REGULAR MEETING BOARD OF SUPERVISORS AGENDA
Wednesday, November 12, 2025 – 6:00 pm
ADMINISTRATIVE BUILDING
13476 61ST STREET NORTH
WEST PALM BEACH, FL 33412
HYBRID FORMAT: IN-PERSON (LIMITED SEATING)
VIA ZOOM: WWW.INDIANTRAIL.COM THEN CLICK [JOIN LIVE MEETING]

AGENDA

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. WELCOMING REMARKS

4.1 President's Welcoming Remarks
Residents are encouraged to go to the District Website www.indiantrail.com for updated Meeting information.

4.2 Supervisor's Welcoming Remarks (1 minute each)
Each Supervisor has the opportunity to take one minute to make welcoming remarks.

5. AGENDA APPROVAL

5.1 Agenda Approval - Additions, Deletions, Substitutions
Motion to approve Agenda (as presented, as amended)

6. PRESENTATIONS

6.1 PBSO Update

6.2 Fire Rescue Update
By District Chief Amanda Vomero. No Action Required.

6.3 Volunteer Appreciation
Presentation by Vice President Farrell.

7. SUPERVISOR BUSINESS (Discussion Only)

8. REGULAR AGENDA

8.1 Disposition of Real Property

1. Discuss/Consider: Resolution No. 2025-019, Amending and Restating the District's Policy regarding "Disposition of Surplus Interests in Real Property, Including Easements."

AND

2. Discuss: Resolution No. 2025-020, Declaring Certain Real Property between 60th Street North and Persimmon Boulevard in Unit 14 (the “FPL Parcel”) to Be Surplus

8.2 Bid Award

Motion to reject bid and direct Staff to go out to bid again.

8.3 Position Reclassifications

Motion to approve the reclassifications, updated salary schedules and organizational charts as applicable.

Reclassification Fleet Supervisor and Procurement Specialist to Supervisor of Inventory and Fleet ServicesReclassification of Records Retention Coordinator/ Records Management Liaison Officer (RMLO) Reclassification of Customer Service Representative from Full-Time to Part-Time

9. INTERGOVERNMENTAL UPDATES AND PERMITS

9.1 Joint Workshop

Board President is seeking Board Consensus to schedule a Joint Workshop Meeting with other Municipalities.

9.2 Board Member Updates

9.3 Staff Updates

10. PUBLIC INPUT (Non-Agenda Items) No Later than 7:30 PM

11. FACILITIES, PARKS & RECREATION AGENDA

11.1 Parks Policies and Procedures

Motion to approve the updated Facilities, Parks and Recreation Policies and Procedures.

12. CONSENT AGENDA

Motion to Receive and File the following Consent Agenda Items: 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, and 12.9.

12.1 FY25 Budget Amendment

Motion to approve Resolution No. 2025-021, Amending the FY25 Budget.

12.2 Special Permit SP-0615 (FPL)

Motion to approve SP-0615 with conditions and attachments.

12.3 Special Permit SP-0616 (FPL)

Motion to approve SP-0616 with conditions and attachments.

12.4 Special Permit SP-0617 (FPL)

Motion to approve SP-0617 with conditions and attachments.

12.5 August 27, 2025, Minutes

Motion to approve the August 27, 2025 - Workshop (Strategic Planning Part 3) Minutes.

12.6 September 9, 2025 Minutes

Motion to approve the September 9, 2025 - Joint Workshop (with the ALA and ETIAC Members) Minutes.

12.7 September 17, 2025, Minutes

Motion to approve the September 17, 2025 - Regular Board Meeting Minutes.

12.8 Ratify 12in Dewatering Pump

Ratify Motion to Approve purchase 12' Dewatering Pump; and add Waive District Purchasing Policy to the motion for Florida Sheriffs Association Contract FSA23-EQU21.0, Mobile Pump, 314, Holland Pumps - Option H12TP-D12

12.9 John Deere Rental Buyout

Motion to waive competitive solicitation and convert rental John Deere 450 Bulldozer to capitol purchase.

13. STAFF PRESENTATIONS (No Action Required)

13.1 Notice ITB, RFP, RFQ, & Grants

Notice: Invitation to Bid (ITB), Request for Proposal (RFP), Request for Qualifications (RFQ), and Potential Grants:

Go Live Date: November 16th at 10:00am. This is for the installation of Trees at Coconut Park (FEMA Reimbursement).
Go Live Date: November 16th at 10:00am. M-0 Canal Outfall Structure (Resilient Florida Grant).
Go Live Date: November 16th at 10:00am, District-wide Street Safety Plan (Safe Streets for All Grant)

14. REPORTS (Receive and File)

Motion to Receive and File the following Reports: 14.1, 14.2, 14.3,14.5, 14.6, 14.7, 14.8, 14.9, and 14.10.

14.1 District Attorney Report

14.2 Monthly Engineer's Report

14.3 Deputy Executive Director Report

14.4 ITEM DELETED

14.5 Stormwater Report

14.6 Roads and Sidewalks Report

14.7 Parks and Recreation Report

14.8 Records Requests

14.9 Resident Correspondence

14.10 Meeting Notice

15. ADJOURNMENT

AGENDA ITEM NO. 6.2

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Heide Garcia
DEPARTMENT:	Administration
ITEM TYPE:	Presentation
AGENDA SECTION:	**PRESENTATIONS**
SUBJECT:	Fire Rescue Update
BACKGROUND:	The Palm Beach Fire Rescue Department provides an update and addresses any concerns for the Board of Supervisors.
FISCAL IMPACT:	None.
RECOMMENDATION:	Fire Rescue Update - District Chief Amanda Vomero

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ATTACHMENTS:

Fire Response Time w Pie Chart - October 2025.pdf

11/7/2025

Palm Beach County Fire Rescue

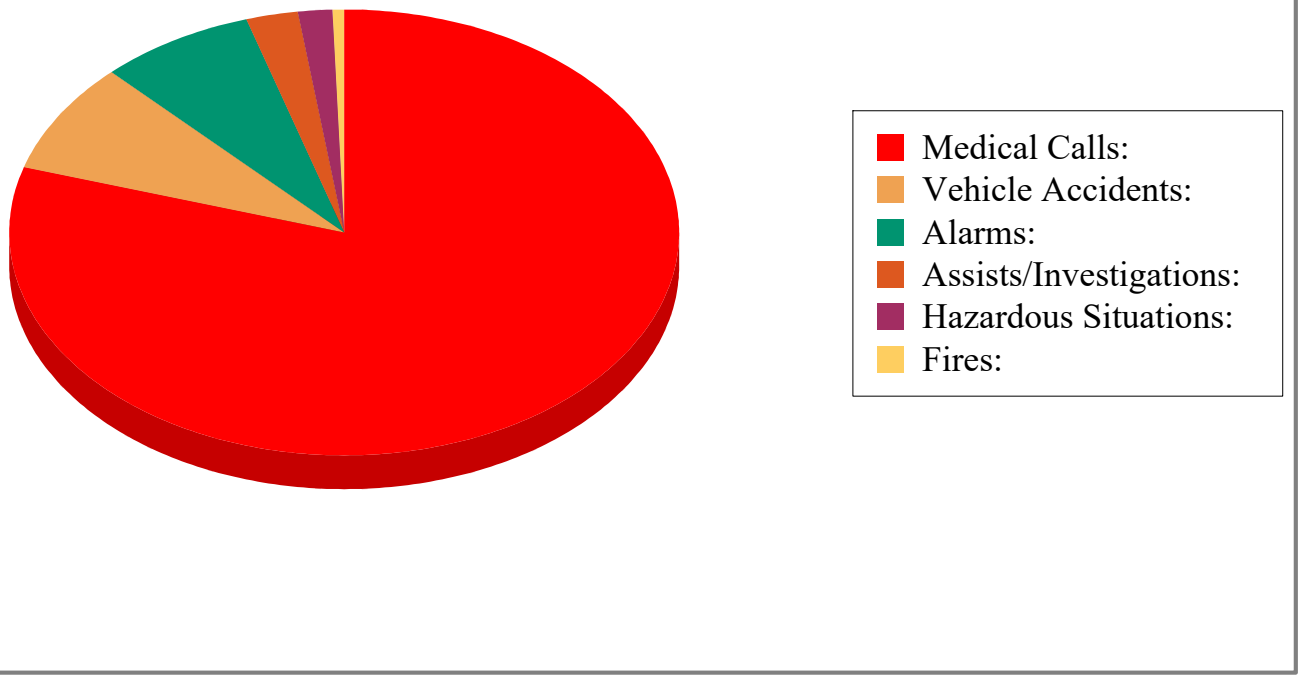
Indian Trails

10/01/2025 to 10/31/2025

Average Response Times	Disp Hand	Turnout	Travel	Resp Time
Emergency Calls:	0:00:46	0:00:51	0:06:46	0:08:23

Type - Situation Dispatched	# of Incidents	%
Medical Calls:	190	79.83%
Vehicle Accidents:	19	7.98%
Alarms:	18	7.56%
Assists/Investigations:	6	2.52%
Hazardous Situations:	4	1.68%
Fires:	1	0.42%
Total	**238**	**100.00%**

Calls by Situation Dispatched



AGENDA ITEM NO. 6.3

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Miriam Heisser

DEPARTMENT: Administration

ITEM TYPE: Presentation

AGENDA SECTION: **PRESENTATIONS**

SUBJECT: Volunteer Appreciation

BACKGROUND: To every hand that helped, heart that believed and family that visited - THANK YOU

The Board of Supervisors would like to thank everyone who came together to make this event possible. The dedication, collaboration and genuine care of so many in our community reminded us, what can be accomplished when hearts and minds align. This event spoke for itself. And we are just getting started.

FISCAL IMPACT:

RECOMMENDATION: Certificates of Appreciation Presented by Board Vice President Patty Farrell for the Sleepy Hallow Halloween Event.

ATTACHMENTS:

AGENDA ITEM NO. 8.1

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Frank Palen
DEPARTMENT:	Administration
ITEM TYPE:	Resolution
AGENDA SECTION:	**REGULAR AGENDA**
SUBJECT:	Disposition of Surplus Real Property Owned in Fee (FPL Parcel)
BACKGROUND:	**SEE THE MEMORANDUM AND OTHER ATTACHMENTS**
FISCAL IMPACT:	
RECOMMENDATION:	1. Discuss/Consider: Resolution No. 2025-019, Amending and Restating the District's Policy regarding "Disposition of Surplus Interests in Real Property, Including Easements." and 2. Discuss: Resolution No. 2025-020, Declaring Certain Real Property between 60th Street North and Persimmon Boulevard in Unit 14 (the "FPL Parcel") to Be Surplus

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ATTACHMENTS:

25-1112 FPL Staff Report FSP Memo.pdf
FPL Parcel Prop Appraiser Aerial.pdf
25-1104 ITID Res 2025-019 Adopt 1st Amend Disp Policy.pdf
25-1107 Res 2025-020 FPL Draft.pdf
25-1112 FPL Subdiv Plan.pdf
25-1112 FPL SubDiv Lots 1-26 Legals.pdf
25-1112 FPL SubDiv Plan Lot Inventory TBL.pdf
FPL Parcel 2025 PBC Assessment Info.pdf

