



150 NE 2nd Avenue
Deerfield Beach, FL 33441
954-480-4200

Regular Meeting Community Redevelopment Agency

Tuesday, June 17, 2025

6:30 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

Attachment: April 8, 2025

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

June 17, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link

<https://deerfield-beach.zoom.us/j/89797006632?pwd=dCsBUFCkL6jEGEjDLMzWavZyJLWube.1>

Join Zoom Meeting via telephone by dialing

Call-in Number: (301) 715-8592

Meeting ID: 897 9700 6632#

Participant ID: #

Passcode: 382998#

For complete instructions on joining and/or participating during Public Comment, please click the following link or attend in person in the City Commission Chambers.

Attachment: Zoom Instructions

GENERAL ITEMS

- 1. CRA Resolution 2025/ - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, granting a utility easement to Florida Power & Light Company to provide a sufficient power supply for the new facility being constructed at Sullivan Park; providing for execution, implementation, conflicts and an effective date.**

Suggested Action: CRA Board to vote on Resolution

Attachment: FP&L Utility Easement

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Tuesday, July 8, 2025

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing.



Meeting Minutes Community Redevelopment Agency

Tuesday, April 8, 2025

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Todd Drosky at 7:00 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present:

Mr. Michael Hudak
Mr. Tom Plaut
Mr. Daniel Shanetzky
Vice Chair Ben Preston
Chair Todd Drosky

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes - February 11, 2025

MOTION was made by Mr. Plaut, seconded by Mr. Shanetzky, to approve the February 11, 2025 minutes as submitted.
Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

APPROVAL OF AGENDA

April 8, 2025

MOTION was made by Mr. Shanetzky, seconded by Vice Chair Preston, to approve the agenda as submitted. Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Mayor Preston, and Chair Drosky
Nays: 0

GENERAL ITEMS

- 1. CRA Resolution 2025/004 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, appointing members to the Board of the Deerfield Beach Community Redevelopment Agency; designating a Chair and Vice Chair of the Board; providing for an effective date.**

The Resolution was read by title only.

There was no discussion amongst the Board.

Chair Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

MOTION was made by Mr. Shanetzky, seconded by Mr. Hudak, to approve Item 1, adopted CRA Resolution 2025/004.
Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

- 2. Presentation regarding Mid-Year Accomplishments and Fiscal Year 2026 Budget Planning.**

Kris Mory, CRA Director, highlighted a brief PowerPoint presentation. Thereafter, she outlined the capital projects, which include the Sullivan Park Marine Science Center. She explained that the project received \$3.3 million from the Florida Inland Navigation District, which will offset costs. Additionally, staff is awaiting a \$500,000 grant from Broward County Culture Affairs, and if received, the money will be allocated to the costs associated with the interior buildout. Further, she said staff continues negotiating the management agreement, whereby, recently, through changes in operations, the Museum of Discover and Science (MODS) reduced the funding gap to \$250,000. Ms. Mory explained that the other capital project includes the S-Curve Overhead Utility Undergrounding and Streetscape Project, which is close to completion. CRA programming includes community policing, commercial façade/mini façade, special events, business development activation, Freebee, etc. Ms. Mory suggested possibly setting aside \$250,000 in CRA programming to support the startup of the Marine Science Center. Further, agency administration consists of staff keeping abreast of the new reporting requirements, monitoring and advocating for the new CRA legislation, etc.

Continuing, Ms. Mory said the CRA plans to bring in \$6.3 million in tax increment revenue, whereby, the projected carryover is \$1.3 million, for a total budget of \$7.6 million in fiscal year 2026. She explained that the Cove Shopping Center parking garage is the only large-scale item outlined in the capital improvement plan, which is estimated at \$9 million; whereby, if the Board desires to move forward, the next two years will be saving years to afford a large expenditure project.

In response to Vice Chair Preston's questions, Ms. Mory replied that staff has visited nine science centers, whereby, none are associated with the MODS. Thereafter, she briefly highlighted the museums staff has visited.

Vice Chair Preston stated that the museum is a project that must move forward, so we need to become creative and continue negotiations with the MODS. Thereafter, he briefly commented on the proposed agreement with the MODS, and stated that whatever happens in year one will be completely different than that of year five, as the financial challenges will subside.

Mr. Hudak commended Ms. Mory and Anthony Soroka, City Attorney, for reducing the shortfall to \$250,000; nonetheless, the CRA has numerous revenue streams to assist with the difference, i.e. museum parking and the creation of an education fund. He said the facility will not only bring in \$1.5 million, annually, in economic development to the surrounding area, but will provide a positive impact to children's education. Thereafter, he commented on reinvesting into the City, which benefits the community. Mr. Hudak said the education system is extremely challenging, whereby, the Sullivan Park Marine Science Center will assist with addressing that shortfall. Thereafter, he continued commenting on the Center, and urged the Board to keep this project moving forward.

