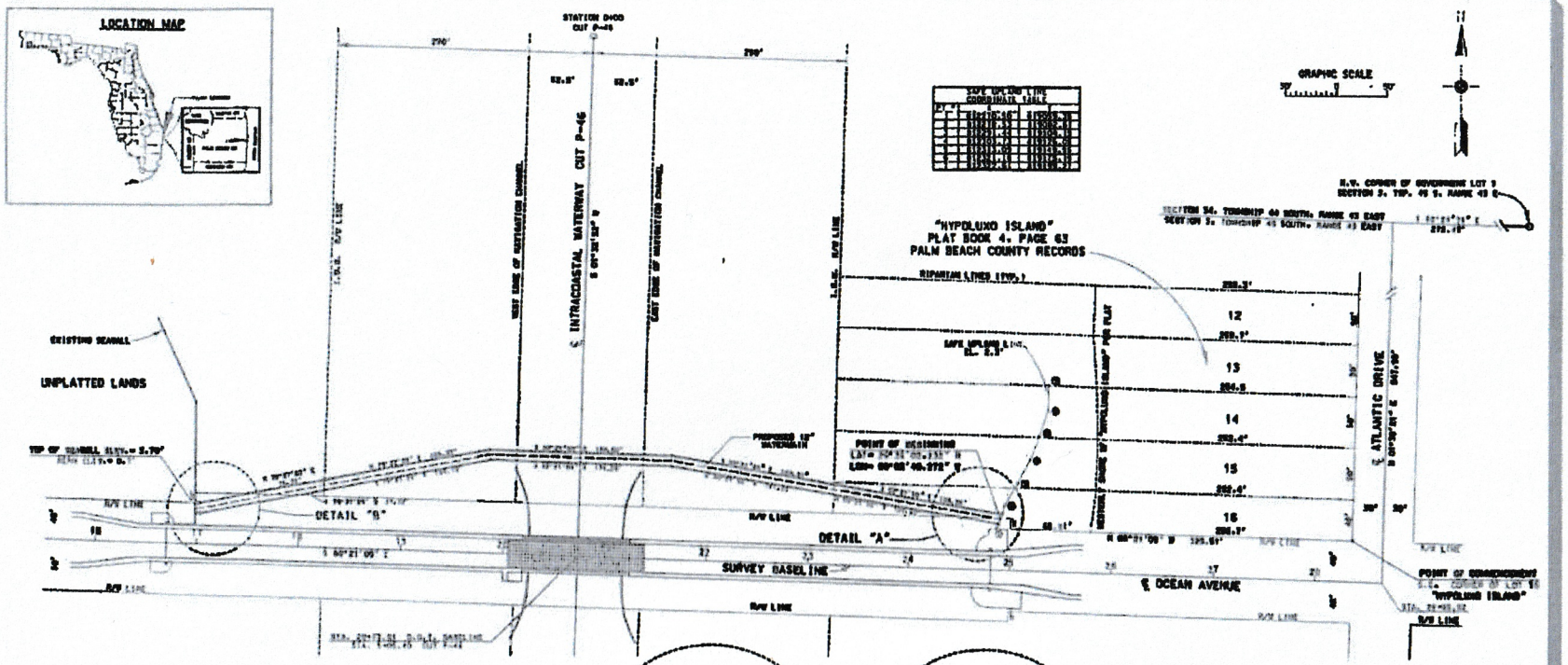
Attachment A
Page 6 of 8 Pages
Easement No. 42805
BOT File No. 500364326

LAND DESCRIPTION: UTILITY EASEMENT

A TEN (10) FOOT STRIP OF LAND LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16, "HYPOLUXO ISLAND", AS RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 88°21'09" WEST, ALONG SAID RIGHT-OF-WAY LINE, 325.51 FEET; THENCE NORTH 01°38'51" EAST, ALONG A CONTINUATION OF SAID RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 88°21'09" WEST, ALONG SAID RIGHT-OF-WAY LINE, 10.88 FEET TO AN INTERSECTION WITH THE "SAFE UPLAND LINE" ALONG THE EASTERLY SHORELINE OF "LAKE WORTH", AS LOCATED ON THE GROUND ON 17 MARCH 1992, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LAND; THENCE, SOUTH 19°03'13" WEST, ALONG SAID "SAFE UPLAND LINE", 5.72 FEET; THENCE, NORTH 80°21'56" WEST, 39.29 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 80°21'56" WEST, 126.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE, NORTH 80°21'56" WEST, 161.23 FEET; THENCE, NORTH 88°21'09" WEST, 179.20 FEET; THENCE, SOUTH 79°37'25" WEST, 164.72 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE, SOUTH 79°37'25" WEST, 27.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, SOUTH 79°37'25" WEST, 95.99 FEET; THENCE, NORTH 88°21'09" WEST, 4.00 FEET TO AN INTERSECTION WITH THE EASTERLY FACE OF THE EXISTING BULKHEAD ALONG THE WESTERLY SHORELINE OF "LAKE WORTH"; THENCE, NORTH 00°27'14" EAST, ALONG SAID BULKHEAD FACE, 10.00 FEET; THENCE, SOUTH 88°21'09" EAST, 3.14 FEET; THENCE, NORTH 79°37'25" EAST, 47.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 79°37'25" EAST, 76.36 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE, NORTH 79°37'25" EAST, 163.67 FEET; THENCE, SOUTH 88°21'09" EAST, 180.95 FEET; THENCE, SOUTH 80°21'56" EAST, 160.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE, SOUTH 80°21'56" EAST, 168.96 FEET TO AN INTERSECTION WITH THE "SAFE UPLAND LINE"; THENCE, SOUTH 19°03'13" WEST, ALONG SAID "SAFE UPLAND LINE", 4.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, CONTAINING 7,999.63 SQUARE FEET (0.184 ACRES), MORE OR LESS.



LAND DESCRIPTION: UTILITY EASEMENT

A TEN (10) FOOT STRIP OF LAND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16, "HYPOLUXO ISLAND", AS RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 00°21'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 124.64 FEET; THENCE, NORTH 89°38'55" WEST, 39.98 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC DRIVE; THENCE, NORTH 00°21'05" EAST, ALONG SAID RIGHT-OF-WAY LINE, 124.64 FEET; THENCE, NORTH 89°38'55" WEST, 10.00 FEET TO AN INTERSECTION WITH THE "SAFE UPLAND LINE" ALONG THE EASTERLY BOUNDARY OF LANDS SHOWN, AS LOCATED ON THE SURVEY DATED 5/22/92, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LAND; THENCE, SOUTH 17°40'13" WEST, ALONG SAID "SAFE UPLAND LINE", 9.76 FEET; THENCE, NORTH 79°21'56" WEST, 10.38 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 00°21'05" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY, 124.64 FEET; THENCE, NORTH 89°38'55" WEST, 39.98 FEET; THENCE, NORTH 00°21'05" EAST, 171.89 FEET; THENCE, SOUTH 79°21'56" EAST, 10.38 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE, SOUTH 00°21'05" WEST, 171.89 FEET; THENCE, SOUTH 89°38'55" EAST, 39.98 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, SOUTH 00°21'05" WEST, 124.64 FEET; THENCE, SOUTH 79°21'56" EAST, 10.38 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE, NORTH 00°21'05" EAST, 87.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE; THENCE, SOUTH 89°38'55" EAST, 39.98 FEET; THENCE, SOUTH 00°21'05" WEST, 10.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ATLANTIC AVENUE; THENCE, NORTH 89°38'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1,480 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE EXISTING SEAWALL ALONG THE WESTERLY SHORELINE OF LAKE WORTH; THENCE, NORTH 00°21'05" EAST, ALONG SAID SEAWALL LINE, 10.00 FEET; THENCE, SOUTH 89°38'55" EAST, 1.17 FEET; THENCE, NORTH 00°21'05" EAST, 40.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, NORTH 79°21'56" WEST, 1,494.84 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE, NORTH 00°21'05" EAST, 100.00 FEET; THENCE, SOUTH 89°38'55" EAST, 1,480.57 FEET; THENCE, SOUTH 00°21'05" WEST, 100.00 FEET; THENCE, SOUTH 89°38'55" EAST, 1,494.84 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE, SOUTH 79°21'56" EAST, 100.00 FEET TO AN INTERSECTION WITH THE "SAFE UPLAND LINE"; THENCE, NORTH 17°40'13" WEST, ALONG SAID "SAFE UPLAND LINE", 9.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, CONTAINING 7,900.03 SQUARE FEET (0.104 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED LANDS IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS PREPARED UNDER OUR DIRECTION ON 23 APRIL, 1992. WE FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON NOT SET TO THE ACCURACY STANDARDS NOTED HEREIN.

SEA SURVEYING CORPORATION

JOHN V. CRATER, P.L.S.
FLORIDA REGISTRATION NO. 4138

SURVEY NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT.
4. ORIGIN BENCHMARKS:
   BM1 - STATE ROAD DEPARTMENT DISC SET ON THE NORTH SIDE OF OCEAN AVE. BRIDGE AT STATION 10+00. ELEV.=10.240 FEET
   BM2 - STATE ROAD DEPARTMENT DISC SET ON S.E. WINGWALL OF BRIDGE AT STATION 14+70. ELEV.=10.014 FEET
5. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION, 1983 NORTH AMERICAN DATUM, AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
6. HORIZONTAL CONTROL BASED ON:
   U.S. ARMY CORPS OF ENGINEERS CONTROL POINT TIP-11
   N = 811079.00 Y = 936816.00
   U.S. ARMY CORPS OF ENGINEERS CONTROL POINT TIP-10
   N = 812181.79 Y = 919007.84
   LANTANA, HIGH SILVER TUBE FINISH,
   N = 808834.70 Y = 919402.31
7. LOCATION OF INTRACOASTAL WATERWAY CALCULATED FROM U.S. ARMY CORPS OF ENGINEERS 30 FOOT PROJECT CONTROL DATA, SHEET 16 OF 19, D.O. FILE NO. 58-24.258
8. OCEAN AVENUE, PARCEL INC AND RIGHT-OF-WAY INFORMATION OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93370-2402 93822-2402
9. THIS "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
10. THIS SKETCH DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
11. ELEVATIONS OF SAFE UPLAND LINE OBTAINED FROM FLORIDA DEPARTMENT OF NATURAL RESOURCES / BUREAU OF SURVEYING AND MAPPING (904)488-2237, AND LOCATED IN THE FIELD BY IT DATED 1992.

Attachment A
Page 8 of 8 Pages
Easement No. 42805
BOT File No. 500364326

SEA SURVEYING
-SURVEYING-
-ENGINEERING-
-CONSULTING-
3468 NW 27TH AVE, POMPANO BEACH, FL. 33066
TEL:(305) 979-0071 / 979-0072 / FAX:(305) 979-0078

SKETCH OF DESCRIPTION
PROPOSED UTILITY EASEMENT

TOWN OF LANTANA — PALM BEACH COUNTY, FLORIDA

DRAWN BY: A.
CHECKED BY: JVC
DATE: 23 APRIL 1992
PROJECT NO.: 2248-S
SCALE: AS SHOWN
SHEET: 1 OF 1

REVISIONS

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 6a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

MEETING DATE: April 28, 2025

AGENDA ITEM: None.

ISSUE/BACKGROUND:

ATTACHMENT(S):

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: April 28, 2025

AGENDA ITEM: Consideration of two (2) variance requests from Sec. 23-134(a) of the Town Code of Ordinances for the property located at 901 N Atlantic Dr (Case #: VAR25-0002).

ISSUE/BACKGROUND:

The property owners (owners) of 901 N Atlantic Dr currently have an existing dock which is in compliance with all applicable Code requirements. The owners are now seeking deviation from two (2) of the regulations via the two (2) variance requests (outlined below) in order to install a new 50 square foot seating area on the northern side of their existing dock:

1. Request for a Variance from Section 23-134(a)(5) of the Town Code of Ordinances to allow for a 19-foot, 8-inch side setback on the northern side of the property, where a minimum 25-foot side setback is required.
2. Request for a Variance from Section 23-134(a)(4) of the Town Code of Ordinances to allow for a 9-foot-wide dock where a maximum of 6-feet is permitted.

The Town Code requires that no pier or dock or mooring pilings extending from the shore shall be closer than twenty-five (25) feet from the joint property lines of immediately adjoining property owners. To the north, the proposed dock will be 19-feet, 8 inches from the adjoining property line, where the Town Code requires 25-feet. Additionally, the proposed dock will be 9 feet wide, where the code permits a maximum width of 6-feet.

Town staff has determined that the applicant has not proven a hardship and is therefore recommending denial of both variance requests. The Planning Commission (sitting as the ZBA) reviewed the Variance at their March 26th, 2025 meeting and recommended unanimous approval. (Voting members included: Lyn Tate, Michelle Donahue, Rosemary Mouring, Edward Shropshire, and Joseph Farrell).

ATTACHMENT(S):

1. Application & Backup Information

SAMPLE MOTION:

I move to (approve)(disapprove) VAR25-0002 for the property located at 901 N Atlantic Dr.

TOWN OF LANTANA
VARIANCE APPLICATION INFORMATION

- **MUST HAVE PRE-APPLICATION MEETING WITH COMMUNITY PLANNER (call 540-5034 for appointment).**

- **Application Fee:** $750 for first variance; $100 for each additional variance on same property.