25-0923 Appraisal 29.8 ac FPL Parcel.pdf
57-0614 ROW Agmt M Fox to FPL Powerline Esmt ORB 67 P170.pdf

MEMORANDUM

TO: **Board of Supervisors, Indian Trail Improvement District**

FROM: **Frank Palen, Assistant General Legal Counsel**

DATE: **November 12, 2025**

SUBJECT: **Regular Meeting of 11-12-25, Regular Agenda Item 8.1 (Disposition of FPL Parcel in Unit 14 as "Surplus" Real Property)**

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1. **BACKGROUND.** In 2001, the District acquired a ±29.8 parcel of land in Unit 14 (the "FPL Parcel") in fee simple. Acquisition was part of an Interlocal Agreement with Palm Beach County in lieu attempting to collect certain claims for uncollected assessments on numerous private lots in Unit 11, which were being acquired by the County through eminent domain to create a natural preserve area. Since 1957, the FPL Parcel had been entirely subjected to a restrictive covenant for the benefit of Florida Power & Light to accommodate a major regional power transmission line. The covenant prohibits construction of any buildings or structures on the parcel, significantly limiting its development potential and value.

Although the FPL Parcel's potential as a possible component in a recreational trail system was recognized and partially motivated acquisition, there was no definite plan for such use. Although its recreation potential has been reiterated from time to time over the years (for example, in the District's Mobility Plan in 2020), no official action had been taken to include or finance any improvements in a formal Water Control Plan. In 2023, the District commissioned a detailed survey of the property, with a focus on eliminating encroachments, minimizing risks, and securing its boundaries. In 2024, a more thorough examination of its potential for equestrian trails or other public uses was initiated. This review identified potential opportunities, as well as a number of practical, operational and cost issues. Homeowners living adjacent its 1.3-mile length raised concerns about the impact on their properties and lifestyle. This resulted in a request to the Board to consider subdivision of the property and transfer of the parcels to adjacent landowners as "Surplus Real Property" pursuant to a District Policy adopted in 2015.

After a review of several alternatives its use, the Board of Supervisors at its September 2025 Meeting directed Staff and Professional Consultants to pursue subdivision of the FPL Parcel and transfer of portions of the property that could be considered "surplus" to adjacent landowners.

In order to dispose of the property consistent with State law, the Board should consider the two Resolutions, attached:

2. RESOLUTION 2025-019 amends District Policy regarding "Disposition of Surplus Real Property, Including Easements", adopted November 18, 2015. The Amended Policy clarifies the terms under which disposition of publicly owned real property to private individuals or business entities is appropriate, particularly determining the value of the asset. The Florida Constitution requires that transfer by sale or otherwise to private interests must be for valuable consideration. While "value" can have different meanings in different circumstances, the Policy currently provides that the "value" of surplus real property in "a private sale" must be its "Fair Market Value" (FMV). FMV is defined as "what a fully-informed, willing buyer would pay a fully-informed, willing seller in a free and open market." Sale price is determined a by a number of factors, such as development potential and "comparable" sales in the same market. Exclusive use of FMV is not mandated by the Constitution or State law.

Resolution 2025-019 amends the Policy to reflect the broader view that determination of the price of a public asset is a "legislative decision" based on applying a range of reasonable facts and considerations to reach a decision in the best public interest. In this case, the revised Policy retains the assumption that in a private sale, the preferred price should be the property's FMV, but the Board may vary from the norm if "extraordinary circumstances" exist. These circumstances should be articulated in the course of discussing the justifications for declaring the property "surplus". The revised Policy also makes certain other clarifications and minor adjustments in disposition procedures.

3. **RESOLUTION 2025-020** implements the Board's direction to evaluate declaring the FPL Property to be "surplus" in whole or in part and to recommend under what terms the surplus property or portions thereof may be conveyed to adjacent homeowners. *It assumes that the Board has adopted Resolution 2025-019.* If that is the Board's decision, Resolution 2025-020 is summarized as follows:

- **District Engineer's Opinion**: As provided in the Policy (*as revised*), the District Engineers has concluded that retention of the majority of the FPL

Parcel "is not presently or foreseeably necessary or convenient to carry out the purposes and functions of the District."

- **Subdivision**: The **Property should be subdivided into 28 lots and 10 rights-of-way tracts** for existing roads and canal, as recommended by the District Engineer (see attached opinion and subdivision plan).
- **The Retained Parcels**: The District Engineer recommends the District retain fee simple ownership of 2 lots and all 10 right-of-way tracts, totaling approximately ±____ acres. These 2 lots and 10 parcels have existing or proposed public uses.
- **The Surplus Parcels**: The District Engineer recommends that 26 of the 28 lots, totaling approximately ±____, acres may be declared "surplus" and "disposed of", consistent with and as provided by the Policy, *as revised*.

3. **BOARD DISCUSSION, REQUIRED DECISIONS & DIRECTION**. Before the closing documents can be finalized and the Surplus Parcels offered for sale, the Board should resolve several key matters:

- **"Extraordinary Circumstances".** The Policy (as revised) required the Board to make a finding of fact that "extraordinary circumstances" exist that justify divesting an interest in real property by negotiated direct sales to the adjacent landowners is appropriate and in best interests of the District. These circumstances should be discussed and consensus reached.
- **The Recommended Sales Price**. It is recommended that the **sale price of the Surplus Parcels** be based on the gross square footage (GSF) of each new lot as a proportion of the GSF of the 29.828-acre FPL Parcel or 1,299,308 GSF (43,560 GSF/acre x 29.828 acres).
- **The Basis for Determining the "Value" of the Surplus Parcels**. The Policy requires that transfer of an interest in real property to private parties (corporate or individual) be for "valuable consideration". This would typically be the property's "Fair Market Value" (FMV), unless "extraordinary circumstances" justify a "reasonable alternative compensation." Two different bases for determining the value of the FPL Parcel are readily available.
  -- Its **Current Assessed Value: $89,393 or**
  -- Its **Current Appraised Value: $2,400.000.**

  Both have been supplied by competent professionals applying widely accepted methodologies which have been validated by the Courts of the State of Florida as reasonable alternatives to establish "valuable consideration". Either would be consistent with the revised Policy.
- **Calculating Reimbursement of the District's Costs**. Reimbursement was promised by the landowners' representative. These costs would have to be

calculated and fairly apportioned among the 26 landowners acquiring "surplus lots " -- for example, on the same basis as the lot's sale price is calculated (i.e., GSF).