In response to Mr. Shanetzky's questions, Ms. Mory replied that marketing is a component of the management agreement; nonetheless, the current memorandum of understanding has it as a shared activity. Further, she said the boat parade was cancelled in FY24 due to the weather. Lastly, she said the Historical Society was wonderful to

GENERAL ITEMS - CONTINUED

work with during the Art Stroll.

Chair Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, read excerpts from the February 11, 2025 and September 9, 2024 meeting minutes regarding the museum.

Chair Drosky closed the public hearing. Further, he asked that staff keep working with the MODS, whereby, this is a partnership and although he believes the shortfall should be covered by them, it is important that this project continues to move forward. Thereafter, he said the community policing must be evaluated, as many have stated that there is not enough presence on the beach. Lastly, he asked that the Board remain vigilant of the funding allocations, as the CRA has always been brick and mortar, rather than programming.

3. Distribution of the Fiscal Year 2024 Annual Report.

Kris Mory, CRA Director, provided a brief overview of the FY24 Annual Report, which complies with State Statutes.

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS

DISTRICT 1

CRA Projects - Mr. Hudak said utilizing the funding for programming is essential, especially for the Sullivan Park Marine Science Center. Furthermore, the CRA is sunsetting in four years and many projects within the CRA District have been completed.

DISTRICT 3

CRA District - Ms. Shanetzky said the CRA District has come a long way. Thereafter, he spoke in support of the projects.

DISTRICT 4

Sullivan Park Marine Science Center - Mr. Plaut spoke in support of the project, as it would benefit the community.

DISTRICT 2

Sullivan Park Marine Science Center - Vice Chair Preston stated that we must ensure this project comes to fruition, and reiterated his stance that staff must continue to negotiate.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

MOTION was made by Mr. Plaut, seconded by Mr. Hudak, to adjourn the meeting at 7:54 p.m. Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky

Nays: 0

TODD DROSKY, CHAIR

Heather Montemayor, City Clerk



Community Redevelopment Agency Meeting - June 17, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Community Redevelopment Agency** meeting will be held on **Tuesday, June 17, 2025, at 6:30 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the CRA Board will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The June 17, 2025 Community Redevelopment Agency meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the June 17, 2025 meeting will be available at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Attending and Viewing the Community Redevelopment Agency Meeting:

This meeting will be broadcast live for members of the public via Zoom. Below are the available options for the public to attend/view the meeting:

1. In Person Attendance. Attend in person in the City Commission Chambers.

2. Zoom

a. Via Zoom Online - Access to the meeting will begin at 6:15 PM on June 17, 2025.

i. Use the following link below to access the meeting via Zoom:

<https://deerfield-beach.zoom.us/j/89797006632?pwd=dCsBUFCkL6jEGEjDLMzWavZyJLWube.1>

ii. The video camera display feature is disabled for public use

b. Via Zoom Telephone - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (301) 715-8592, Meeting ID: 897 9700 6632#, Participant ID: #, Passcode: 382998#

For more information on using Zoom, please visit Zoom Support at the following link: <https://support.zoom.us/hc/en-us>.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate, please choose the option best for you and remember to include your name and address for the record.

- 1. In person** - Public comment may be given in the Commission chambers during the applicable public comment portion of the meeting.
- 2. Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click “raise hand” which is located at the bottom of the screen under the “reactions” tab, and your audio will be unmuted when you are recognized.
- 3. Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to “raise your hand” and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk's Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2025-280

Agenda Date: 6/17/2025

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

CRA Resolution 2025/ - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, granting a utility easement to Florida Power & Light Company to provide a sufficient power supply for the new facility being constructed at Sullivan Park; providing for execution, implementation, conflicts and an effective date.

Recommended Action

CRA Board to vote on Resolution

Background/History

Florida Power & Light (FPL) assessed the existing electrical infrastructure and found that the transformer located on the Marine Science Center site does not have enough power capacity for the new building. To provide sufficient power, FPL needs to connect the new center to a different transformer. This transformer is situated on the west side of the intersection that divides the property. Connecting to this off-site transformer will necessitate obtaining a utility easement for FPL to run the necessary power lines across the property.

Current Activity

Carnahan Proctor & Cross (project sub-consultant) prepared the easement and sketch and legal description for the requested FPL easement. The easement is for two areas on the subject property, totaling approximately 875 square feet.

There is no budgetary impact of this item.