- **Numbers of Copies:** Please contact the Community Planner at 561-540-5034 regarding the total number of copies of the application form and back-up documents, plans, proposed text change, support letters, survey etc.

- **Electronic Drawing Submittals**: Please provide a copy of all drawings in a digital format acceptable to the Director of Development Services Department.

- **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. Page 2 of this application is the Property Appraiser's FAX form to request these materials.

  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 Property Appraiser's office; and the appropriate fees. Applications must be submitted to the 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.
- **Preliminary review:** Prior to submitting the completed application packets, you may submit a draft application packet for review to the Development Services Director, 504 Greynolds Circle, Lantana.

CASE #: VAR25-0002

SUBMITTAL DATE: 02.12.25

TOWN OF LANTANA

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

VARIANCE APPLICATION

Property Name: Capatides Residence

Property Location: (Address) 901 N Atlantic Dr, Lantana, FL 33462

Property Control Number: 4 0 - 4 3 - 4 4 - 3 4 - 1 1 - 0 0 0 - 0 1 0 0

Existing Zoning Category: R1A—SINGLE FAMILY RESIDENTIAL (40-LANTANA)

Type of Variance (circle one):

Setback (front, side, rear) — Lot (width, coverage, size)

Height — Subdivision Regulations

Other DOCK VARIANCE

Property Owner(s)	Applicant
Name: Michael Capatides	**Name:** Michael Capatides
Address: 901 N Atlantic Dr, Lantana, FL 33462	**Address:** 901 N Atlantic Dr, Lantana, FL 33462
Phone: (917) 969-3589	**Phone:** (917) 969-3589

DO NOT WRITE BELOW THIS LINE **FOR DEPARTMENTAL USE ONLY**

ACCEPTED FOR REVIEW
Town Official: _____ Date: 02.12.25

Fee(s) Paid: _____ $750

TOWN ACTION
Town Council: TBD Date: _____

Conditions of Approval: _____

GENERAL DATA

Proposed Zoning:
R1A—SINGLE FAMILY RESIDENTIAL (40-LANTANA)

Existing Use of Property:
SINGLE FAMILY RESIDENTIAL

Proposed Use of Property:
SINGLE FAMILY RESIDENTIAL

Total Site Area: 1000 SF Docl Sq. Ft. OR _____ Acres

RESIDENTIAL

Total Number of Dwelling Units: 1 _____ Density (Units per acre): 1 _____
Existing Proposed Existing Proposed

COMMERCIAL

Total Square Footage: N/A Number of Buildings: N/A

A Variance is requested relative to Section # 23-134 (5) Piers and Docks of the Town of Lantana Zoning Code to allow:

Installation of small 5 X 10 foot platform off the side of the existing dock, with the additional space to be used for a seating area. Dock and new seating area would be within the joint property line of the immediately adjoining northern property owner, but does not meet the setback requirement of 25 feet. At the point of the new seating area, the width of the dock will be 9 feet - exceeding the 6 foot width limit.

Where the Zoning Ordinance requires

Sec. 23-134(5) - No pier or dock or mooring pilings extending from the shore shall be closer than twenty-five (25) feet from the joint property lines.
Sec. 25-134(4) - the width of the dock shall not exceed six (6) feet.

Attached survery shows mean low water elevation at -2.16ft NAVD.

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 addition of the small seating area will still result in a total dock square footage of less than 1000 sq.ft. This additional area proposed is 50 sq ft.

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

We are asking for permission to install a small dock seating area that will be similar - but smaller - than many of the dock seating area already exising on the west side of the Island bordering Lake Worth.

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.

Several of the docks on the western side of Hypoluxo Island have existing seating areas similar to the one being proposed here. Most are larger. In additional, several of the exisiting docks extend farther out into Lake Worth, and/or have larger t-sections at the end of

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.

As noted above, many of the docks - including the dock to the immediate south of our property - have existing seating areas similar to the one proposed here. Others have installed seating areas on the large t-sections at the end of their docks.

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 proposed seating area is small and will blend into the look and construction of the existing dock.

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

We understand that the city codes are in place to protect neighbors from imposing on each others property lines. The proposed dock addition is a small 5 X10 footprint that will comply with all other Federal, State and Lantana laws and codes. Our neighbors to the immediate north and south of our property have no objection to this small addition, and enthusiasticlly support the granting of this variance. We beleive that this seating area will enhance the look and feel of our immediate neighborhood.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

LAKE SHORES LT 10

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: Christopher Croushore	Name:
Company Name: Croushore Marine Engineering Inc.	Company Name:
Address: 100 Andros Road, Palm Springs, FL 33461	Address:
Phone: 561-951-6036	Phone:
Florida Registration No.: 74580	Florida Registration No.:

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

CURRENT OCCUPANT OF BUILDING OR PROPERTY:
Name: Michael Capatides
Address: 901 N Atlantic Dr, Lantana, FL 33462
Phone: (917) 969-3589

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

2/12/25
Date:

Signature of Applicant

Michael Capatides
Printed Name of Applicant

Applicant is:

__X__ Owner
_____ Optionee
_____ Lessee
_____ Agent
_____ Contract Purchaser

Address:
901 N Atlantic Dr, Lantana, FL 33462

Telephone Number: (917) 969-3589
Fax Number: _____

OWNER'S AUTHORIZATION

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

Witness

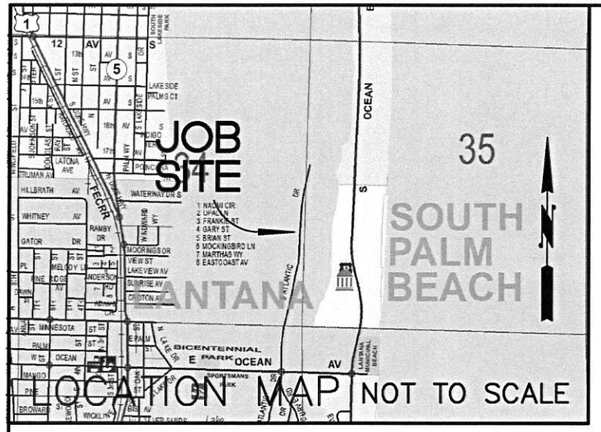
Witness

2/12/25
Date

Signature of Owner

Michael Capatides
Printed Name of Owner

Scanned with CamScanner



FOUND NATIONAL GEODETIC SURVEY
BRASS DISC
STAMPED "BRAY"
NORTH 825327.49 NAD90
EAST 970852.39 NAD90
LATITUDE 26°36'03.66706"N
LONGITUDE 080°02'13.13331"W

VERTICAL DATUM INFORMATION
U.S. COAST & GEODETIC SURVEY BENCH MARK
STEEL ROD "J-402"
NAVD ELEVATION = 7.00 ADJUSTED

LATITUDE 26°35'25.56"N
LONGITUDE 80°02'34.36"W

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 32356 PAGE 1033
LOT 10, LAKE SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 216, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 13057 SQUARE FEET MORE OR LESS

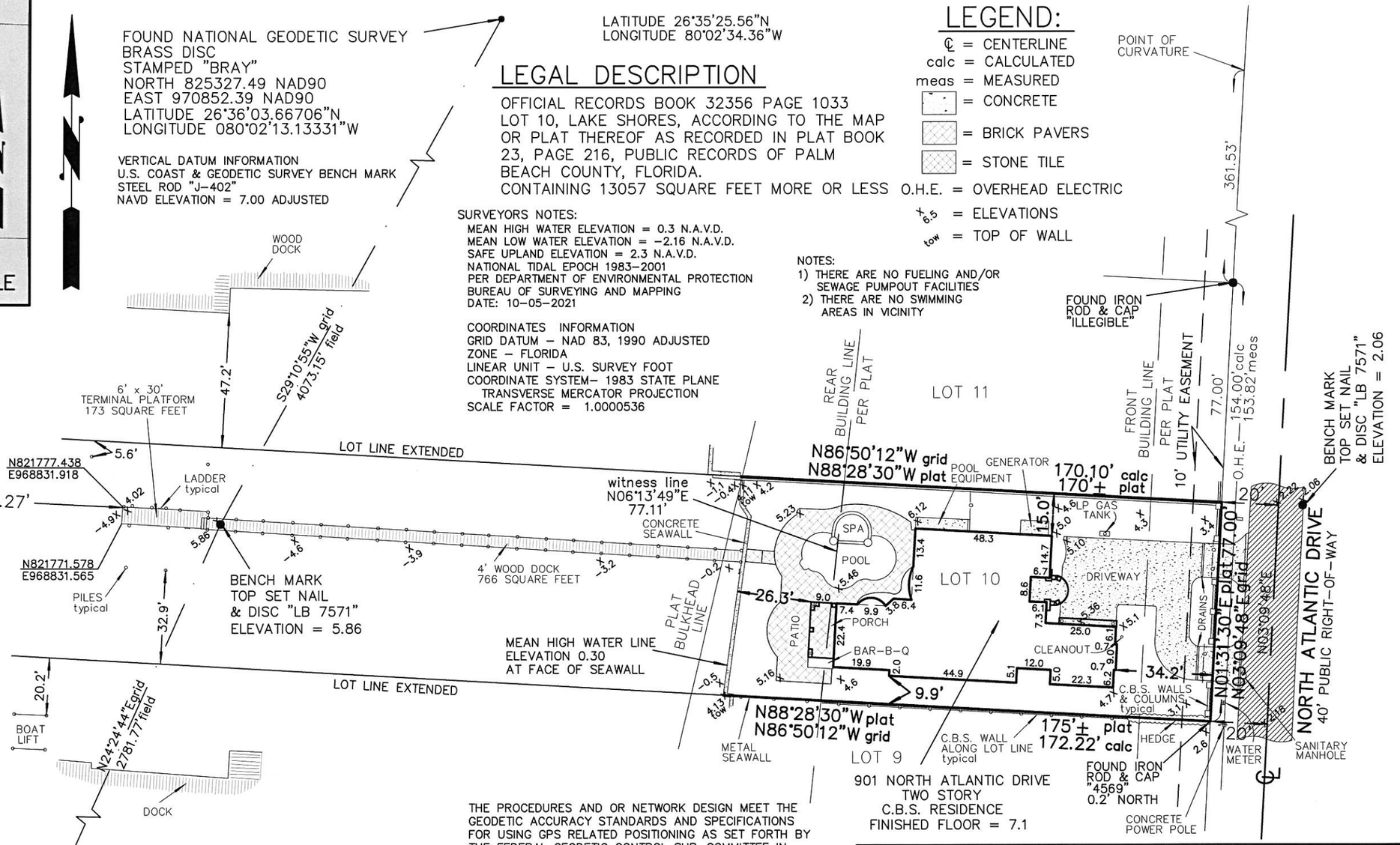
LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
= CONCRETE
= BRICK PAVERS
= STONE TILE
O.H.E. = OVERHEAD ELECTRIC
x 6.5 = ELEVATIONS
tow = TOP OF WALL

SURVEYORS NOTES:
MEAN HIGH WATER ELEVATION = 0.3 N.A.V.D.
MEAN LOW WATER ELEVATION = -2.16 N.A.V.D.
SAFE UPLAND ELEVATION = 2.3 N.A.V.D.
NATIONAL TIDAL EPOCH 1983-2001
PER DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF SURVEYING AND MAPPING
DATE: 10-05-2021

COORDINATES INFORMATION
GRID DATUM - NAD 83, 1990 ADJUSTED
ZONE - FLORIDA
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM- 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000536

NOTES:
1) THERE ARE NO FUELING AND/OR SEWAGE PUMPOUT FACILITIES
2) THERE ARE NO SWIMMING AREAS IN VICINITY



PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE AE (BASE FLOOD ELEVATION = 6)
PER FLOOD INSURANCE RATE
MAP 120214 0783 F DATED OCTOBER 5, 2017

PENDING FLOOD ZONE - FEMA & PALM BEACH COUNTY
FLOOD ZONE AE (BASE FLOOD ELEVATION = 9)
FLOOD ZONE VE (BASE FLOOD ELEVATION =11) REAR LOT

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE PLAT BEARING OF N01°31'30"E ALONG THE CENTERLINE OF NORTH ATLANTIC DRIVE AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. 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.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

FOUND NATIONAL GEODETIC SURVEY
BRASS DISC
STAMPED "LAN WALL"
NORTH 819238.25 NAD90
EAST 967716.68 NAD90
LATITUDE 26°35'03.59956"N
LONGITUDE 080°02'48.17496"W

THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL

ROTATION EQUATION
01°38'18" CLOCKWISE
PLAT TO GRID

EXISTING CONDITION

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

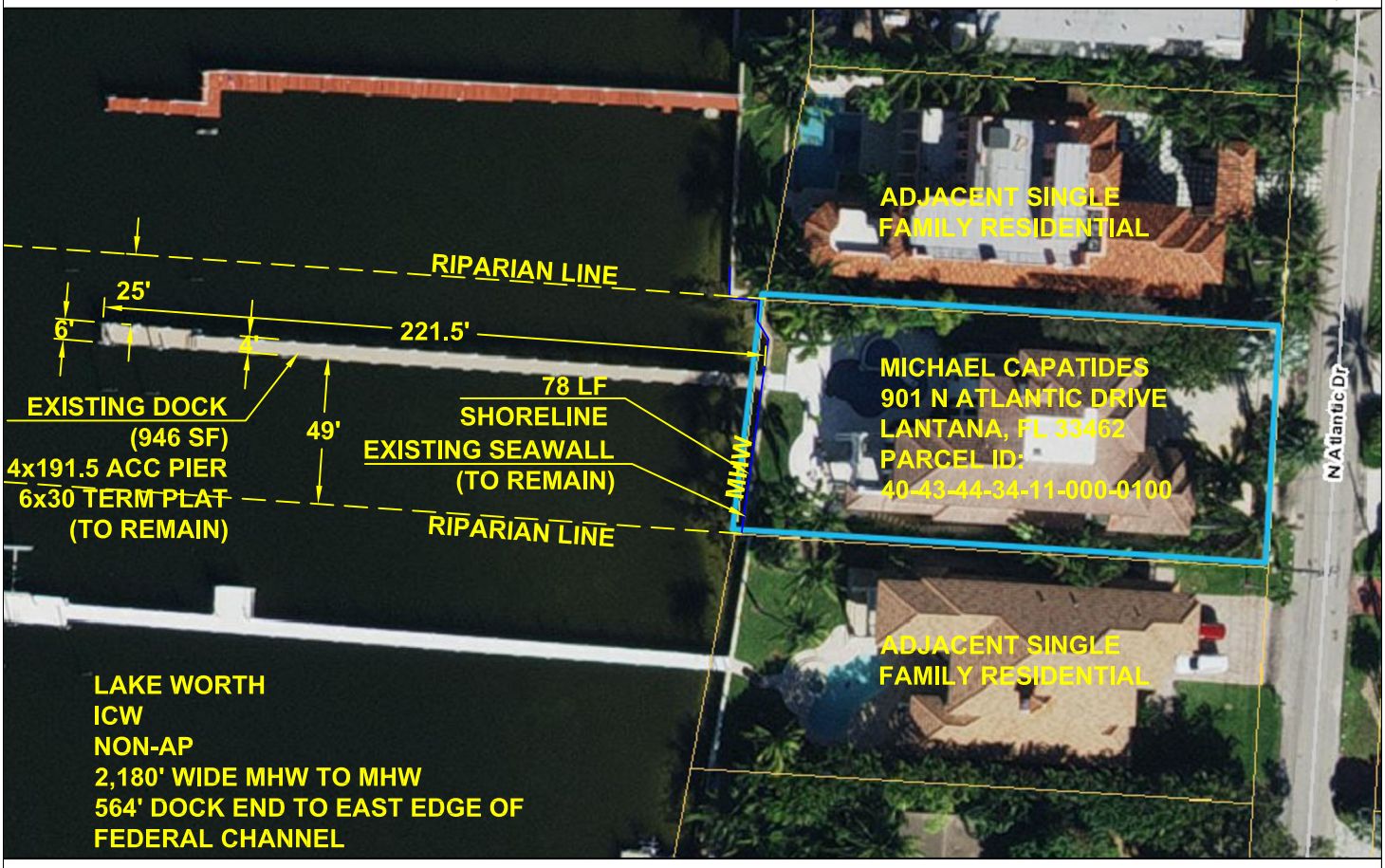
Special Purpose Survey For Dock Permit

Prepared For: MICHAEL CAPATIDES & LAURA DEFELICE

Drawn by KC	Date Of Survey	Scale
Field: TF F.B. 182 Pg 35	OCTOBER 5, 2021	1"= 40'
REVISIONS:		Drawing Number 21-256

Docusign Envelope ID: 102CCE7F-E64E-4C13-BA65-78AB8C0B2D6E

NOTES
- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- EXISTING SEAWALL TO REMAIN
- EXISTING DOCK TO REMAIN
- MHW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722706 (BOYNTON BEACH)
  MHW = +0.30' NAVD 88
  MLW = -2.16' NAVD 88



Signed by:

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

"THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY CHRISTOPHER CROUSHORE, FL PE #74580. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

PROPOSED DOCK ADDITION
PLAN VIEW - EXISTING CONDITIONS
SCALE 1" = 60'

Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

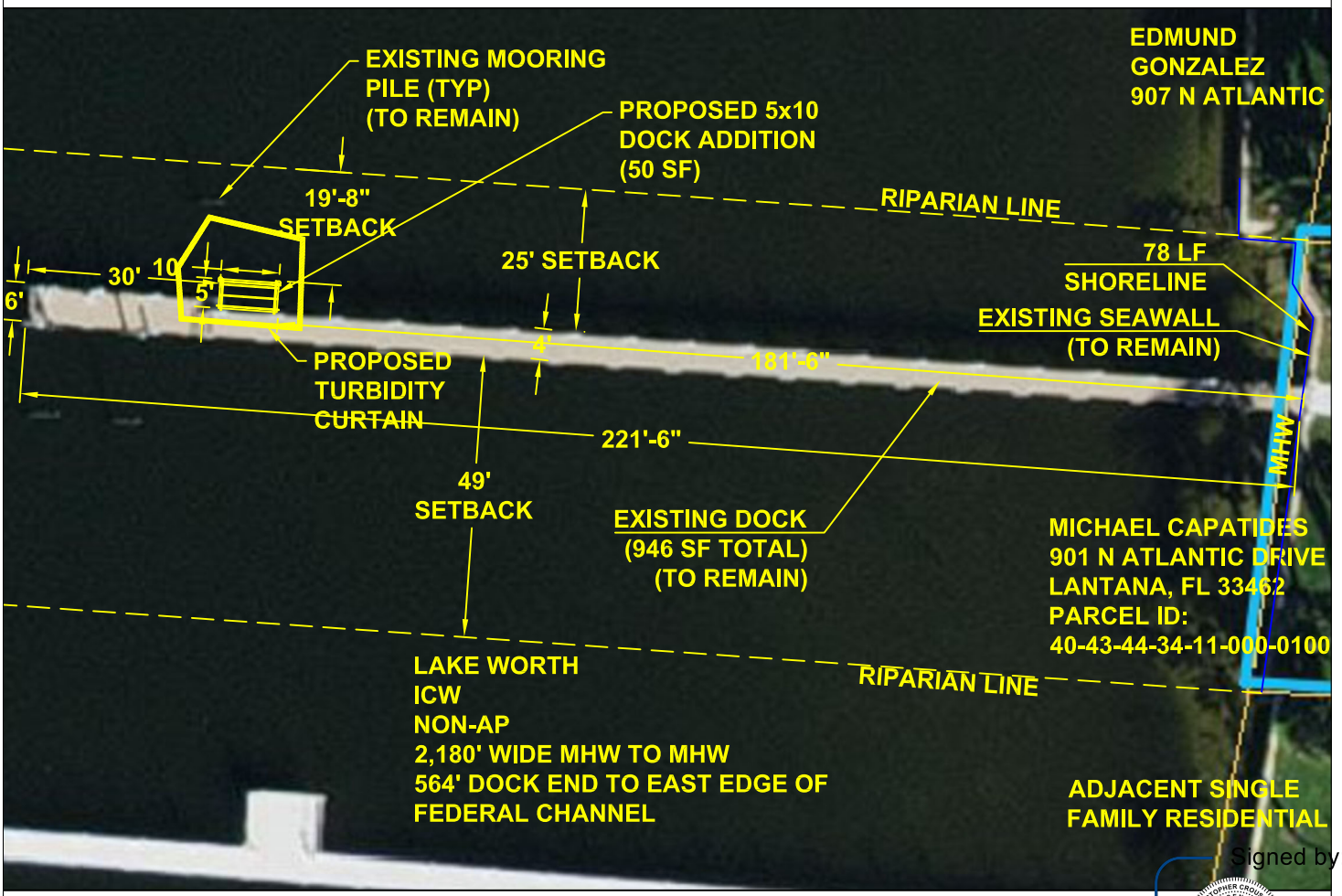
SCALE: 1" = 60'
DATE: 02.10.25
DRAWN BY: CRC

MICHAEL CAPATIDES
901 N ATLANTIC DRIVE
LANTANA, FL 33462
PROPOSED DOCK ADDITION
PLAN VIEW - EXISTING CONDITIONS

P-1
SHEET 1 OF 4

Docusign Envelope ID: 102CCE7F-E64E-4C13-BA65-78AB8C0B2D6E

NOTES
- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- EXISTING SEAWALL TO REMAIN
- EXISTING DOCK TO REMAIN
- MHW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722706 (BOYNTON BEACH)
  MHW = +0.30' NAVD 88
  MLW = -2.16' NAVD 88
- EXISTING DOCK = 946 SF
- PROPOSED DOCK ADDITION = 50 SF
- NEW DOCK TOTAL = 996 SF
- TURBIDITY CURTAINS IN PLACE FOR ALL IN-WATER WORK



Signed by:

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY CHRISTOPHER CROUSHORE, FL PE #74580. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

PROPOSED DOCK ADDITION
PLAN VIEW - PROPOSED CONDITIONS
SCALE 1" = 30'

Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 30'
DATE: 02.10.25
DRAWN BY: CRC

MICHAEL CAPATIDES
901 N ATLANTIC DRIVE
LANTANA, FL 33462
PROPOSED DOCK ADDITION
PLAN VIEW - PROPOSED CONDITIONS

P-2
SHEET 2 OF 4

Docusign Envelope ID: 102CCE7F-E64E-4C13-BA65-78AB8C0B2D6E

NOTES
- DESIGNED USING FBC 8TH EDITION, 2023
- WEAR DECKBOARD NOT SHOWN FOR CLARITY
- NEW DOCK ADDITION FINISHED ELEVATION TO BE EQUAL TO EXISTING DOCK FINISHED E;EVATION
- TWO (2) INSIDE PILES WILL BE THE EXISTING DOCK PILES
- ROPE RAIL TO BE REMOVED ON NORTH SIDE FROM THIS SECTION AND DIVERTED AROUND PERIMETER OF NEW DOCK ADDITION

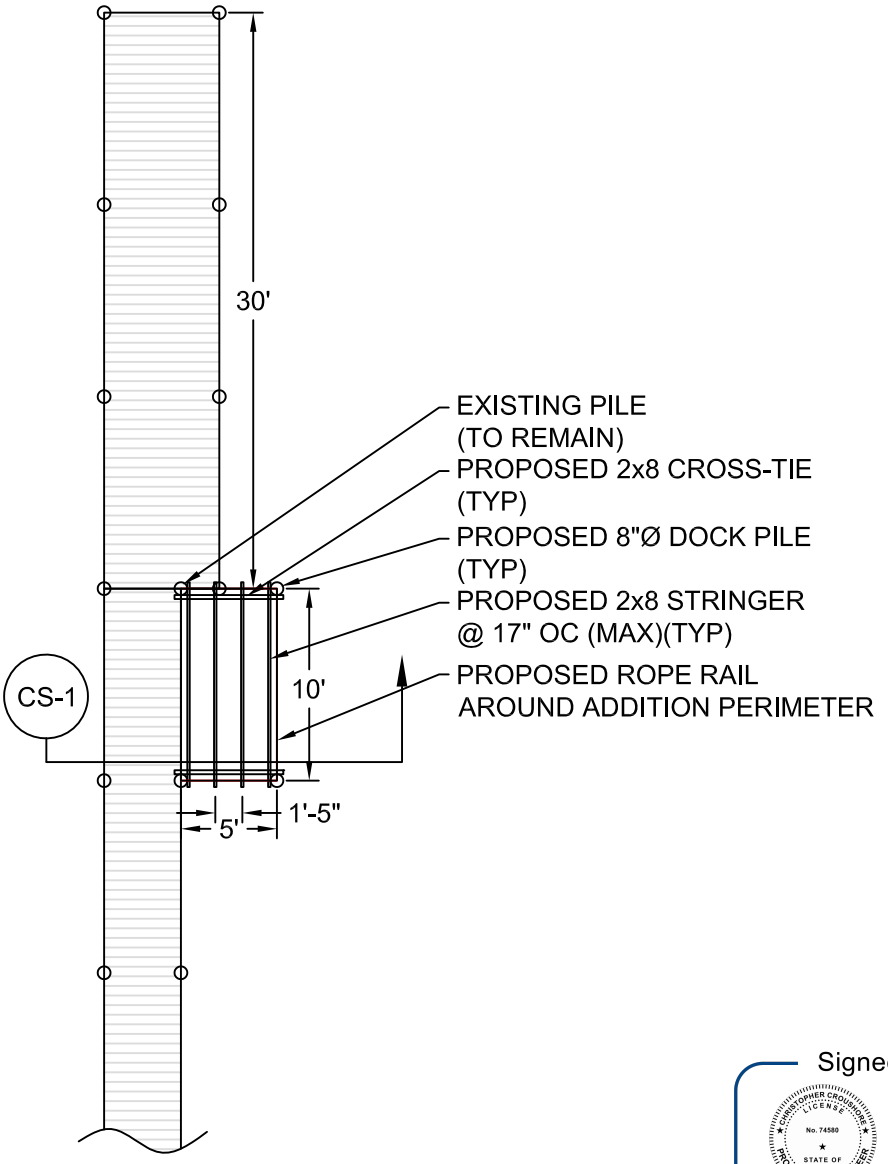
WIND PRESSURE
OPEN STRUCTURE - MONO-SLOPED DECKING

· APPLIED WIND PRESSURE = **53.86 PSF**

CONSTANTS USED

ENCLOSURE CLASSIFICATION = OPEN STRUCTURE (DOCK)
DIMENSION PERPENDICULAR TO WIND = 10.00 FT
DIMENSION PARALLEL TO WIND =5.0 FT
MEAN DOCK HEIGHT (ABOVE WATER) = 7.0 FT
DOCK ANGLE = 0.00 DEG
WIND SPEED, V = 155.0 MPH
EXPOSURE CAT. = D
RISK CATEGORY = 2
WIND DIRECTIONALITY FACTOR = Kd = 0.85
TOPOGRAPHIC FACTOR = Kzt = 1.0
GUST EFFECT FACTOR = G = 0.85
INTERNAL PRESSURE COEFFICIENT = GCpi = 0.55
PRESSURE CALCULATION IS BASED ON ASCE 7-20

WIND LOAD CERTIFICATION STATEMENT
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE BUILDING CODES AS AMENDED, ADOPTED AND ENFORCED BY THE TOWN OF LANTANA BUILDING DEPARTMENT. I ALSO CERTIFY THAT THE COMPONENTS AND RELATED ELEMENTS PROVIDE ADEQUATE RESISTANCE TO THE LOADS APPLIED.