- **Accept Contract Forms and Closing Documents**. Attached as Exhibits to Resolution 2025-020 are the forms proposed for the Offer of Sale to the landowners recommended by the District's General Counsel. The Forms include the detailed terms and conditions of the sale. The key terms of sale which are summarized as follows:
    - The **offer is open only to current landowners** of record for residential parcels immediately abutting the FPL Parcel.
    - The **lots are being sold "as-is" by quitclaim deed**. There are no warranties; no inspection period; no survey; no title insurance; all terms are non-negotiable.
    - The **District will use the landowners' escrow/title agent** selected by the landowners/buyers.
    - The **landowners are responsible for all closing costs, charges, and fees**.
    - The Surplus Lot remains **subject to all matters of record**, including but not limited to the 1957 "FPL Powerline Easement."
    - In order to expedite closings, the **Executive Director is authorized to approve minor technical changes** in documents and contract terms that do not affect the sale price (other than a recalculation from a corrected survey approved by the District Engineer).
- **ADDITIONAL BOARD GUIDANCE REQUESTED**:
    - Is there a **"drop dead date"** to accept the offer?
    - What if there are **holdouts or declines of the offer**? A landowner cannot be forced to sign a contract.
    - What should the **deposit** be? Depending on the basis for determining value chosen by the Board, a "significant percentage" of the sale price is recommended. A default in closing will result in loss of the deposit.
    - It is recommended that a new **Restrictive Covenant** be imposed on each Surplus Parcel, reading as follows:

> *"Provided, further, that the following activity **shall be prohibited** in, over, under and upon the Real Property: **the parking or storage of no more than one (1) Class Three (3) Commercial Vehicle**, as defined in the Palm Beach County Zoning Regulations; **provided, however, that if the Real Property is joined to Grantee's adjacent parcel by a recorded unity of tittle,** the parking or storage of commercial vehicles on the Real Property shall thereafter be*

governed by Palm Beach County Zoning Regulations."

A "Class 3 Commercial Vehicle" is defined in the County ULDC as follows:

> *45.* ***Commercial Vehicle – means any Motor Vehicle principally used in commerce or trade****. The term Commercial Vehicle does not apply to recreational vehicles that are not used in commerce or trade, and does not apply to Motor Vehicles that are not used in commerce or trade, and does not apply to Motor Vehicles that are registered and operated for personal use that are not used in commerce or trade. A Commercial Vehicle is categorized by gross vehicle weight rating (GVWR) as follows: [Ord. 2008-003] [Ord. 2024-004]*
>
> *o Class 1 (< 6,000 lbs.) [Ord. 2024-004]*
> *o Class 2 (6,001-10,000 lbs.) [Ord. 2024-004]*
> ***o Class 3 (10,001-14,000 lbs.) [Ord. 2024-004]*** *....*

County Staff have compared a "Class 3 Commercial Vehicle" as being similar to a Ford F-250, Ford F-30 or Dodge Ram 3500.

00-41-43-03-00-000-3000



November 6, 2025

1:18,056

0 0.15 0.3 0.6 mi

0 0.225 0.45 0.9 km

RESOLUTION NO. 2025-019

A RESOLUTION OF THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT ADOPTING THE FIRST AMENDED AND RESTATED DISTRICT POLICY REGARDING "DISPOSITION OF SURPLUS REAL PROPERTY, INCLUDING EASEMENTS"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, Indian Trail Improvement District ("District") is authorized to adopt resolutions and policies to implement the purposes of Chapter 2002-330, Laws of Florida (as amended), Chapter 298, Florida Statutes, and other applicable Florida laws (collectively, the District's "Authorizing Legislation"); and

WHEREAS, District is further authorized by Section 3, Section 5(1) of Chapter 2002-330, Laws of Florida (as amended), and Section 298.22(3), Florida Statutes, to "convey and dispose of such real and personal property, either or both; as may be necessary or convenient to carry out the purposes of [the Authorizing Legislation]"; and

WHEREAS, on November 18, 2015, the Board adopted a certain policy regarding "Disposition of Surplus Real Property, Including Easements" (the "Policy"), providing for standards and procedures for determining when and subject to what terms and conditions disposition may be "necessary and convenient" in the best interests of the District; and

WHEREAS, the Board of Supervisors finds that it is necessary and convenient to adopt this First Amendment to and Restatement of the Policy clarifying certain terms and conditions.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT, PALM BEACH COUNTY, FLORIDA:

SECTION 1. The foregoing Recitals are true and correct and are hereby ratified and confirmed.

SECTION 2. The Board of Supervisors hereby adopts a First Amended and Restated Policy regarding disposition of District interests in surplus real property (including easements), attached hereto as **EXHIBIT "A"** and incorporated herein as if set forth in this place.

SECTION 3. All Resolutions, Parts of Resolutions or Policies in conflict herewith are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall be immediately effective upon adoption.

PASSED AND RESOLVED this ____ day of _____, 2025, by the Board of Supervisors of Indian Trail Improvement District, Palm Beach County, Florida.