Recommendation

The Board is asked to approve the easement.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF DEERFIELD BEACH, FLORIDA, GRANTING A
UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO
PROVIDE A SUFFICIENT POWER SUPPLY FOR THE NEW FACILITY
BEING CONTRUCTED AT SULLIVAN PARK; PROVIDING FOR
EXECUTION, IMPLEMENTATION, CONFLICTS AND AN EFFECTIVE
DATE**

WHEREAS, Florida Power & Light Company (“FPL”) assessed the existing electrical infrastructure and found that the transformer located on the Marine Science Center site at Sullivan Park does not have enough power capacity to support the new facility being constructed (the “Center”); and

WHEREAS, to provide sufficient power, FPL needs to connect the new Center to a different electrical transformer situated on the west side of the intersection that divides the subject property; and

WHEREAS, connecting to this off-site transformer requires granting a utility easement to FPL to provide for FPL to run the necessary power lines across the subject property to serve the new Center; and

WHEREAS, the City’s project consultant, Carnahan Proctor & Cross prepared the necessary legal descriptions and sketch of the proposed utility easement area; and

WHEREAS, CRA staff recommend granting the Utility Easement, attached as Exhibit “1”, (the “Utility Easement”) to FPL and authorizing the Execute Director to execute the Utility Easement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY
REDVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, AS FOLLOWS:**

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The CRA hereby approves and grants the Utility Easement, attached as Exhibit “1”, to FPL to provide for the necessary power to support the Center.

Section 3. The CRA Executive Director is authorized to execute the Utility Easement, attached as Exhibit “1”, together with such non-substantial changes as are acceptable to the Executive Director and approved as to form and legal sufficiency by the CRA Attorney.

Section 4. The appropriate CRA officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution, including but not limited to recording the Utility Easement in the public records of Broward County.

Section 5. All resolutions, or parts of resolutions, in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK

**EASEMENT
(BUSINESS)**

Work Request No. _____

Sec. **5**, Twp **48**, Rge **43**Parcel I.D. _____
(Maintained by County Appraiser)**484305000081**

This Instrument Prepared By

Name: _____

Co. Name: Carnahan Proctor & Cross

Address: 814 S. Military Trail
Deerfield Beach, Florida 33442

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with electric service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2025.

Signed, sealed and delivered in the presence of:

Entity name

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20____, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

EXHIBIT "A"

SKETCH AND DESCRIPTION

FPL EASEMENT

NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A CERTIFIED DIGITAL SIGNATURE OF A REGISTERED FLORIDA SURVEYOR AND MAPPER.
2. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THIS OFFICE HAS MADE NO SEARCH OF PUBLIC RECORDS.
4. BEARINGS SHOWN ARE BASED ON THE SURVEY PROVIDED BY THE CLIENT,
5. THE COMMENCING POINT IN THIS DESCRIPTION IS ADOPTED FROM THE DESCRIPTION USED IN OFFICIAL RECORDS BOOK 40491, PAGE 1612, BROWARD COUNTY.
5. THE BEGINNING POINT "B" IN THIS DESCRIPTION IS ADOPTED FROM THE DESCRIPTION USED IN OFFICIAL RECORDS BOOK 40491, PAGE 1612, BROWARD COUNTY.
6. HILLSBORO BOULEVARD RIGHT OF WAY, AND HILLSBORO AVENUE (RIVERVIEW ROAD) RIGHT OF WAY, WERE ADOPTED FROM THE SURVEY PROVIDED BY THE CLIENT.
7. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SKETCH AND DESCRIPTION.
8. ALL MEASUREMENTS ARE RELATIVE TO STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 0901, 1983-90 ADJUSTMENT, AND ARE IN THE US SURVEY FEET.
9. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/-0.10'
10. NOT TO BE CONSTRUED AS A BOUNDARY, RIGHT-OF-WAY OR EASEMENT SURVEY. THE TITLE SEARCH HAS TO BE PERFORMED IN ORDER TO DETERMINE IF THERE IS ANY ADDITIONAL DEDICATION OF THE RIGHT-OF-WAY.
11. LAND DESCRIPTION SHOWN HEREON IS PREPARED BY THE SURVEYOR.

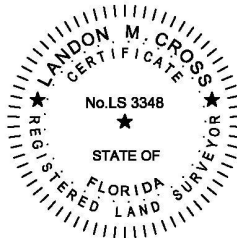
**THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
LANDON M. CROSS, USING A DIGITAL SIGNATURE.
THIS SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH AS SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LANDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS3348



CERTIFICATE OF AUTHORIZATION NO. LB 2936
CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
PHONE: (954) 972-3959 FAX: (954) 972-4178
www.carnahan-proctor.com

EXHIBIT "A"