Signed by:

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY CHRISTOPHER CROUSHORE, FL PE #74580. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

PROPOSED DOCK ADDITION
PLAN VIEW - DOCK PILE LAYOUT
SCALE 1" = 10'

Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 10'
DATE: 02.10.25
DRAWN BY: CRC

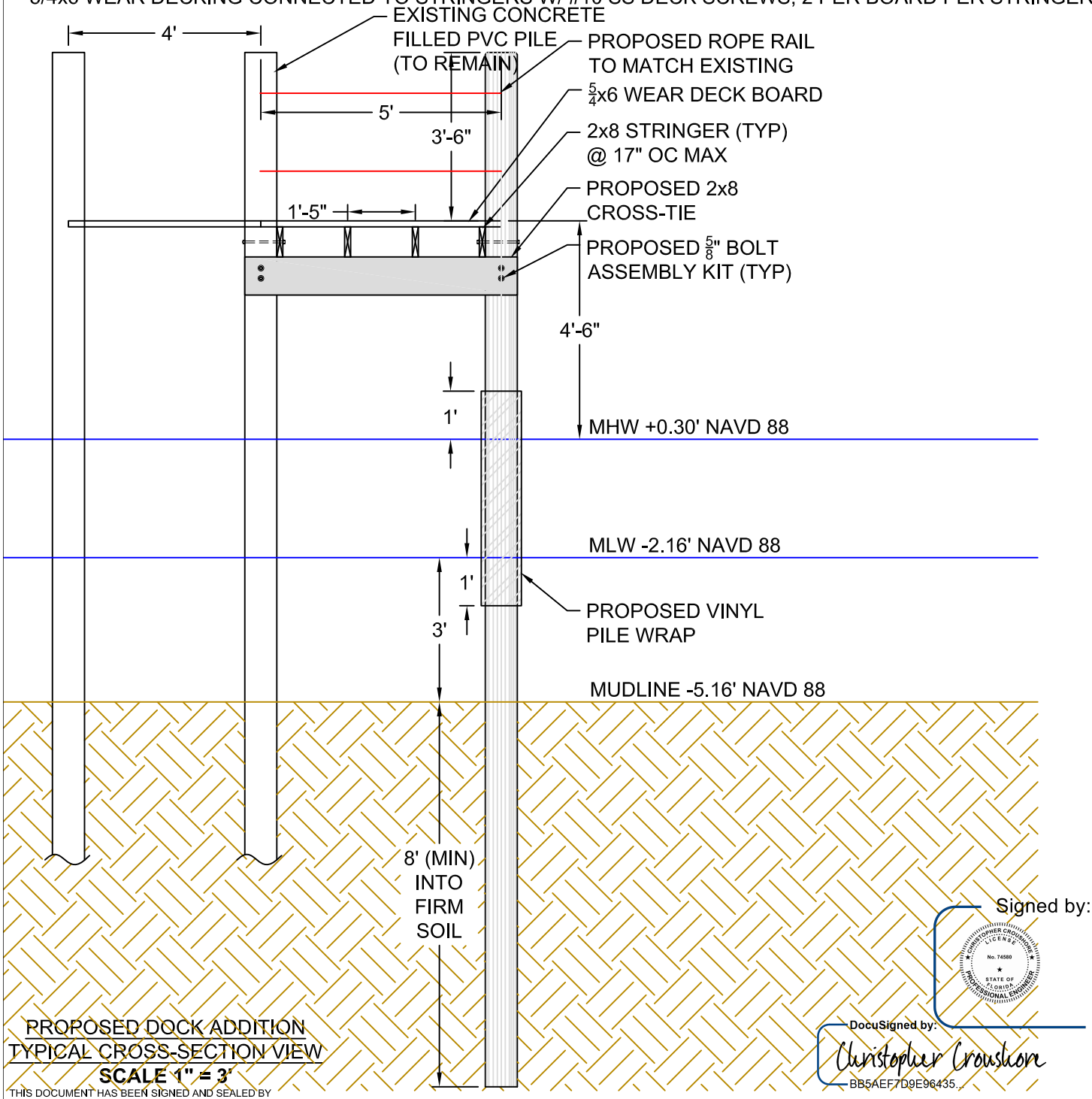
MICHAEL CAPATIDES
901 N ATLANTIC DRIVE
LANTANA, FL 33462

PROPOSED DOCK ADDITION
PLAN VIEW - DOCK PILE LAYOUT

P-3

Docusign Envelope ID: 102CCE7F-E64E-4C13-BA65-78AB8C0B2D6E

NOTES
- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES), 0.60 CCA (SUB-FRAMING), DECKING IS WEAR
- ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
- BOLT ASSEMBLY KIT INCLUDES: $\frac{5}{8}$" Ø BOLT, 1.25" Ø WASHER, HEX NUT
- OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
- INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK,THREE #10 TOE NAIL x3" EACH WAY
- CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
- 5/4x6 WEAR DECKING CONNECTED TO STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER



PROPOSED DOCK ADDITION
TYPICAL CROSS-SECTION VIEW
SCALE 1" = 3'

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Signed by:
CHRISTOPHER CROUSHORE LICENSE No. 74580 STATE OF FLORIDA PROFESSIONAL ENGINEER
DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 3'
DATE: 02.10.25
DRAWN BY: CRC

MICHAEL CAPATIDES
901 N ATLANTIC DRIVE
LANTANA, FL 33462
PROPOSED DOCK ADDITION
TYP CROSS-SECTION VIEW

CS-1
SHEET 4 OF 4

Certificate Of Completion

Envelope Id: 102CCE7F-E64E-4C13-BA65-78AB8C0B2D6E
Status: Completed
Subject: Complete with Docusign: CAPATIDES DOCK ADDITION LOCAL SET 021125.pdf
Source Envelope:
Document Pages: 4
Signatures: 4
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
Stamps: 4
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Christopher Croushore
100 Andros Road
100 Andros Road
Palm Springs, FL 33461
CCroushore@gmail.com
IP Address: 108.224.101.238

Record Tracking

Status: Original
2/11/2025 12:41:30 PM
Holder: Christopher Croushore
CCroushore@gmail.com
Location: DocuSign

Signer Events	Signature	Timestamp
Christopher Croushore ccroushore@gmail.com Croushore Marine Engineering, Inc. Security Level: Email, Account Authentication (None)	DocuSigned by: Christopher Croushore BB5AEF7D9E96435... Signature Adoption: Pre-selected Style Using IP Address: 108.224.101.238	Sent: 2/11/2025 12:50:48 PM Viewed: 2/11/2025 12:50:51 PM Signed: 2/11/2025 12:51:32 PM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

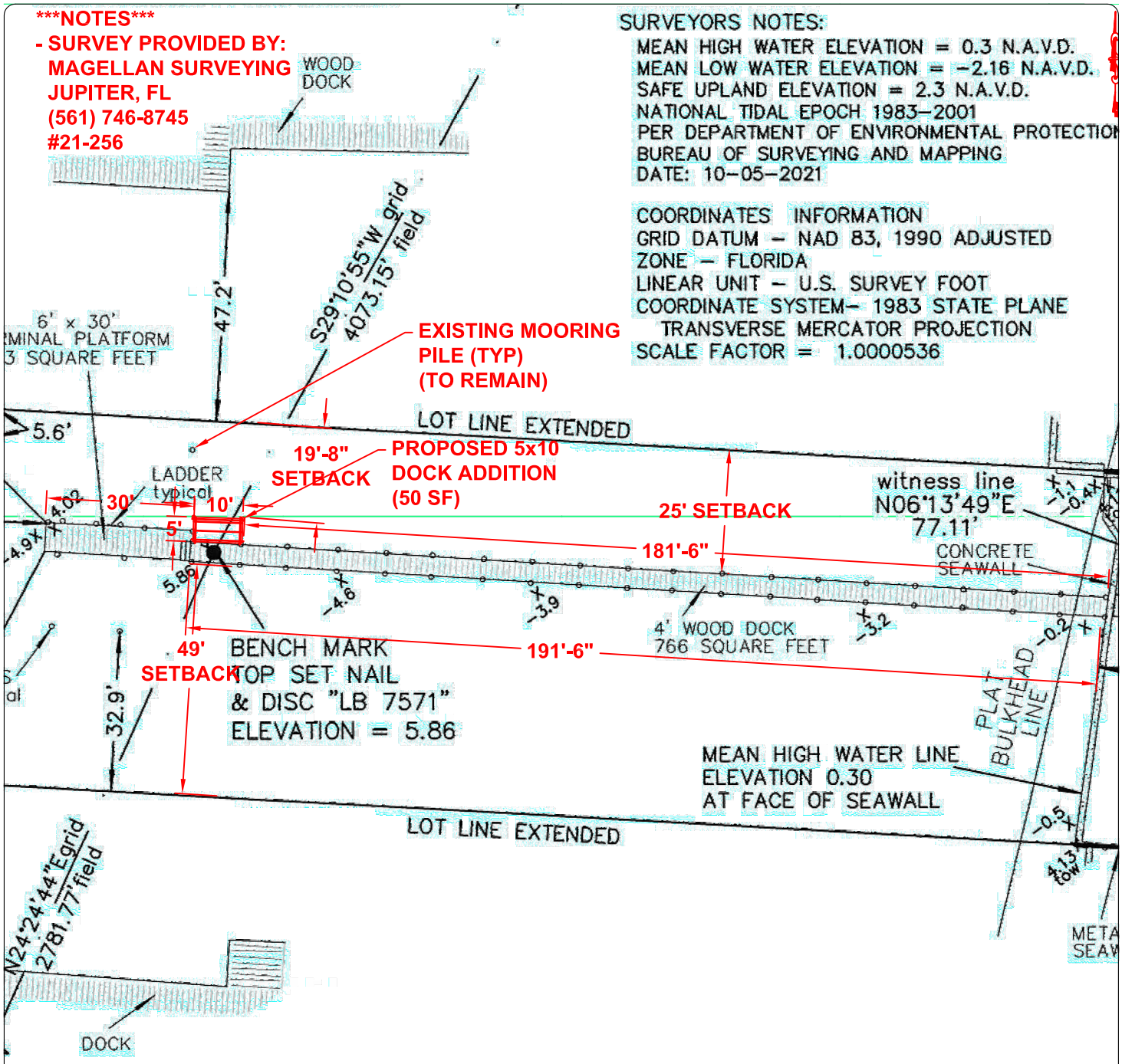
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Notary Events	Signature	Timestamp

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Completed	Security Checked	2/11/2025 12:51:32 PM

Payment Events	Status	Timestamps

Docusign Envelope ID: 4934AA7B-00D8-4BC4-A5AE-5818CD334D03



Signed by:

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

"THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY CHRISTOPHER CROUSHORE, FL PE #74580. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 30'
DATE: 02.10.25
DRAWN BY: CRC

MICHAEL CAPATIDES
901 N ATLANTIC DRIVE
LANTANA, FL 33462
PROPOSED DOCK ADDITION
PLAN VIEW - SURVEY OVERLAY

S-1
SHEET 1 OF 1

Certificate Of Completion

Envelope Id: 4934AA7B-00D8-4BC4-A5AE-5818CD334D03
Status: Completed
Subject: Complete with Docusign: CAPATIDES DOCK ADDITION LOCAL SURVEY OVERLAY 021125.pdf
Source Envelope:
Document Pages: 1
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 1
Initials: 0
Stamps: 1

Envelope Originator:
Christopher Croushore
100 Andros Road
100 Andros Road
Palm Springs, FL 33461
CCroushore@gmail.com
IP Address: 108.224.101.238

Record Tracking

Status: Original
2/11/2025 12:52:39 PM

Holder: Christopher Croushore
CCroushore@gmail.com

Location: DocuSign

Signer Events	Signature	Timestamp
Christopher Croushore ccroushore@gmail.com Croushore Marine Engineering, Inc. Security Level: Email, Account Authentication (None)	DocuSigned by: Christopher Croushore BB5AEF7D9E96435...  Signature Adoption: Pre-selected Style Using IP Address: 108.224.101.238	Sent: 2/11/2025 12:57:12 PM Viewed: 2/11/2025 12:57:14 PM Signed: 2/11/2025 12:57:32 PM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	2/11/2025 12:57:32 PM
Completed	Security Checked	2/11/2025 12:57:32 PM