ATTEST:

INDIAN TRAIL IMPROVEMENT DISTRICT, an Independent Special District of the State of Florida

By: _____
Elizabeth Accomando
Its: President

_____
Betty Argue
Secretary

[District Seal]

EXHIBIT "A"
INDIAN TRAIL IMPROVEMENT DISTRICT
FIRST AMENDED AND RESTATED POLICY REGARDING
DISPOSITION OF SURPLUS REAL PROPERTY, INCLUDING EASEMENTS

INDIAN TRAIL IMPROVEMENT DISTRICT
ADMINISTRATION DEPARTMENT

DISPOSITION OF SURPLUS REAL PROPERTY, INCLUDING EASEMENTS

I. AUTHORITY

Chapter 2002-330, Laws of Florida (as amended), Section 5, authorizes the District "to convey *and dispose of* such real and personal property, either or both, as may be necessary or convenient to carry out the purposes, or any of the purposes, of this act and Chapters 298 and 153, Florida Statutes" (emphasis added), and Sec. 298.22(3), Florida Statutes.

II. GENERAL PURPOSE

To establish a policy regarding disposal of interests in District real property, including easements. As a general policy, the District currently owns or will acquire only those interests in real property that are "necessary and convenient" to carry out its legislative purposes and meet its functional needs. However, because of changing conditions, priorities or peculiar ~~local~~ circumstances, the District may own parcels or interests in real property that are not or are no longer necessary or convenient for its purposes. These interests in real property ~~and~~ may be declared surplus and disposed of in a manner that best serves the District's interests. This policy defines the terms under which the Board may make a legislative determination that disposition is appropriate. ~~District interests in real property may be disposed of.~~

III. POLICIES

1. For the purpose of this Policy, "surplus" shall mean an interest in real property that is not presently or foreseeably necessary or convenient to carry out the purposes and functions of the District.

2. For the purpose of this Policy, "disposition" may~~shall~~ include, but not be limited to, negotiated direct sale, sealed competitive bid, exchange, auction, or any other means of transfer of an ownership interest the Board of Supervisors deems appropriate, whether or not for consideration.

3. This Policy may be waived in whole or in part by the Board of Supervisors if disposition involves a transfer to another governmental unit or to a private non-profit entity for a public purpose in perpetuity.

4. Only *surplus* real property may be disposed of. The District Engineer will evaluate any request to dispose of real property, including easements, and will advise if continued retention is necessary and convenient to satisfy the District's legislative purposes and

functional requirements. If retention is determined by the Board not to be necessary or convenient, the Board of Supervisors may authorize appropriate disposition.

5. Unless otherwise provided in this Policy, no environmentally sensitive lands, as designated by the Florida Department of Environmental Protection (FDEP) or other governmental regulatory agency, shall be disposed of.

6. Unless otherwise provided in this Policy, disposition of an interest in District real property (including an exchange) shall be for valuable consideration. Transfer of property to a governmental entity for a public purpose may be without monetary consideration. If the property is to be transferred to an individual or to a for-profit commercial entity, the consideration shall be its fair market value, unless special circumstances or conditions justify reasonable alternative compensation. If the value of the property is reasonably estimated to equal or exceed $100,000, ~~market value shall be determined by~~ an independent appraisal of market value is required.

7. If the surplus real property is owned in fee, the District may, if the District Engineer recommends, require reservation of an easement for District purposes. A purchaser will receive no extra compensation or reduction in fair-market value on account of such reservation.

8. For valuation purposes, an easement shall be treated the same as a fee simple interest.

IV. PROCEDURES

1. Any request for disposition of an interest in District real property shall be in writing directed to the ~~District Manager~~ Executive Director.

2. The request shall be accompanied by:

   a. A ~~signed and sealed~~ sketch and legal description or other means of identifying the property~~, if applicable; and~~

   ~~a.~~b. If from an individual or commercial entity,

   ~~b.~~i. A non-refundable application processing fee of $500; and

   ~~c.~~ii. An initial deposit of $1,000 to cover the costs of reviewing the application.~~.~~

3. All legal and engineering review fees and costs (including survey costs) shall be paid by the applicant before final consideration of the request by the Board of Supervisors.

~~3.~~4. If the Board decides the property interest may be disposed of, it shall adopt a resolution to that effect and execute a contract providing for terms and conditions.

History: Approved by the Indian Trail Improvement District Board of Supervisors at the 11/18/2015 Regular BOS Meeting; First Amend Approved by the BOS, Reso. 2025-019 (11/12/2025).

RESOLUTION NO. 2025-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT DECLARING CERTAIN REAL PROPERTY BETWEEN 60TH STREET NORTH AND PERSIMMON BOULEVARD IN UNIT 14 TO BE "SURPLUS" (AKA THE "FPL PARCEL"); IDENTIFYING WHICH PORTIONS OF THE PROPERTY SHALL BE RETAINED AND WHICH PORTIONS ARE DECLARED "SURPLUS"; DIRECTING THAT SURPLUS PARCELS BE CONVEYED TO ADJACENT LANDOWNERS SUBJECT TO CERTAIN TERMS AND CONDITIONS, PROVIDED HEREIN; AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE CERTAIN MINOR OR INCIDENTAL CHANGES IN CLOSING DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, Indian Trail Improvement District ("District") is empowered by Section 3, Section 5(1) of Chapter 2002-330, Laws of Florida (as amended), and Section 298.22(3), Florida Statutes (the "Authorizing Legislation"), to "convey and dispose of such real and personal property, either or both; as may be necessary or convenient to carry out the purposes of [the Authorizing Legislation]"; and