SKETCH AND DESCRIPTION

FPL EASEMENT

LAND DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD, A 100.00 FOOT RIGHT OF WAY, ACCORDING TO THE PLAT RECORDED IN THE PLAT BOOK 32, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE WEST RIGHT OF WAY LINE OF THE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS. SAID POINT ALSO BEING A POINT OF AN ARC OF NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1860.08 FEET, (A RADIAL LINE BEARS N20°13'27"E); THENCE N64°55'51"E ALONG THE PROPERTY LINE OF SAID DESCRIBED LANDS IN THE OFFICIAL RECORDS BOOK 18742, PAGE 387, A DISTANCE OF 24.97 FEET TO THE **POINT OF BEGINNING "A"**; THENCE N69°08'15"W, A DISTANCE OF 43.61 FEET; THENCE S20°51'45"W, A DISTANCE OF 9.81 FEET; THENCE N69°08'15"W, A DISTANCE OF 8.00 FEET; THENCE N20°51'45"E, A DISTANCE OF 19.81 FEET; THENCE S69°08'15"E, A DISTANCE OF 58.98 FEET; NEXT TWO COURSES ARE ALONG SAID DESCRIBED LANDS IN THE OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS, THENCE S19°27'27"W, A DISTANCE OF 2.33 FEET; THENCE S64°55'51"W, A DISTANCE OF 10.68 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED LANDS CONTAINS AN AREA OF 640 SQUARE FEET, 0.015 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD, A 100.00 FOOT RIGHT OF WAY, ACCORDING TO THE PLAT RECORDED IN THE PLAT BOOK 32, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY LINE OF THE LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS. SAID POINT ALSO BEING A POINT OF AN ARC OF NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1860.08 FEET, (A RADIAL LINE BEARS N17°07'31"E); NEXT TWO COURSES ARE ALONG SAID DESCRIBED LANDS IN THE OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS, THENCE N28°43'58"W, A DISTANCE OF 36.96 FEET; THENCE N19°27'27"E, A DISTANCE OF 0.41 FEET; THENCE S69°08'15"E, A DISTANCE OF 14.96 FEET; THENCE S28°43'58"E, A DISTANCE OF 9.44 FEET; THENCE S02°37'56"W, A DISTANCE OF 19.21 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED LANDS CONTAINS AN AREA OF 235 SQUARE FEET, 0.005 ACRES MORE OR LESS.



CERTIFICATE OF AUTHORIZATION NO. LB 2936

CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS

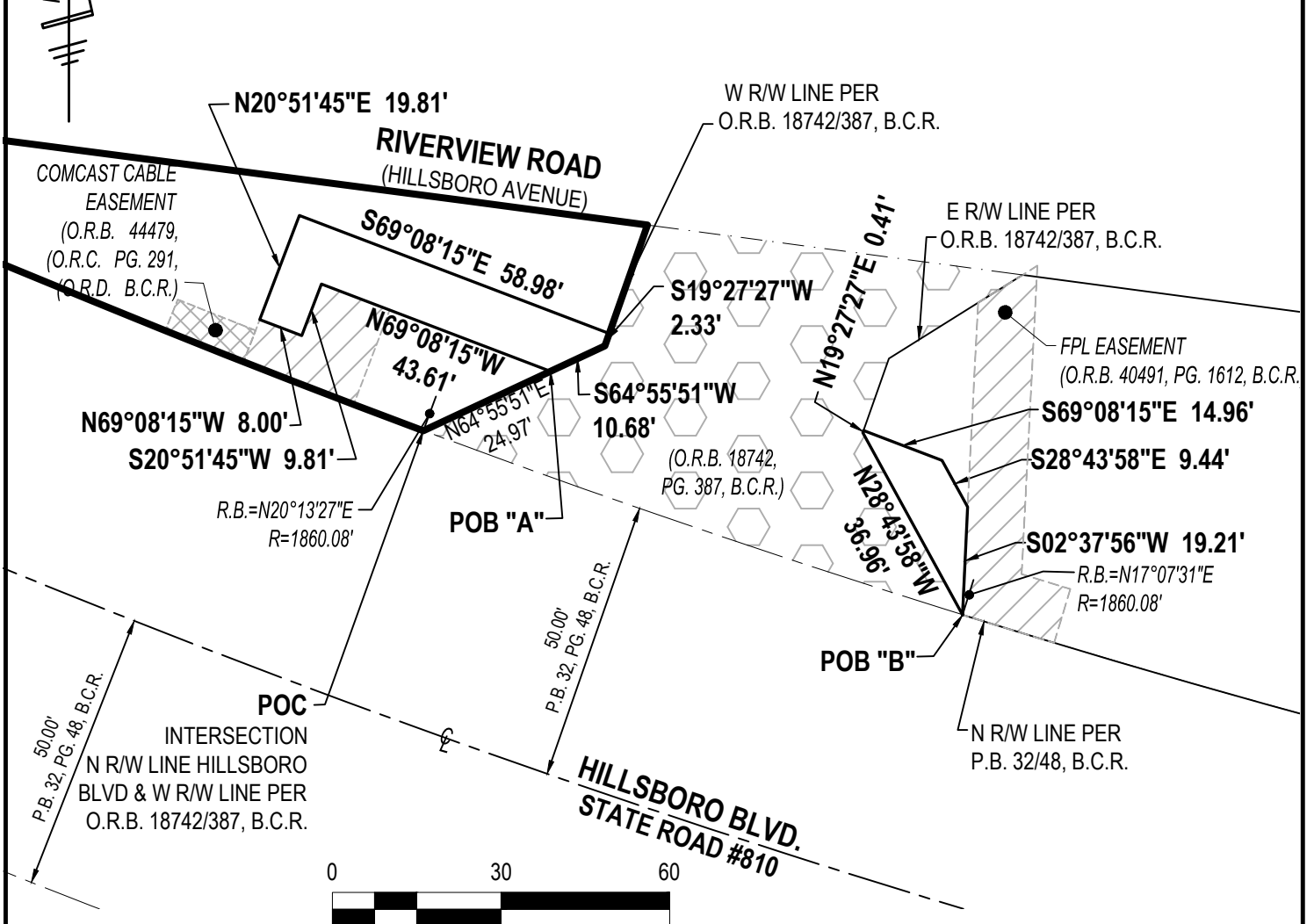
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