Payment Events	Status	Timestamps


10:04 AM Thu Mar 6
69%
Search here
M
19°
43 AQI
N Atlantic Dr
N Atlantic Dr
N Atlantic Dr
Explore
You
Contribute
Google
©2025 Google

BATHYMETRIC SURVEY

ABBREVIATIONS AND LEGEND

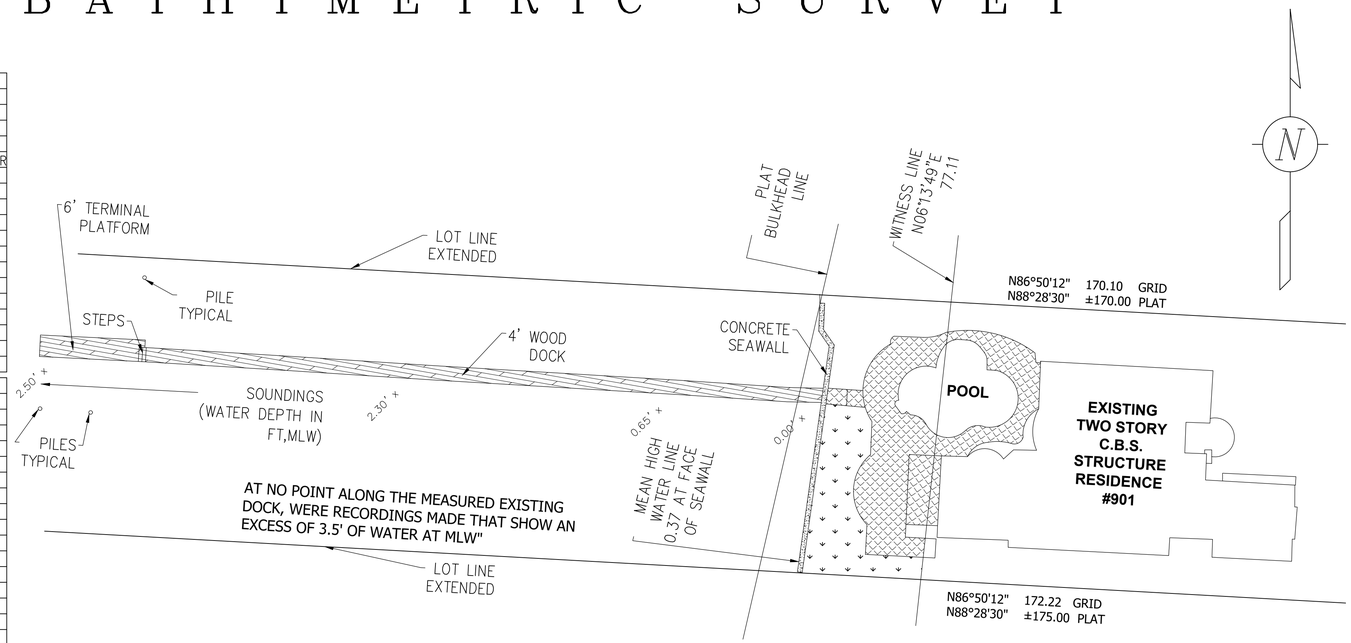
A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
EL	ELEVATION
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.Pk.N.	FOUND PARKER KALON NAIL
I.D.	SURVEYOR'S IDENTIFICATION
INV	INVERTED
L	LENGTH
M.C.R.	MARTIN COUNTY RECORDS
(M)	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
O/S	OFFSET
(P)	PLATTED
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
SWK.	SIDEWALK
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
	OVERHEAD WIRE LINE
	WOOD FENCE
	CHAIN LINK FENCE
	IRON/ALUMINUM FENCE
M	MONUMENT LINE
C	CENTERLINE
PL	PROPERTY LINE
	STRUCTURE LINE

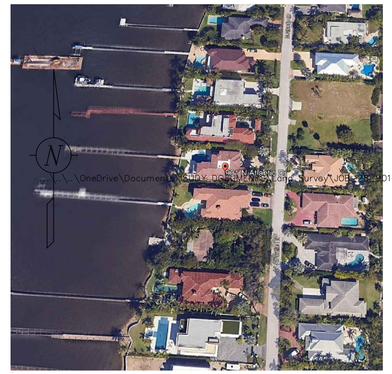
=AIR CONDITIONER
=INLET
=CATCH BASIN
=TRAFFIC SIGN
=ELECTRIC BOX
==UNKNOWN MANHOLE
=CLEAN OUT
x 0.00' =EXISTING ELEVATIONS
=MAIL BOX
SV =SEWER VALVE
=GUY WIRE
=BACK FLOW PREVENTER
LP =LIGHT POLE
G =GRASE MANHOLE
S =SANITARY MANHOLE
=HANDICAP
=UTILITY CONCRETE POLE
WM =WATER METER
WV =WATER VALVE
=UTILITY WOOD POLE

ASPHALT	
GRASS	
CONCRETE	
TILES	
PAVERS	



SURVEYOR'S NOTES:

1. The above captioned property was surveyed and based on the above legal description provided by the client.
2. Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
3. The lands shown hereon were not abstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
4. Wall ties are to face to the wall
5. Ownership subject to opinion of the Title.
6. 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.
7. Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the North American Vertical Datum 1988.
8. Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9. The surveyor does not determine Ownership of fences or/and walls.
10. This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
11. North Arrow Direction and Bearings are Based On Recorded Plat Book 23 at page 216 of the Public Records of Palm Beach County, Florida.
12. Station: 8722670, Lake Worth Pier, Atlantic Ocean, FL
13. Mean High Water: 0.37
14. Mean Low Water: -2.35



LOCATION MAP
NOT TO SCALE

CERTIFY TO:

MICHAEL CAPATIDES & LAURA A DEFELICE

PARCEL IDENTIFICATION NUMBER:

40-43-44-34-11-000-0100

LEGAL DESCRIPTION

Lots 10, Lake Shore according to the Plat thereof, as recorded in Plat Book 23, Page(s) 216, of the Public Records of Palm Beach County, Florida.

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone VE (EL 11) and Zone AE (EL 9) as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120214 (Town of Lantana), 12099 C Map No. 0783 Suffix G, Effective Date: DECEMBER 20, 2024.

BENCH MARK:

Elevations shown are based on the NORTH AMERICAN VERTICAL DATUM 1988.
Palm Beach County Benchmark Division
Benchmark: LB 7571 Elevation: 2.060' (NAVD-88)

THIS ITEM HAS BEEN ELECTRONICALLY SGNED AND SEALED BY FELIPE NAZARIO, PSM #LS6815. USING A DIGITAL SEAL CERTIFED BY ENDTRUST SIGNATURE SERVICE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION:

To: MICHAEL CAPATIDES & LAURA A DEFELICE

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BATHYMETRIC SURVEY" as defined in Section 5J-17.050(2).

Dated: 03/14/2025

Felipe Nazario-Ortiz PSM
Professional Surveyor and Mapper # LS6815
State of Florida

SCALE: 1"=20'
DATE: 02/17/2025
FILE NO. 2025-019
DRAWN BY: IA
PROJECT No: 2025-019
SHEET: 1 of 1 SHEETS

RECORD OF REVISION

NO.	DATE	DESCRIPTION

TYPE OF PROJECT: BATHYMETRIC SURVEY
PROJECT LOCATION: 901 N ATLANTIC DR
CITY, STATE & ZIP CODE LANTANA, FLORIDA (33462)
ENCROACHMENT NOTE:

FELIPE NAZARIO ORTIZ
PROFESSIONAL SURVEYORS AND MAPPER
LB.8105
13800 SW 14th STREET APT. 301-C
PEMBROKE PINES, FL (33027)
(954)401-0141 (786)356-4667
(nazario925@hotmail.com)

Docusign Envelope ID: 748D9BEB-8ACE-487E-AEAC-E3078B07D148

Croushore Marine Engineering, Inc.

100 Andros Road
Palm Springs, FL 33461
Phone: (561) 951-6036
Email: CCroushore@gmail.com

March 10, 2025

Town of Lantana Building Division
504 Greynolds Circle
Lantana, FL 33462

Re: 901 N Atlantic Drive, Lantana FL – Dock Addition Installation – Existing Dock Conformity Letter

To Whom It May Concern,

This letter is in regards to the proposed 5x10 dock addition project at the Capatides residence – 901 N Atlantic Drive in Lantana, Florida. Croushore Marine Engineering, in conjunction with a Professional Surveyor, performed an onsite mudline elevation measurement check along the existing dock at the Capatides Residence on February 22, 2025 at approximately 8:15 am. Measurements were taken for water depth at Mean Low Water to confirm existing dock conformity to the Town dock codes and ordinances, Section 23-134. Measurements were taken at 100' waterward of the bulkhead line, at 170' waterward of the bulkhead line, and finally at the dock end, which is at 220' waterward of the bulkhead line.

The existing dock was measured as 191.5'x4' access pier (766 SF), plus a 30'x6' terminal platform (180 SF) so the existing total is 946 SF. The proposed 5'x10' (50 SF) addition would put the new total at 996 SF, thus it meets the under 1,000 SF maximum threshold of Section 23-134 (a)(1). The Lake Worth Lagoon, a part of the Intracoastal Waterway system, at the dock location, is 2,180 LF wide. 25% allowable waterward limit of this width is 545 ft. The existing dock at 220' out, is 325' short of this limit, thus meeting Section 23-134(a)(2) in terms of the first sentence. The existing dock is 564' away from the East edge of the LW Lagoon/ICW Federal channel, greater than the Town Code Section 23-134 (a)(3) min required distance of 200' away.

Mean Low Water is recorded in the area at -2.35' NAVD 88 per National Oceanic and Atmospheric Administration (NOAA) local buoys. A Professional Surveyor was onsite to determine mudline elevations on the South side of the existing dock at the 60', 140' and 220' marks waterward of the bulkhead line. The mudline elevation would need to be recorded as below -5.85' NAVD 88 in order for there to be greater than 3.5' of water at MLW. Here is the data field measured and recorded (all elevations in NAVD 88):

LOCATION	PIER ELEVATION	MUDLINE [FT]	MUDLINE EL	MLW EL (PER NOAA)	**WATER DEPTH AT MLW [FT]**
60' S SIDE	+5.95	8.95	-3.00	-2.35	**0.65**
140' S SIDE	+5.89	10.54	-4.65	-2.35	**2.30**
220' S SIDE	+3.95	8.80	-4.85	-2.35	**2.50**

Docusign Envelope ID: 748D9BEB-8ACE-487E-AEAC-E3078B07D148

It was determined, based on physical measurements and surveyed elevations, that there was never more than 3.5’ of water at MLW along the existing 220 LF dock (maximum depth being 2.50’ of water at MLW); therefore, it is of my professional opinion that this existing dock currently meets the current Town of Lantana Dock Codes and Ordinances, Section 23-134.

If you need any additional information, please feel free to contact me at CCroushore@gmail.com or via phone at (561) 951-6036.

Best Regards,

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435...

Signed by:



Christopher Croushore

FL PE #74580

"THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY CHRISTOPHER CROUSHORE, FL PE #74580. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

Certificate Of Completion

Envelope Id: 748D9BEB-8ACE-487E-AEAC-E3078B07D148
Status: Completed
Subject: Complete with Docusign: Capatides Existing Dock Conformity Letter 031025.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
Stamps: 1
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Christopher Croushore
100 Andros Road
100 Andros Road
Palm Springs, FL 33461
CCroushore@gmail.com
IP Address: 108.224.101.238

Record Tracking

Status: Original
3/10/2025 10:41:57 AM
Holder: Christopher Croushore
CCroushore@gmail.com
Location: DocuSign

Signer Events	Signature	Timestamp
Christopher Croushore ccroushore@gmail.com Croushore Marine Engineering, Inc. Security Level: Email, Account Authentication (None)	DocuSigned by: Christopher Croushore BB5AEF7D9E96435...  Signature Adoption: Pre-selected Style Using IP Address: 108.224.101.238	Sent: 3/10/2025 10:42:14 AM Viewed: 3/10/2025 10:42:17 AM Signed: 3/10/2025 10:42:33 AM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/10/2025 10:42:14 AM
Certified Delivered	Security Checked	3/10/2025 10:42:17 AM
Signing Complete	Security Checked	3/10/2025 10:42:33 AM
Completed	Security Checked	3/10/2025 10:42:33 AM

Payment Events	Status	Timestamps

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 8a

PREPARED BY: Eddie Crockett, Public Services Director

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

MEETING DATE: April 28, 2025

AGENDA ITEM: Consideration to grant three (3) easements to Florida Power & Light Company (FPL) to support their Storm Secure Underground Program (SSUP).

ISSUE/BACKGROUND:

In March 2025, FPL presented their Storm Secure Underground Program (SSUP) to the Town which will enhance power reliability and resilience, particularly during severe weather events, by replacing overhead power lines with underground infrastructure. FPL data indicates that underground lines significantly outperform overhead lines in terms of outage frequency and duration, both daily and during storm events, including hurricanes. To implement the SSUP, FPL has requested easements at the following locations:

- 318 S Dixie Hwy (SW corner near tennis court)
- 418 S Dixie Hwy (near S Lake intersection)
- Beach Curve Rd (McKinley Park)

The Town Attorney and staff have reviewed and concluded that granting the easements will not create undue hardship for the Town or its residents, and as a result recommend supporting this initiative.