WHEREAS, pursuant to Resolution 2025-19, adopted November 12, 2025, the Board adopted a certain Amended and Restated Policy regarding "Disposition of Surplus Real Property, Including Easements" (the "Policy"), providing for standards and procedures for determining when and subject to what terms and conditions disposition may be "necessary or convenient" and in the District's best interests; and

WHEREAS, the District owns in fee simple approximately 29.8 acres of undeveloped, unplatted real property zoned Agricultural-Residential (AR) in Section 3, Township 43 South, Range 41 East, Palm Beach County, Florida (the "Property", more particularly described in the attached **Exhibit "A"**), which Property is entirely subject to a restrictive covenant for an FPL powerline easement; and

WHEREAS, the District received a request from adjacent landowners to subdivide the Property and convey the resulting parcels to them in fee simple; and

WHEREAS, the Board of Supervisors directed District Staff and Professional Consultants to review the request and suggest a procedure and terms and conditions under which the Property might be disposed of, consistent with the District's Authorizing Legislation and the Policy; and

WHEREAS, the District Engineer has proposed a sub-division plan for the Property and recommended which portions of the subdivided Property should be retained to carry

out the District's legislative purposes or meet its functional needs and which portions of the Property may be declared surplus and may be disposed of consistent with the Policy.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT, PALM BEACH COUNTY, FLORIDA:

SECTION 1. **Recitals**. The foregoing Recitals are true and correct and are hereby ratified, confirmed and incorporated herein.

SECTION 2. Sub-Division Plan Accepted. The Plan of Subdivision for the Property recommended by the District Engineer and District Staff attached hereto as **Exhibit "B"** is hereby accepted.

SECTION 3. **The Surplus Parcels**.

A. Based on the recommendations of the District Engineer and District Staff, and other relevant information, the portions of the Property identified in the attached **Exhibit "C"** (hereafter, the "Surplus Parcels') are hereby declared to be "**not** presently or foreseeably necessary or convenient to carry out the District's legislative purposes or to meet its functional needs".

B. The Surplus Parcels are directed to be disposed of, subject to the terms and conditions provided herein in Section 5.

SECTION 4. **The Retained Parcels**.

A. Based on the recommendations of the District Engineer and District Staff and other relevant information, any portion of the Property not expressly declared to be "Surplus" in the attached **Exhibit "C"** (hereafter, the "Retained Parcels")**,** which include but are not limited to District roadways and canals, are hereby declared to be "presently or foreseeably necessary or convenient to carry out the District's legislative purposes or to meet its functional needs".

B. The Retained Parcels shall be retained by the District in fee simple.

C. Staff are directed to suggest appropriate actions to assure that the Retained Parcels are properly secured and that sufficient resources are made available for their perpetual maintenance.

SECTION 5. **Terms and Conditions of Disposition**. Following are the terms and conditions under which the Surplus Parcels will be disposed of:

A. Each Surplus Parcel shall be offered for sale and purchase to those adjacent landowner(s) of record as identified on current information available from the Official Records of Palm Beach County (subject to adjustment for recent sales).

B. The sale price of each Surplus Parcel shall be based on its gross square footage as a pro-rata share of the gross square footage of the Property's current

[Assessed Value ($89,393)] or
[Appraised Fair Market Value ($2,400,000)] or
{insert some other basis for assigning "value"}

C. Each landowner(s) will confirm their acceptance of the District's offer by (1) executing a "Contract for Sale and Purchase of Vacant Land", substantially in the form attached hereto as **Exhibit "D"** (the "Contract"), and by (2) tendering the cash deposit identified in the Contract, based on fifteen percent (15%) of the Sale Price.

D. The non-negotiable terms of sale, more particularly defined in the Contract, include, but are not limited to:

- Conveyance shall be by quitclaim deed; there are no warranties; no representations; a sale "as is"; no title insurance; no inspection period; the contract may only be assigned to a bona fide purchaser.
- District will use an Escrow/Title Agent selected by the Landowners.
- The Landowners will be responsible for all closing costs and fees.
- The Surplus Parcels will be subject to all restrictions and matters of record, including but not limited to, the Right-of-Way Agreement (aka "FPL Powerline Easement"), recorded on June 14, 1957 in ORB 67 Page 170, Official Records of Palm Beach County.
- The District will impose a new restrictive covenant prohibiting use of the Surplus Parcels for parking or storage of certain commercial vehicles, unless the Parcel is joined to the Owner's lot by a unity of title, in which case Palm Beach County zoning restrictions will apply to the unified parcel.

SECTION 6. AUTHORITY OF THE EXECUTIVE DIRECTOR. In order to assure the efficient and expeditious completion of closings on transfer of the Surplus Parcels to adjacent landowners, the Executive Director is hereby authorized to approve minor or technical changes in a Contract for Purchase and Sale or in any closing document, provided such changes are consistent with the intent of the Board of Supervisors and do not result in a reduction in sales price (other than incidental to adjustments in gross lot area recommended by the District Engineer).

SECTION 7. All Resolutions, Parts of Resolutions or Policies in conflict herewith are repealed to the extent of such conflict.

SECTION 8. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional

or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 9. This Resolution shall be immediately effective upon adoption.

PASSED AND RESOLVED this ____ day of _____, 2025, by the Board of Supervisors of Indian Trail Improvement District, Palm Beach County, Florida.

ATTEST:

INDIAN TRAIL IMPROVEMENT DISTRICT, an Independent Special District of the State of Florida

By: _____
Elizabeth Accomando
Its: President

_____
Betty Argue
Secretary

[District Seal]

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land 185 feet in width in Section 3, Township 43 South, Range 41 East* Palm Beach County, Florida, the centerline of which is more particularly described as follows:

Beginning at a point in the South line of said Section 3, said point being 246.8 feet West of the South East corner of said Section 3, thence Northwesterly along a course whose bearing is 131º-- 53'—22" from East through North from the said South line of Section 3, a distance of 7000.9 feet to e point in the North line of Said Section 3) said point being 235.7 feet East of the Northwest corner of said Section 3, containing 29.8 acres more or less.