PHONE: (954) 972-3959 FAX: (954) 972-4178

www.carnahan-proctor.com

EXHIBIT "A" SKETCH AND DESCRIPTION FPL EASEMENT

PORTION OF SECTION 5,
TOWNSHIP 48 SOUTH, RANGE 43 EAST



GRAPHIC SCALE: 1" = 30'

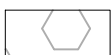
LEGEND:



FPL EASEMENT O.R.B. 40491/1612, B.C.R.



COMCAST CABLE EASEMENT O.R.B. 44479/291, B.C.R.



LANDS DESCRIBED IN O.R.B. 18742/387, B.C.R.

ABBREVIATION:

CL = CENTERLINE
 B.C.R. = BROWARD COUNTY RECORDS
 BLVD. = BOULEVARD
 FPL = FLORIDA POWER & LIGHT
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RADIUS
 R.B. = RADIAL BEARING
 R/W = RIGHT OF WAY
 TYP. = TYPICAL

PROJECT NO. 201012.01 FPL ESMT	SCALE: 1" = 30'
HILLSBORO BOULEVARD	DATE: 5/1/2025
DWG. BY: NI	SKETCH AND DESCRIPTION
CH'D BY: LMC	SHEET 3 OF 3 SHEETS





March 19th, 2025

RE: Sawgrass to Seagrass

Dear:

FPL requires an easement to provide electric service to the above referenced facility. Please complete the enclosed easement form according to the instructions below. The easement needs to be recorded and returned to FPL prior to FPL starting construction for your proposed facility. Failure to do so could delay the timely installation of your electric facilities.

Populate Top Portion of Easement Form:

- A. Enter the section, township, and range where the easement area is located.
- B. Enter the Parcel I.D. # of the property on which the easement area is located.
- C. Enter the name and address of the person populating the easement form in the "Prepared By" section.

Describe Easement Area:

The middle of the easement form notes "See Exhibit "A" ("Easement Area)". To describe and depict the easement area, attach additional sheet(s) marked Exhibit "A" to the easement form. Metes & bounds descriptions may be used but a centerline description is most common. If a legal description is not feasible to provide, a sketch of the easement area may be sufficient so long as the sketch adequately depicts where the easement area is located on the property. Easement areas are usually ten (10) feet in width for underground and twenty (20) feet in width for overhead with the FPL facilities installed along the centerline of the easement area. **FPL recommends that a surveyor be engaged to describe the easement area to ensure the description is accurate and correctly depicts the easement area.**

Signing and Witnessing:

- A. **For Individuals:** All persons shown on the deed must sign the easement form. Enter date in the space provided. The landowner(s) place his/her signature on the "By" line indicated on the right, filling in print his/her/their name(s) and property address below the signature(s), in the presence of two (2) separate witnesses, who each sign on the witness lines to the left, filling in print his/her name and address below the signature, and a notary public who completes the acknowledgement block as described below.
- B. **For Businesses:** Enter date in the space provided. Replace "Entity Name" with the name of the business shown on the deed. The President or authorized representative places his/her signature on the "By" line indicated on the right, filling in print his/her name, title, and business address below the signature, in the presence of two (2) separate witnesses, who each sign on the witness lines to the left, filling in print his/her name and address below the signature, and a notary public who completes the acknowledgement block as described below.

Acknowledgements:

The notary public should legibly fill in all blanks, including (i) state and county where the easement form is executed, (ii) whether the acknowledgment occurred in person or online, (iii) date, (iv) name(s) of the property owner(s); if a business, list the authorized representative's name and title, type of business, and state of registration, (v) select whether the person(s) signing is personally known or produced identification to the notary public, (vi) select whether the person(s) signing did or did not take an oath, (vii) notary public signs on the line provided and prints name below signature, and (viii) notary public affixes seal in the blank space left of his/her signature.