ATTACHMENT(S):

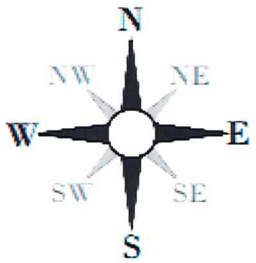
1. 318 S. Dixie Easement Request.pdf
2. 318 S. Dixie Easement Document.pdf
3. Design_Lantana 33-5_P81.pdf
4. S_Lake_Easement_Request.pdf
5. S. Lake Dr. Easement Document.pdf
6. Beach Curve Rd Design.pdf
7. Beach Curve Rd Easement Document.pdf

SAMPLE MOTION:

I move to (approve) (disapprove) the granting of three (3) easements to Florida Power and Light at the locations listed above to support the FPL Storm Secure Underground Program (SSUP), and to authorize the Town Manager to execute the request and any amendment thereto.

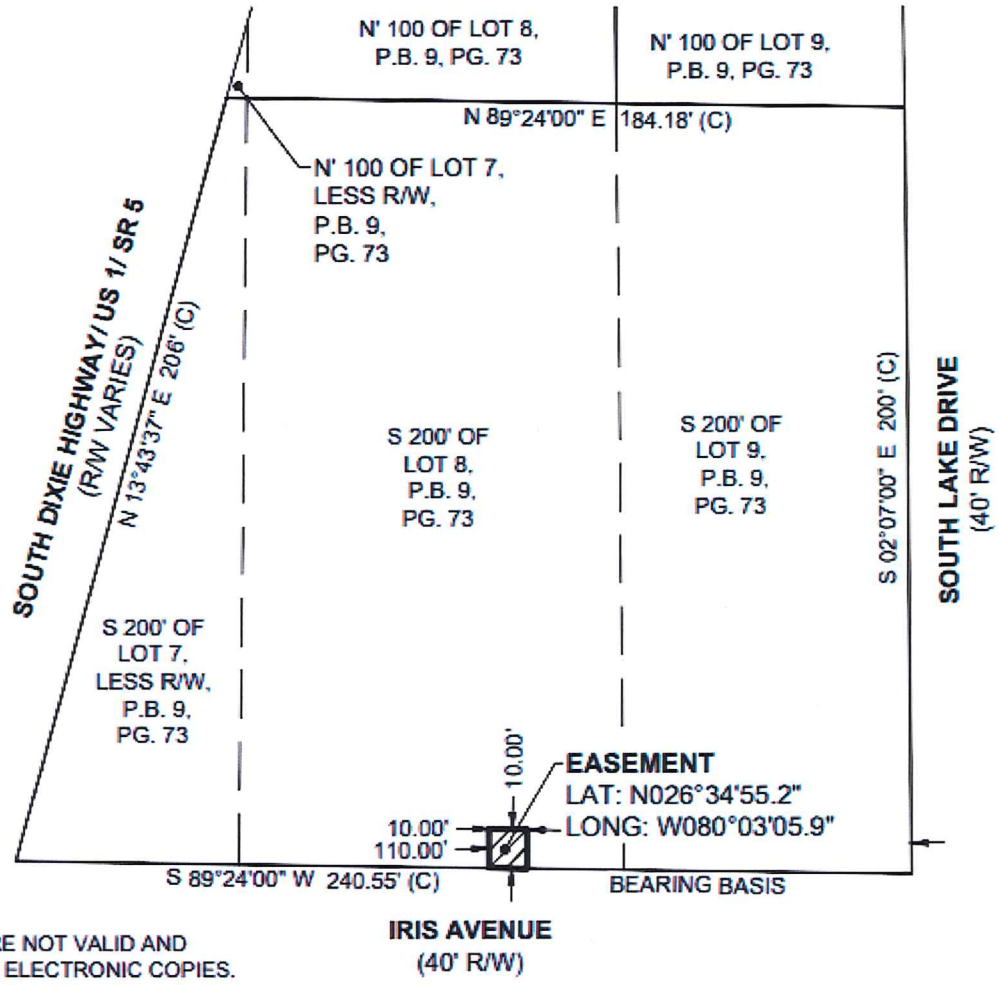
For 318 S Dixie Hwy: First is the requested easement that gives FPL permission to install underground lines and equipment in the designated area (ESMT), second is the "Exhibit A" which is mentioned in the easement and depicts the area this easement affects. Third is the 'Sketch Exhibit A'. The design found in said sketch exhibit is pasted below.

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY



1 INCH = 50 FEET

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'

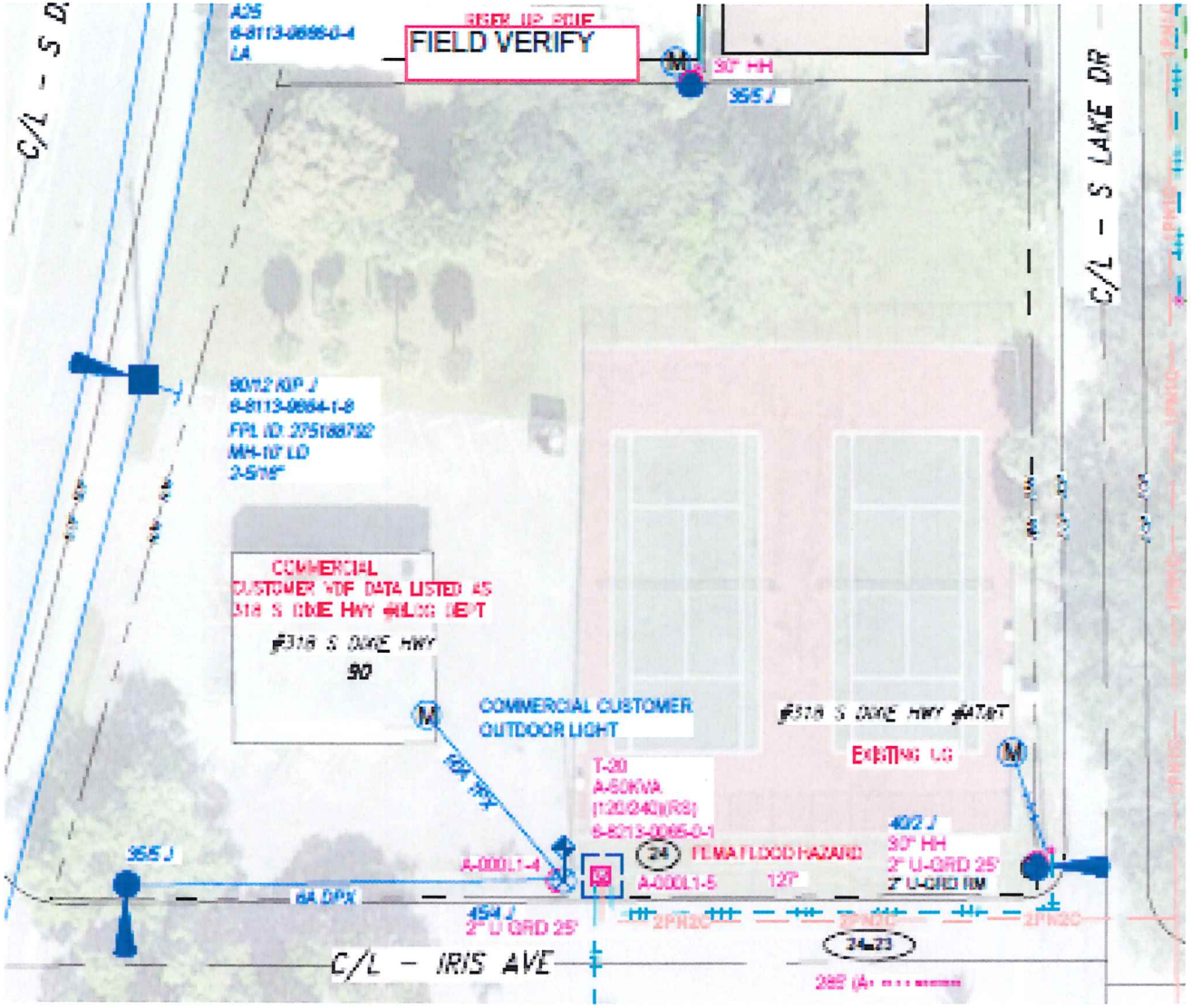


LEGEND

(C)	= CALCULATED
LAT.	= LATITUDE
LB	= SURVEYOR BUSINESS
LONG.	= LONGITUDE
LS	= SURVEYOR AND MAPPER
LTD.	= LIMITED
NO.	= NUMBER
P.B.	= PLAT BOOK
PG.	= PAGE
R/W	= RIGHT-OF-WAY
▨	= EASEMENT

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

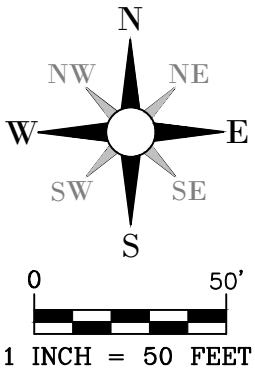


I visited the property and took the photos below of the proposed transformer location. The red X signifies the transformer location.

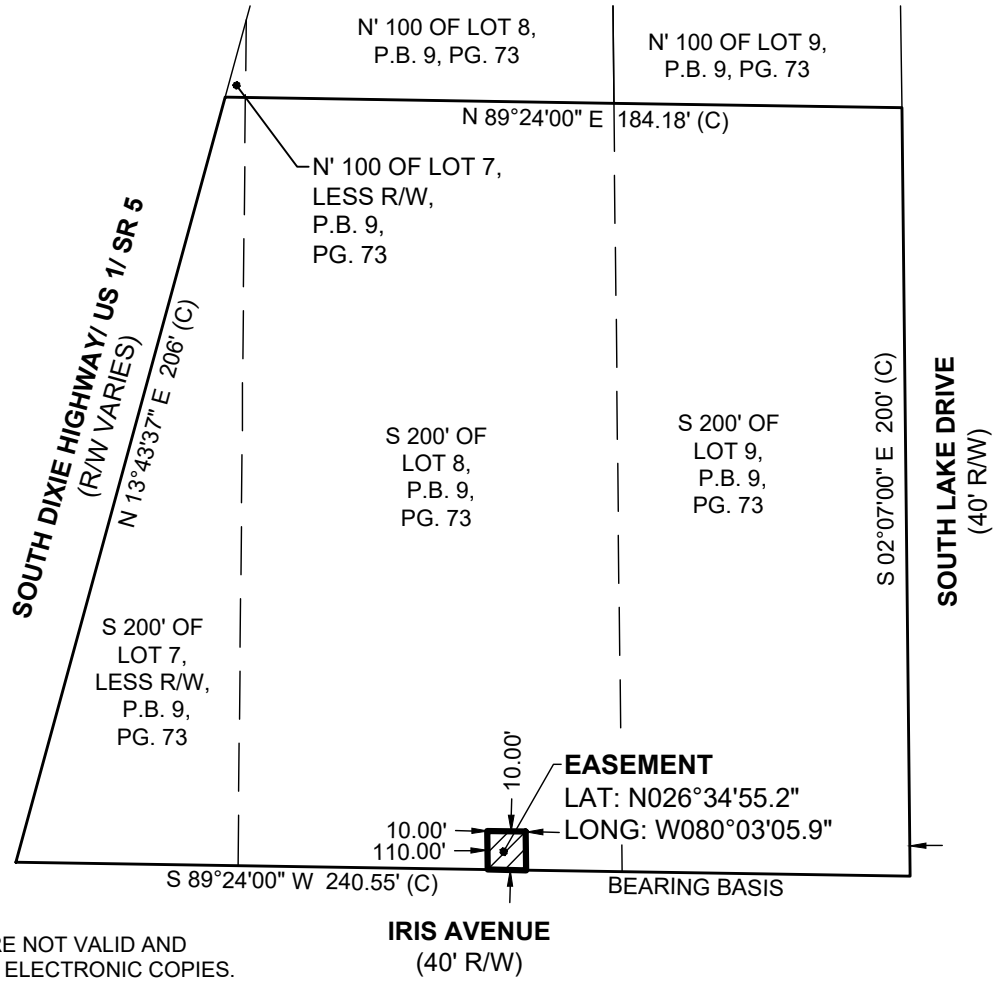




SKETCH AND DESCRIPTION
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3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF S 89°24'00" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION:

THE WESTERLY 10.00' OF THE EASTERLY 110.00' OF THE SOUTHERLY 10.00' OF THE FOLLOWING DESCRIBED PARCEL; THE SOUTH 200' OF LOTS 7, 8, AND 9, LESS RIGHT-OF-WAY FOR STATE ROAD 5, M.K. LYMAN'S SUBDIVISION, SECOND AMENDED PLAT OF LANTANA, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST.