DRAFT

EXHIBIT "B"
PROPOSED SUBDIVISION PLAN

[TO BE ADDED]

DRAFT

EXHIBIT "C"
THE "SURPLUS" PARCELS TO BE DISPOSED OF
SKETCHES AND LEGAL DESCRIPTIONS

[TO BE ADDED]

DRAFT

EXHIBIT "D"
CONTRACT FOR SALE AND PURCHASE
OF SURPLUS VACANT LAND "AS IS"

DRAFT

CONTRACT FOR SALE AND PURCHASE
OF SURPLUS VACANT LAND, "AS IS"

PARTIES: INDIAN TRAIL IMPROVEMENT DISTRICT, an independent special district of the State of Florida and a public corporation ("Seller") and _____ ("Buyer") agree that Seller shall sell and Buyer shall buy the following parcel of Florida surplus vacant real property (the "Property") on the terms and conditions described herein.

1. **THE PROPERTY: Legal Description:**

   SEE ADDENDA "A" AND "B", ATTACHED HERETO AND MADE A PART HEREOF

   County: Palm Beach, Unincorporated **Parcel ID: A Portion of 00-41-43-03-00-000-3000**
2. **PURCHASE PRICE……$_____**
   PAYMENTS (payable in U.S. funds, via bank draft, bank wire transfer, or other electronic means)
   a. **DEPOSIT Amount (Payable to Escrow/Title Agent by no later than _____, 2025) (see Para. 9, below)……$_____**
   b. **Balance Due at Closing (not including Buyer's Closing Costs)……$_____**
3. **CASH SALE/NO FINANCING): Buyer will pay cash in USD for the Property. ALL CLOSING COSTS ARE BUYER'S RESPONSIBILITY, including, without limitation, state transfer taxes and recording fees. There are no unpaid taxes or assessments due. Buyer will select an attorney licensed in Florida or a Florida licensed title company as the Escrow/Title Agent for this transaction and pay Escrow/Title Agent's fees and costs. Said Escrow/Title Agent to provide an affidavit pursuant to Section 1445 of the Internal Revenue Code at closing that no withholding is required……Buyer Acknowledgment: _____**
4. **CLOSING DATE: Closing will take place at a date and time to be determined by the Escrow/Title Agent.**
5. **"AS IS" SALE/NO INSPECTION PERIOD. *THE VACANT PROPERTY IS SOLD "AS IS" AND WITHOUT WARRANTIES OR REPRESENTATIONS OF ANY KIND; TITLE WILL BE CONVEYED BY QUITCLAIM DEED*……Buyer Acknowledgment: _____**
6. **EFFECTIVE DATE: The "Effective Date" of this contract is the date on which the last party initials or signs the contract.**
7. **COMPETE AGREEMENT: This contract is the entire agreement between Seller and Buyer. Modification of the contract will not be binding unless in writing, signed or initialed by both parties. Handwritten or typed terms inserted in or attached to this contract shall prevail over pre-printed terms provided they are initialed by both parties hereto. If any provision is or becomes invalid or unenforceable, all remaining provisions will continue of be fully effective provided such change does not materially affect the intent of this contract. Seller and Buyer will use diligence and good faith in performing all of their respective obligations. This document will not be recorded in any public records.**
8. **ASSIGNABILITY: Buyer may not assign this Contract without Seller's prior written permission. This contract is binding on the heirs, officers, administrators, executors, personal representatives and assigns of Buyer and Seller.**

9. **ESCROW/TITLE AGENT: Buyer and Seller authorize Escrow/Title Agent to receive, deposit and hold funds or other items in escrow, subject to clearance if applicable, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract. ESCROW/TITLE AGENT to be: _____ Address: _____, Florida 334_____. Phone: (561)_____; Fax: (561)_____; ATTN: _____.**
10. **RESTRICTIONS; EASEMENTS; LIMITATIONS. Seller shall convey title subject to: Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by government authority; restrictions and matters appearing on the plat/plot plan or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record; and unplatted easements of record; all terms and conditions of that certain "Right-of-Way Agreement" (aka, the "FPL Powerline Easement"), recorded on June 14, 1957 in Official Record Book 67, Page 170, Official Records of Palm Beach County; A RESTRICTIVE COVENANT PROHIBITING THE PARKING OR STORAGE ON THE PARCEL OF NO MORE THAN ONE (1) CLASS THREE (3) COMMERCIAL VEHICLE, AS DEFINED IN PALM BEACH COUNTY ZONING REGULATIONS; PROVIDED, HOWEVER, THAT IF THE PARCEL IS JOINED BY A RECORDED UNITY OF TITLE TO BUYER(S) ADJACENT PARCEL, THE PARKING OR STORAGE OF COMMERCIAL VEHICLES ON THE PARCEL SHALL BE GOVERNED THEREAFTER BY PALM BEACH COUNTY ZONING REGULATIONS.**
11. **FAILURE OF PERFORMANCE: If Buyer fails to perform on this Contract within the time specified, then the deposits made by the Buyer may be recovered and retained by and for the account of the Seller as liquidated damages for non-performance of Buyer's contractual obligations.**
12. **NOTICES: All notices will be made to the parties by mail, personal delivery or electronic media. As to Seller, direct all correspondence or communication to Burgess Hanson, Executive Director, at Seller's contact information in Section 14, below (with copy to Seller's Attorney, Frank S. PALEN, Esq., Caldwell Pacetti, et al., 1555 Palm Beach Lakes Blvd, Suite 1200, West Palm Beach, FL 33401). Any notice, document or item given to or received by an Attorney representing a party will be as effective as if given to or by that party.**
13. **ADDITIONAL TERMS: (a) Seller is not a "foreign person as defined in Section 1445 of the Internal Revenue Code, (b) neither party has dealt with a real estate broker or agent in regard to the sale and purchase of the Property, (c) irrespective of anything herein to the contrary, Seller has not waived its sovereign immunity rights under Section 768.28, Florida Statutes, (d) both parties hereby knowingly and voluntarily waive their right of trial by jury with respect to any litigation arising out of this contract, (e) the provisions of this contract are not intended nor should they be construed as benefitting any party other than Seller and Buyer and (f) Buyer, by execution of this contract, warrants that Buyer is not a foreign principal of a foreign country of concern as so defined in Section 692.201, Florida Statutes.**
14. **ACCEPTANCE OF PARTIES: By signing below, Seller accepts to Sell and Buyer accepts to Buy the Property under the terms of this contract agreement.**
15. **TAXATION NOTICE: THE PROPERTY IS CURRENTLY PUBLICLY-OWNED AND EXEMPT FROM TAXATION. UPON RECORDING OF THE DEED, THE PROPERTY WILL BE PRIVATELY-OWNED AND SUBJECT TO AD VALOREM TAXATION AND NON-AD VALOREM ASSESSMENTS. THE AMOUNT OF TAXES AND ASSESSMENTS DUE WILL BE INCLUDED IN THE PROPERTY'S ANNUAL TRUTH IN MILLAGE (TRIM) NOTICE, TYPICALLY IN AUGUST OF EACH YEAR. BUYER SHALL BE RESPONSIBLE FOR PRO-RATED TAXES AND ASSESSMENTS FROM THE DATE OF CLOSING.**