Record the Easement:

Before recording the easement, please provide a copy to me for review to ensure the easement form was properly executed and the easement area describes the area required for the electric facilities. Once approved, have the easement recorded in the public records of Broward County. Only the original unaltered FPL tariff easement form will be accepted by FPL.

If you have any questions, please call me at 954-956-2032.

Sincerely,

Devindra Ramdeen
Construction Services

Florida Power & Light Company

330 SW 12th Ave, Pompano Beach FL 33069

Work Request No. _____

Sec. 5, Twp 48 S, Rge 43 E

Parcel I.D. _____
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

EASEMENT

This Instrument Prepared By

Name: Robert S. Kleinman, Esq.

Co. Name: ~~Florida Power & Light Company~~

Address: 1701 West Hillsboro Blvd.

Deerfield Beach, FL 33442

pg _____ of _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

Reserved for Circuit Court

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2005

Signed, sealed and delivered in the presence of:

Print Name: _____

(Witness)

Print Name: _____

(Witness)

DEERFIELD BEACH CHAMBER OF COMMERCE

By: _____

Print Name: _____

Print Address: _____

Attest: _____

Print Name: _____

Print Address: _____

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this 8 day of August, 2005 by KATHLEEN POPIELARCZYK, and JANYCE BECKER respectively the _____ President and _____ Secretary of Deerfield Beach Chamber of Commerce a Florida corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

*Commerce



Michelle Becker
My Commission DD185583
Expires February 19, 2007

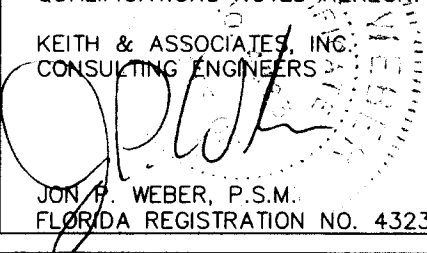
Notary Public, Signature

Print Name _____

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD, A 100.00 FOOT RIGHT OF WAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA WITH THE EAST RIGHT OF WAY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS, SAID POINT ALSO BEING ON THE POINT OF AN ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,860.08 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 17°07'31" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°31'25", AN ARC DISTANCE OF 17.00 FEET; THENCE NORTH 16°36'06" EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, 10.00 FEET TO A LINE BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID HILLSBORO BOULEVARD; THENCE NORTH 73°08'11" WEST ALONG SAID PARALLEL LINE, 9.06 FEET; THENCE NORTH 04°24'55" EAST, 53.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 18742, PAGE 388; THENCE SOUTH 57°58'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 12.43 FEET; THENCE SOUTH 04°24'55" WEST, 54.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 971 SQUARE FEET MORE OR LESS.

CERTIFICATE:
I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON JUNE 08, 2005. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, (AS AMENDED), PURSUANT TO SECTION 472.027, FLORIDA STATUTE, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

JON P. WEBER, P.S.M.
FLORIDA REGISTRATION NO. 4323

**SKETCH OF DESCRIPTION
PROPOSED FPL EASEMENT**
CHAMBER OF COMMERCE
A POR. OF SECTION
5-48-43
CITY OF DEERFIELD BEACH,
BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES INC
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 3
DRAWING NO. 98114L