ADDRESS:

318 SOUTH DIXIE HIGHWAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brion D Yancy

Digitally signed by Brion D Yancy
DN: CN=Brion D Yancy, dnQualifier=A01410C0000018A6AE9EADA0002EADB, C=Florida, C=US
Date: 2025.02.21 14:29:48-05'00'

2/21/2025

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc.
10815 S.W. Tradition Square
Port St. Lucie, FL 34987
Phone: (772) 249-0733
www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

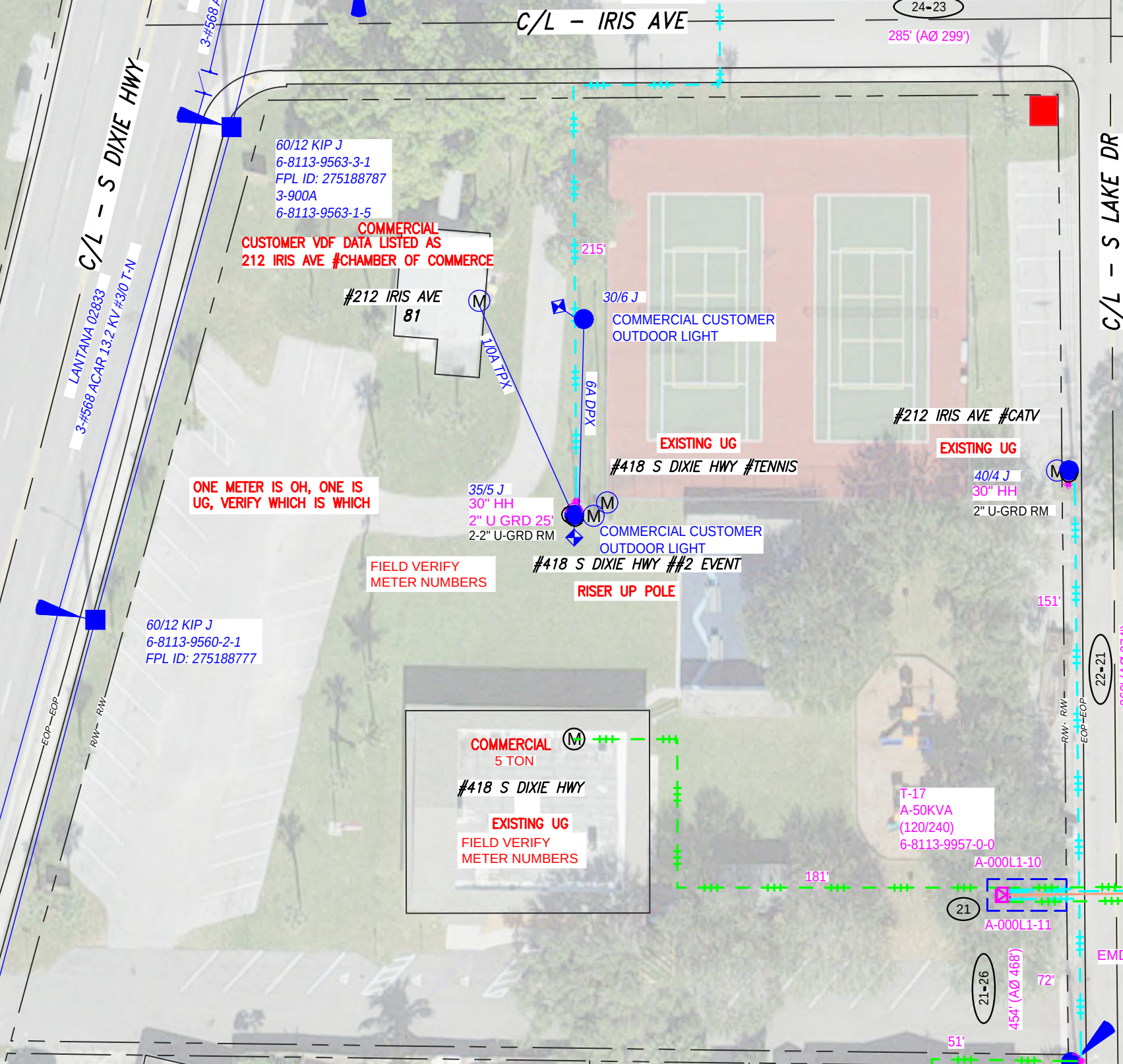
EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

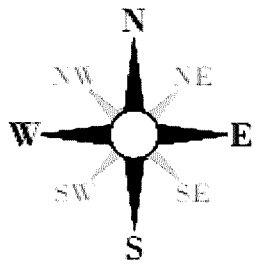
PALM BEACH COUNTY FLORIDA

PROJECT NO. 100207-01-076	EXISTING EASEMENTS: NONE		DATE: Feb. 21, 2025
CADD FILE: EXHIBIT 90	WR NO. 13625726	SCALE: 1" = 50'	SHEET: 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-076 (SUR) - PIKE FPL EAST 2025 - LANTANA 33\SURVEY\TASK 5 LANTANA 33-5 #726\SURVEY\GIS\EXHIBIT 90

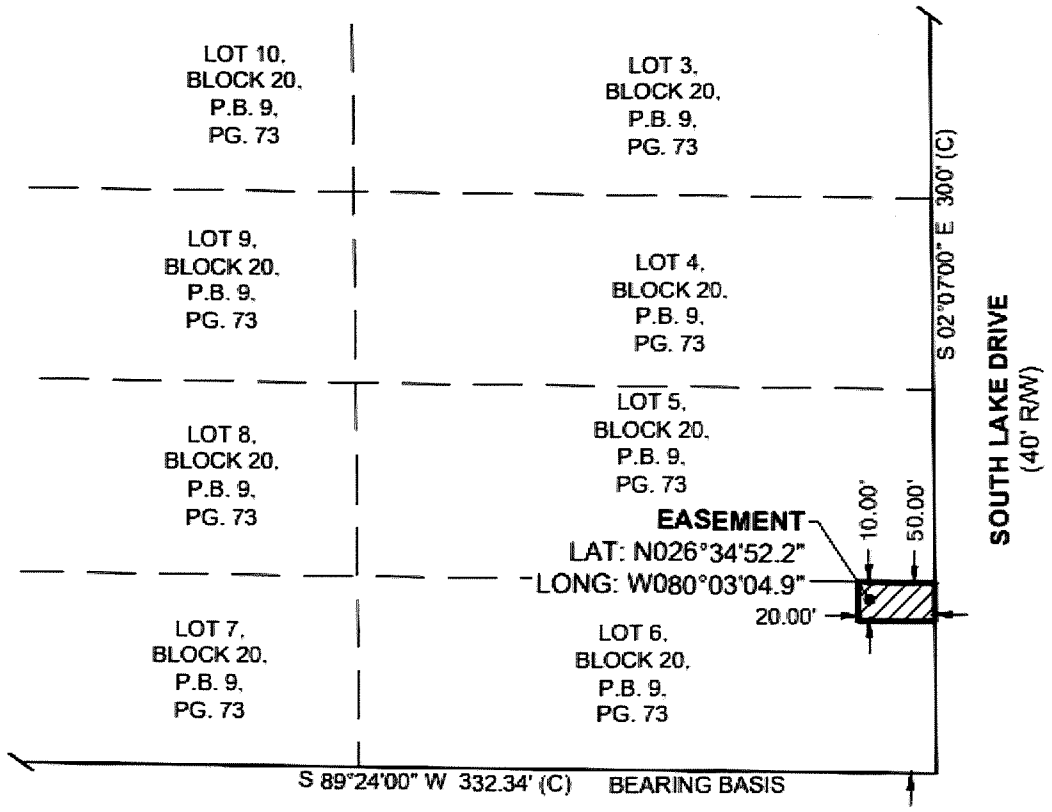

C/L - IRIS AVE
C/L - S DIXIE HWY
C/L - S LAKE DR
24-23
285' (AØ 299')
3-#568 ACAR 13.2 KV #30 T-N
LANTANA 02833
3-#568 ACAR 13.2 KV #30 T-N
60/12 KIP J
6-8113-9563-3-1
FPL ID: 275188787
3-900A
6-8113-9563-1-5
COMMERCIAL
CUSTOMER VDF DATA LISTED AS
212 IRIS AVE #CHAMBER OF COMMERCE
#212 IRIS AVE
81
215'
30/6 J
COMMERCIAL CUSTOMER
OUTDOOR LIGHT
1/0A TPX
6A DPX
#212 IRIS AVE #CATV
EXISTING UG
#418 S DIXIE HWY #TENNIS
EXISTING UG
40/4 J
30" HH
2" U-GRD RM
ONE METER IS OH, ONE IS
UG, VERIFY WHICH IS WHICH
35/5 J
30" HH
2" U GRD 25'
2-2" U-GRD RM
COMMERCIAL CUSTOMER
OUTDOOR LIGHT
#418 S DIXIE HWY ##2 EVENT
FIELD VERIFY
METER NUMBERS
RISER UP POLE
151'
22-21
60/12 KIP J
6-8113-9560-2-1
FPL ID: 275188777
EOP
RW
RW
EOP
COMMERCIAL
5 TON
#418 S DIXIE HWY
EXISTING UG
FIELD VERIFY
METER NUMBERS
T-17
A-50KVA
(120/240)
6-8113-9957-0-0
A-000L1-10
181'
21
A-000L1-11
EMD
21-26
454' (AØ 468')
72'
51'

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY



1 INCH = 50 FEET

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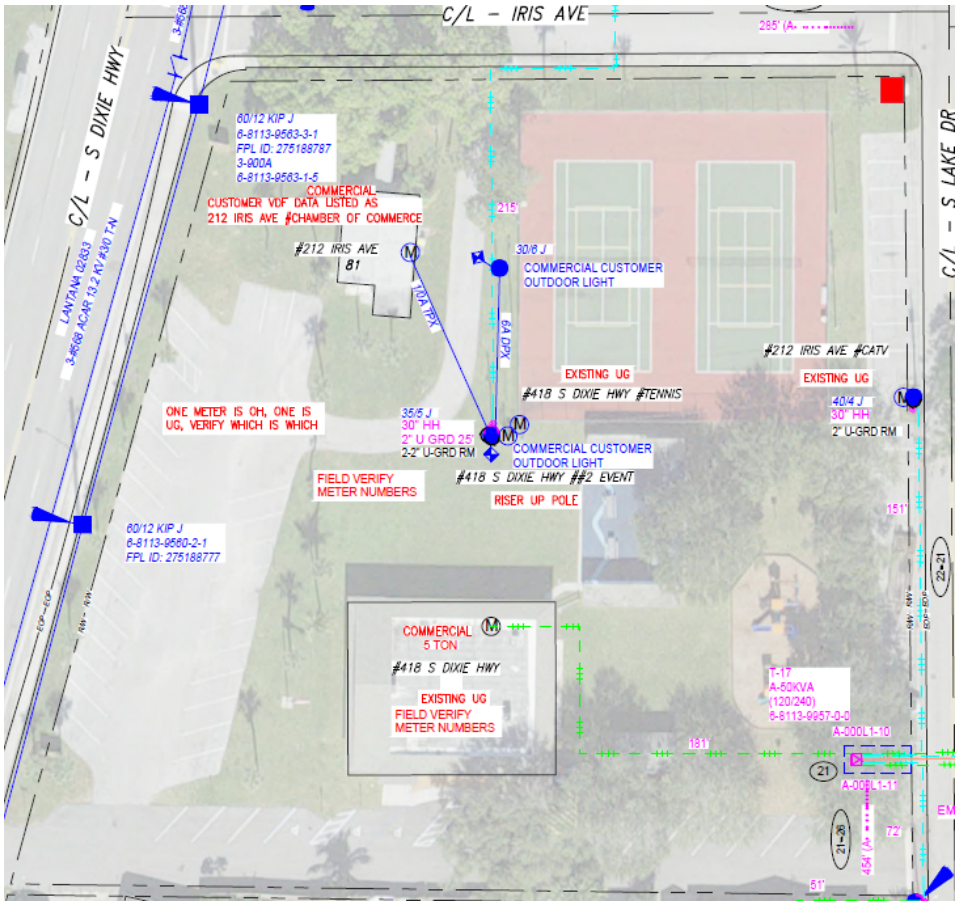


Typical Low Style Pad-Mount Transformer
Typical Size: 40"L x 36"W

Project Name	LANTANA 33 - 5
WR#	13625726
BCG ID	P81
Property Address	212 IRIS AVE

N

SKETCH EXHIBIT A



ACKNOWLEDGEMENT FOR ACCEPTANCE OF TRANSFORMER

Owner accepts Transformer? Y or N Owner Initials: _____

Equipment Location/Easement Size: 10' x 10' NE corner & 10' x 20' beginning 40' N of SE corner.