DATE 06/08/05
SCALE 1"=30'
FIELD BK. N/A
DWNG. BY KAC
CHK. BY JCJ

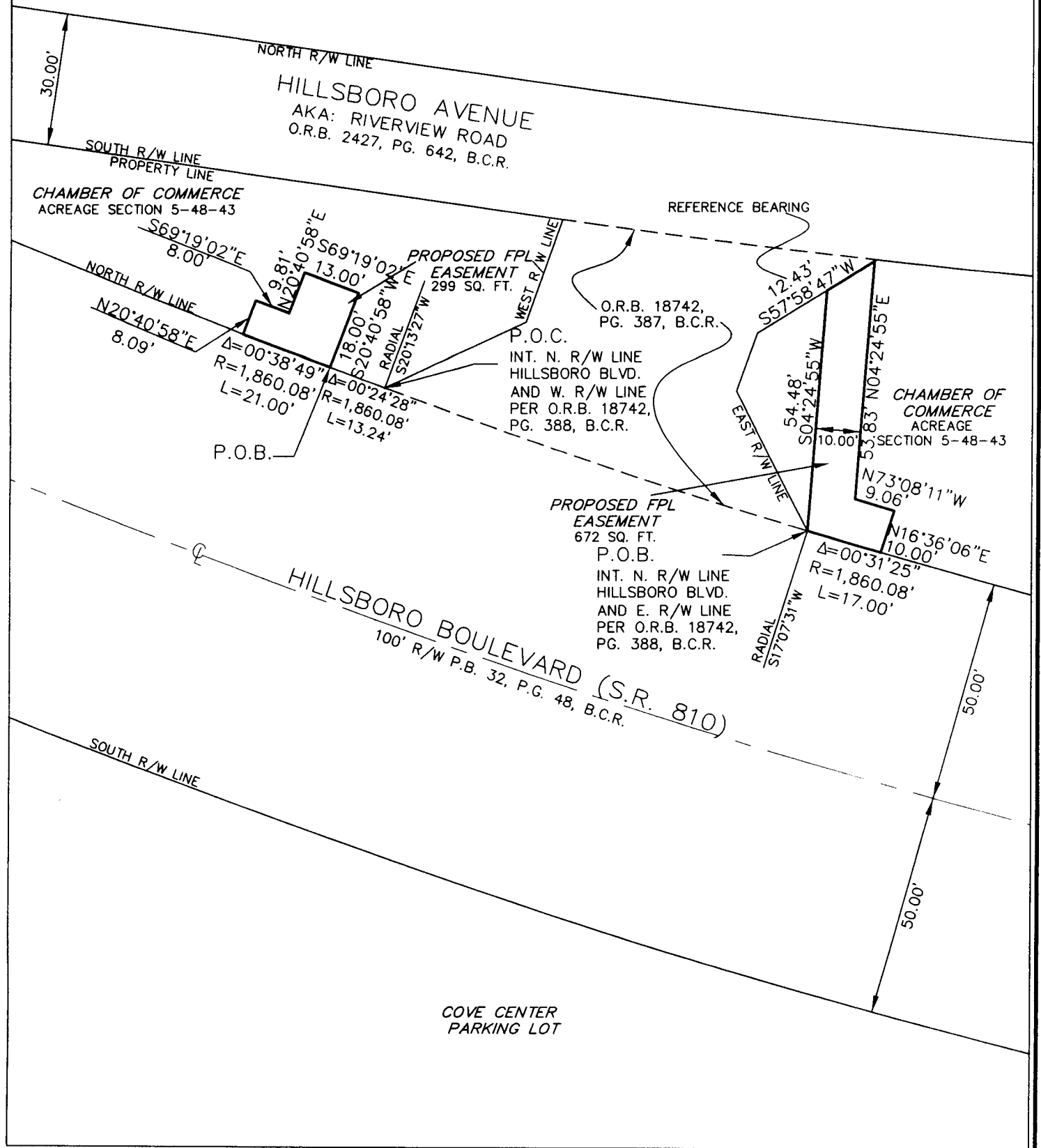
DATE	REVISIONS
06/14/05	REVISED EAST EASEMENT
	LOCATION & DESCRIPTION
06/30/05	REVISED ORB Page #

2/13/07/14/06/15 Survey/Mapping and Improvement Laws/Regulations
2011/14/06/Chamber.org

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SKETCH OF DESCRIPTION PROPOSED FPL EASEMENT

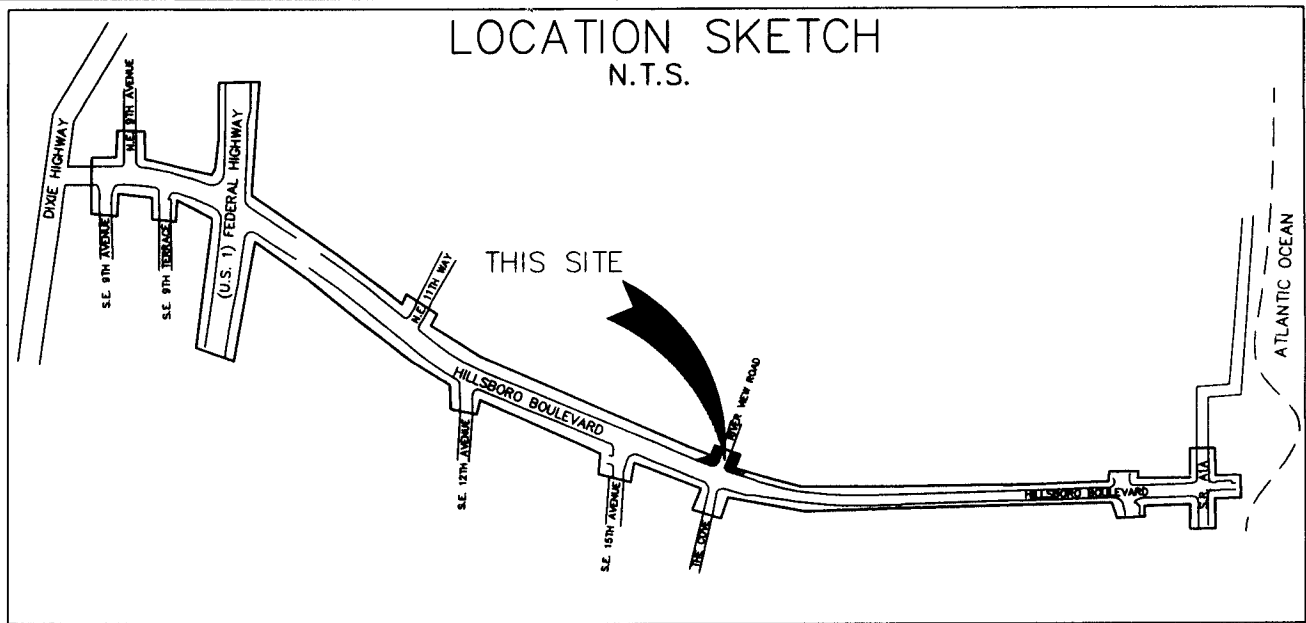
CHAMBER OF COMMERCE
A POR. OF SECTION
5-48-43