Does the Esmt Area Flood? Y or N Ave Flood depth: _____

Owner accepts Regular-Style Transformer? Y or N

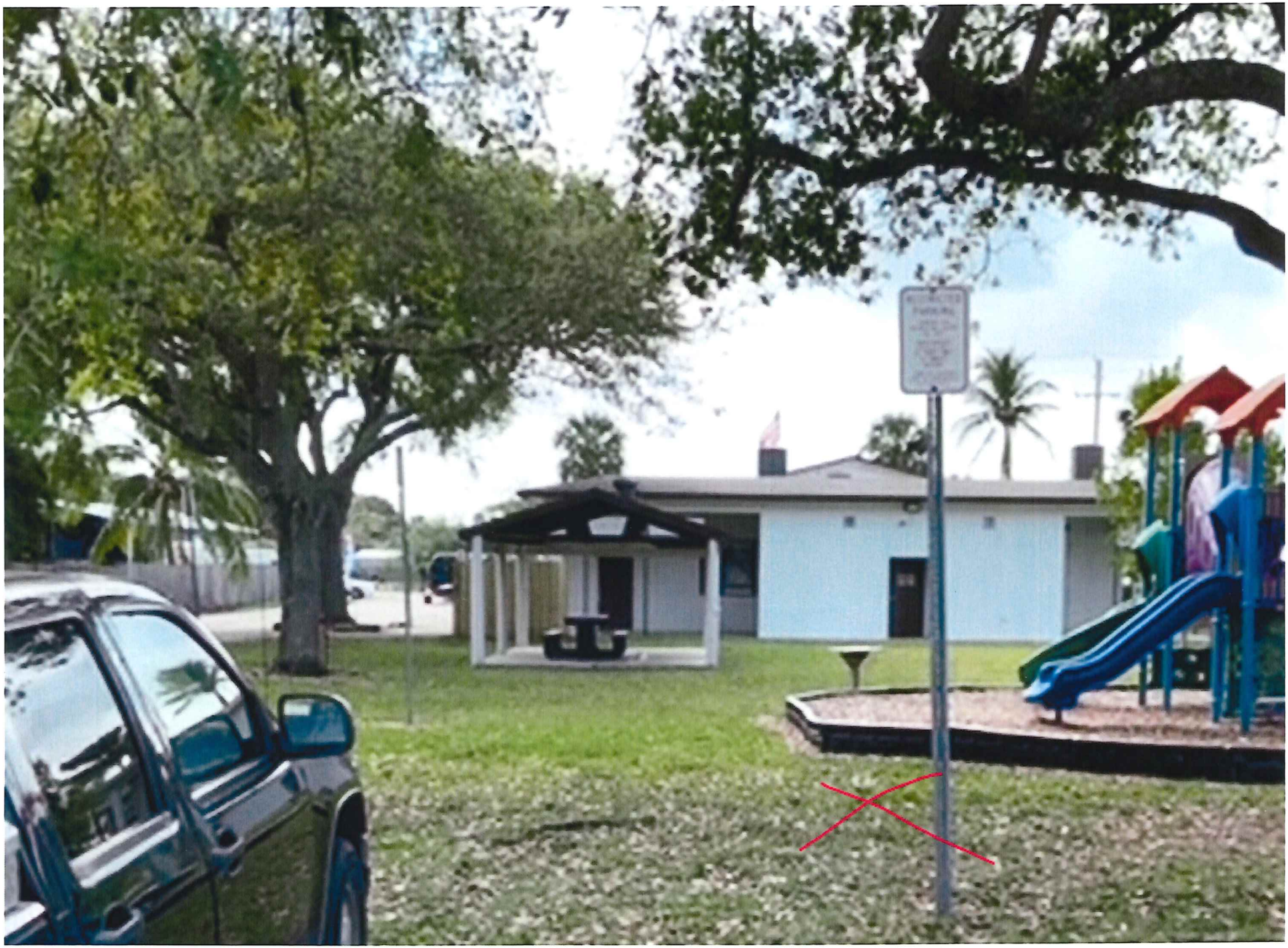
Ave Flood depth greater than 12", Owner accepts 16"h TX Pad? Y or N

Owner Approved Vegetation Removal? Y or N Type of Plants: _____

Notch Fence for TX Placement? Y or N Fencing Material: _____

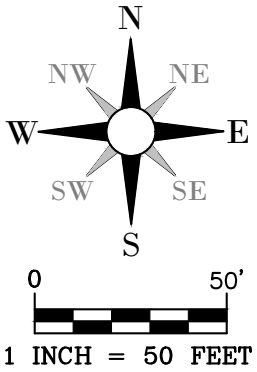
Additional Notes/Comments: _____

Owner Signature: _____ **Date:** _____

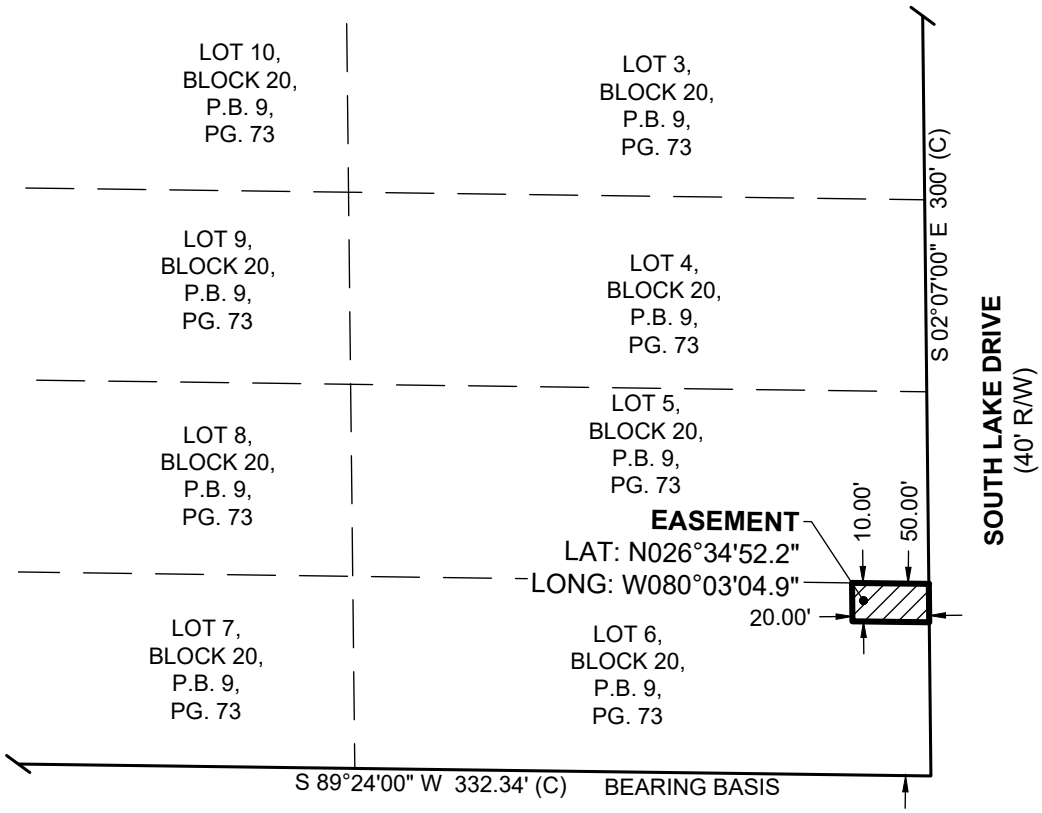




SKETCH AND DESCRIPTION
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LEGAL DESCRIPTION:

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ADDRESS:

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Brion D Yancy

Digitally signed by Brion D Yancy
DN: CN=Brion D Yancy, drQualifier=A01410C0000018A6AE9EADA0002EADB, C=Florida, C=US
Date: 2025.02.21 14:29:41-05'00'

2/21/2025

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

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10815 S.W. Tradition Square
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Phone: (772) 249-0733
www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

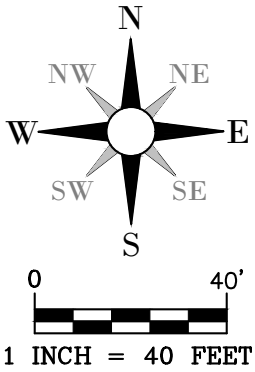
PALM BEACH COUNTY FLORIDA

PROJECT NO. 100207-01-076	EXISTING EASEMENTS: NONE		DATE: Feb. 21, 2025
CADD FILE: EXHIBIT 81	WR NO. 13625726	SCALE: 1" = 50'	SHEET: 1 OF 1

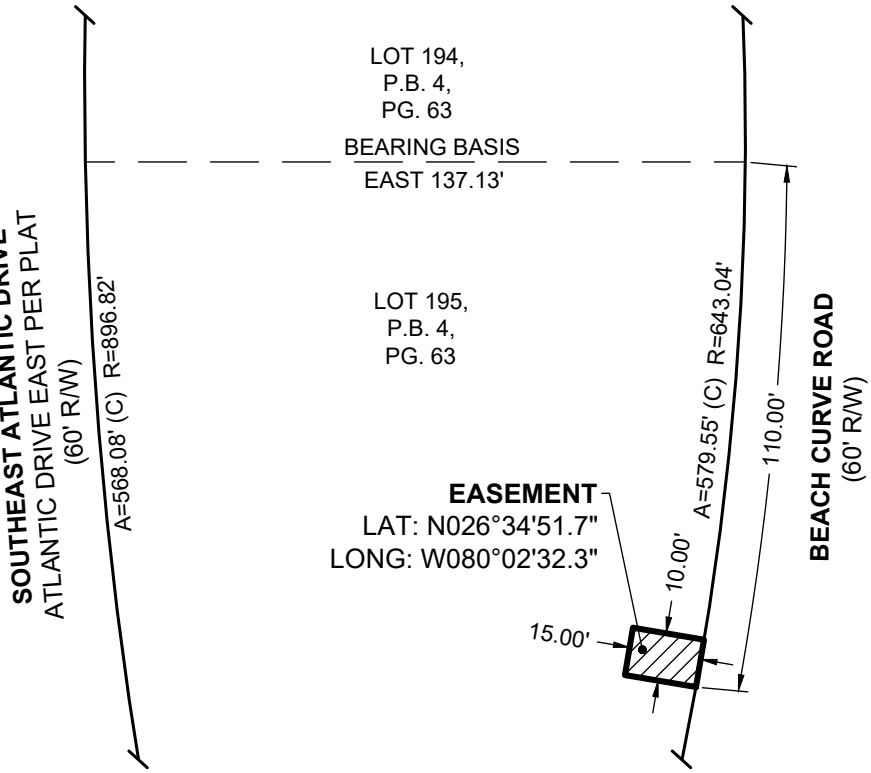
FILE: V:\100207 - PIKE-FPL\100207-01-076 (SUR) - PIKE FPL EAST 2025 - LANTANA 33\SURVEY\TASK 5 LANTANA 33-5 #726\SURVEY\GIS\EXHIBIT 81

115'
30" HH
30/6
2" U-GRD 25'
17" HH
6A DPX 2"
HDPE 139'
97'
2-4/0A 2-2"
HDPE 220'
13-14
438' (AØ452')
40/4 J
2-2" U-GRD 25' RM
24" HH RM
A-000L1-13
T-5
A50K
(120/
6-82
13
109'
A-000L1-12
1PN1C
2PN2C
2PN2C
2PN2C
14-15
538' (AØ552')
10-13
266' (AØ280')
1PN1C
1PN1C
2PN2C
C/L-SE ATLANTIC DR
6A DPX
HDPE
67'
M
30" HH
1-2" U-GRD 25'
40-43-45-03-01-000-1940
20
11-10
262' (AØ2
C/L-BEACH CURVE RD
#415 BEACH CURVE RD #STORM PUMP
EXISTING UG
4-WIRE SERVICE
VOLTAGE: 277V
3PH METER CODE:
-KN9001
M
30" HH
4/0A QPX 6"
HDPE 66'
30/6
30" HH
2" U-GRD 25'
2" U-GRD 25' RM
T-10:
-3PH PMTX; LIMITED MOVEMENT
A-000L1-9
B-000L1-3
C-000L1-3
11
T-10
3Ø-150KVA WYE BANK
(120/208V)(RS)
6-8213-5960-0-7
A-000L1-8
B-000L1-2
C-000L1-2
6PN6C
9-11
107' (AØ121')
40/4 J
2" U-GRD 25'
11-26
558' (CØ575')
11-17
568' (BØ582')
6PN5C
5PN5C
5PN5C
5PN5C
5PN5C
8-9
512' (AØ526')
2PN2C
2PN2C
4/0A TPX 2-2"
DPE 119'
30" HH
2PN2C
2PN2C
215'
210'
#434 BEAC

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40'



LEGEND

A	= ARC LENGTH
(C)	= CALCULATED
LAT:	= LATITUDE
LB	= SURVEYOR BUSINESS
LONG:	= LONGITUDE
LS	= SURVEYOR AND MAPPER
LTD.	= LIMITED
NO.	= NUMBER
P.B.	= PLAT BOOK
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
	= EASEMENT

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE NORTHERLY PROPERTY LINE OF LOT 195 OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF EAST.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION:

THE SOUTHERLY 10.00' OF THE NORTHERLY 110.00', AS MEASURED ALONG BEACH CURVE ROAD, OF THE EASTERLY 15.00' OF LOT 195 BEING PART OF THE FOLLOWING DESCRIBED PARCEL; LOTS 194 AND 195, HYPOLUXO ISLAND, PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST.

ADDRESS:

SOUTHEAST ATLANTIC DRIVE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brion D Yancy

Digitally signed by Brion D Yancy
DN: CN=Brion D Yancy, dnQualifier=A01410C0000018A6AE9EADA0002EADB, O=Florida, C=US
Date: 2025.03.11 07:46:11-04'00'

3/11/2025

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

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10815 S.W. Tradition Square
Port St. Lucie, FL 34987
Phone: (772) 249-0733
www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY FLORIDA

PROJECT NO. 100207-01-076	EXISTING EASEMENTS: NONE		DATE: Mar. 10, 2025
CADD FILE: EXHIBIT 20	WR NO. 13625360	SCALE: 1" = 40'	SHEET: 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-076 (SUR) - PIKE FPL EAST 2025 - LANTANA 33\SURVEY\TASK 7 LANTANA 33-7 #360\SURVEY\GIS\EXHIBIT 20