CITY OF DEERFIELD BEACH,
BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 3
DRAWING NO. 98114L

DATE	06/08/05	DATE	REVISIONS
SCALE	1"=30'	06/14/05	REVISED EAST EASEMENT
FIELD BK.	N/A		LOCATION & DESCRIPTION
DWNG. BY	KAC	06/30/05	REVISED ORB Page #
CHK. BY	JCJ		



LEGEND:

P.O.C.	POINT OF COMMENCEMENT	FPL	FLORIDA POWER AND LIGHT
P.O.B.	POINT OF BEGINNING	PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	OFFICIAL RECORD BOOK	L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK	SQ.	SQUARE
PG.	PAGE	FT.	FEET
R/W	RIGHT-OF-WAY	N/A	NOT APPLICABLE
SEC.	SECTION	INT.	INTERSECTION
CL	CENTERLINE	B.C.R.	BROWARD COUNTY RECORDS
POR.	PORTION	N.T.S.	NOT TO SCALE
Δ	DELTA	S	SOUTH
R	RADIUS	W	WEST
L	LENGTH	E	EAST
N	NORTH	AKA	ALSO KNOWN AS

NOTES:

1. THE LAND DESCRIPTION HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. IT IS A VIOLATION OF RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
6. THIS SKETCH IS NOT A SURVEY.
7. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. REFERENCE BEARING OF SOUTH 57°58'47" WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 18742, PAGE 388, BROWARD COUNTY RECORDS.

LAND DESCRIPTION:

A PORTION OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD, A 100.00 FOOT RIGHT OF WAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA WITH THE WEST RIGHT OF WAY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18742, PAGE 387, BROWARD COUNTY RECORDS, SAID POINT ALSO BEING ON THE POINT ON AN ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,860.08 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 20°13'27" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'28", AN ARC DISTANCE OF 13.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°38'49", AN ARC DISTANCE OF 21.00 FEET; THENCE NORTH 20°40'58" EAST, 8.09 FEET; THENCE SOUTH 69°19'02" EAST, 8.00 FEET; THENCE NORTH 20°40'58" EAST, 9.81 FEET; THENCE SOUTH 69°19'02" EAST, 13.00 FEET; THENCE SOUTH 20°40'58" WEST, 18.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

**SKETCH OF DESCRIPTION
PROPOSED FPL EASEMENT**

CHAMBER OF COMMERCE
A POR. OF SECTION
5-48-43
CITY OF DEERFIELD BEACH,
BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 3
DRAWING NO. 98114L

DATE	06/08/05	DATE	REVISIONS
SCALE	1"=30'	06/14/05	REVISED EAST EASEMENT
FIELD BK.	N/A		LOCATION & DESCRIPTION
DWNG. BY	KAC	06/30/05	REVISED ORB Page #
CHK. BY	JCJ		

JOINDER AND CONSENT TO FPL EASEMENT

The undersigned, being the holder of that certain *Florida Real Estate Mortgage, Assignment of Leases and Rents, and Security Agreement* (recorded on August 6, 2003 in Official Records Book 35757, page 547, of the Public Records of Broward County, Florida) encumbering the Property hereby consents to the within and foregoing grant of easement and hereby agrees that the foreclosure of such mortgage shall not terminate the rights, privileges and easements, contained in the foregoing FPL Easement.

IN WITNESS WHEREOF, this Joinder and Consent is entered into as of the date set forth below.

Two Witnesses

N. Brodwin
First Witness
Printed Name: NERESA BODD HA

W
Second Witness
Printed Name: PETE CASTRELLON

UNION PLANTERS BANK, N.A.

By: Carol B. Singel
Name: Carol B. Singel
Title: Vice President
Branch Sales Manager

STATE OF Florida
COUNTY OF Broward

The foregoing was acknowledged before this 17 day of August, 2005,
by Carol Singel, the Vice President of UNION PLANTERS
BANK, N.A. He/she is either personally known to me or has produced
_____ as identification.

Michelle Becker
Notary Public
Print Name: Michelle Becker
My Commission Expires:



Michelle Becker
My Commission DD185883
Expires February 19, 2007