SIGNATURES BEGIN ON NEXT PAGE

EXECUTED BY BUYER: _____

Name Signed

_____

Name Printed

_____

Address

_____

Address

_____

Phone

_____

Fax

_____

E-Mail

DATE: _____

EXECUTED BY BUYER: _____

Name Signed

_____

Name Printed

_____

Address

_____

Address

_____

Phone

_____

Fax

_____

E-Mail

DATE: _____

SIGNATURES CONTINUE ON NEXT PAGE

DRAFT

EXECUTED BY SELLER: **INDIAN TRAIL IMPROVEMENT DISTRICT, an independent special district of the State of Florida and Public Corporation**

BY: _____

ELIZABETH ACCOMANDO, PRESIDENT

ADDRESS: **c/o Burgess Hanson, Executive Director**
13476 61St Street North
West Palm Beach, Florida 33512

PHONE **(561) 793-0874**

FAX **(561) 793-3716**

DATE: _____

ADDENDA FOLLOW

DRAFT

ADDENDUM "A"
LEGAL DESCRIPTION OF THE PROPERTY

FORTHCOMING

ADDENDUM "B"
SKETCH OF THE PROPERTY

FORTHCOMING

DRAFT

ADDENDUM "C"
QUITCLAIM DEED

This instrument prepared by
and return to:

Frank S. Palen, Esq.
Caldwell Pacetti Edwards Schoech & Viator, PA
1555 Palm Beach Lakes Blvd., Suite 1200
West Palm Beach, FL 33401

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this _____ day of _____, 20__, by **INDIAN TRAIL IMPROVEMENT DISTRICT**, an independent special district of the State of Florida, whose address is 131476 61St Street North, West Palm Beach, Florida 33412 (hereafter referred to as "Grantor") to _____ and _____, whose address is _____ (hereafter referred to as "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" shall include the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following real property located in Palm Beach County, Florida (the "Real Property"), namely:

LEGAL DESCRIPTION: SEE EXHIBIT "A"

Provided, however, the Grantor's conveyance of the Real Property is subject to all easements, restrictions and reservations of record without reimposing the same; and

Provided, further, that the following activity shall be prohibited in, over, under and upon the Real Property: the parking or storage of no more than one (1) Class Three (3) Commercial Vehicle, as defined in the Palm Beach County Zoning Regulations; provided, however, that if the Real Property is joined to Grantee's adjacent parcel by a recorded unity of title, the parking or storage of commercial vehicles on the Real Property shall thereafter be governed by Palm Beach County Zoning Regulations.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee forever.

The Grantor's conveyance of the Real Property is being given "as is" without any statutory, express or implied warranties of any nature whatsoever and that the acceptance of the Real Property by the Grantee shall be without recourse as to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
Signature (Witness 1)

_____
Print Name

Address:
_____

_____

_____
Signature (Witness 2)

_____
Print Name

Address:
_____

_____

INDIAN TRAIL IMPROVEMENT DISTRICT, an independent special district of the State of Florida

By:_____
Elizabeth Accomando

Its:_____
President

ACKNOWLEDGED BY:

_____
Betty Argue
Its: Secretary

{DISTRICT SEAL}

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____ 20__, by Elizabth Accomando, as President of Indian Trail Improvement District.
(Notary Seal)

_____
Notary Public State of Florida

_____
Print/Type/Stamp Name

□ Personally Known OR □ Produced Identification
Type of Identification Produced _____

ADDENDUM "D"
SELLER'S DISCLOSURE OF FLOOD RISKS TO BUYER
(SECTION 689.302, FLA. STAT.)

Florida Statute §689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sale contact is executed

Seller, **INDIAN TRAIL IMPROVEMENT DISTRICT**, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property Address: A portion of Parcel **00-41-43-03-00-000-3000, Palm Beach County, Florida.** The parcel presently has no street address, but is identified in **Addendum "A",** attached to this Agreement.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include overage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance with Buyer's insurance agent.

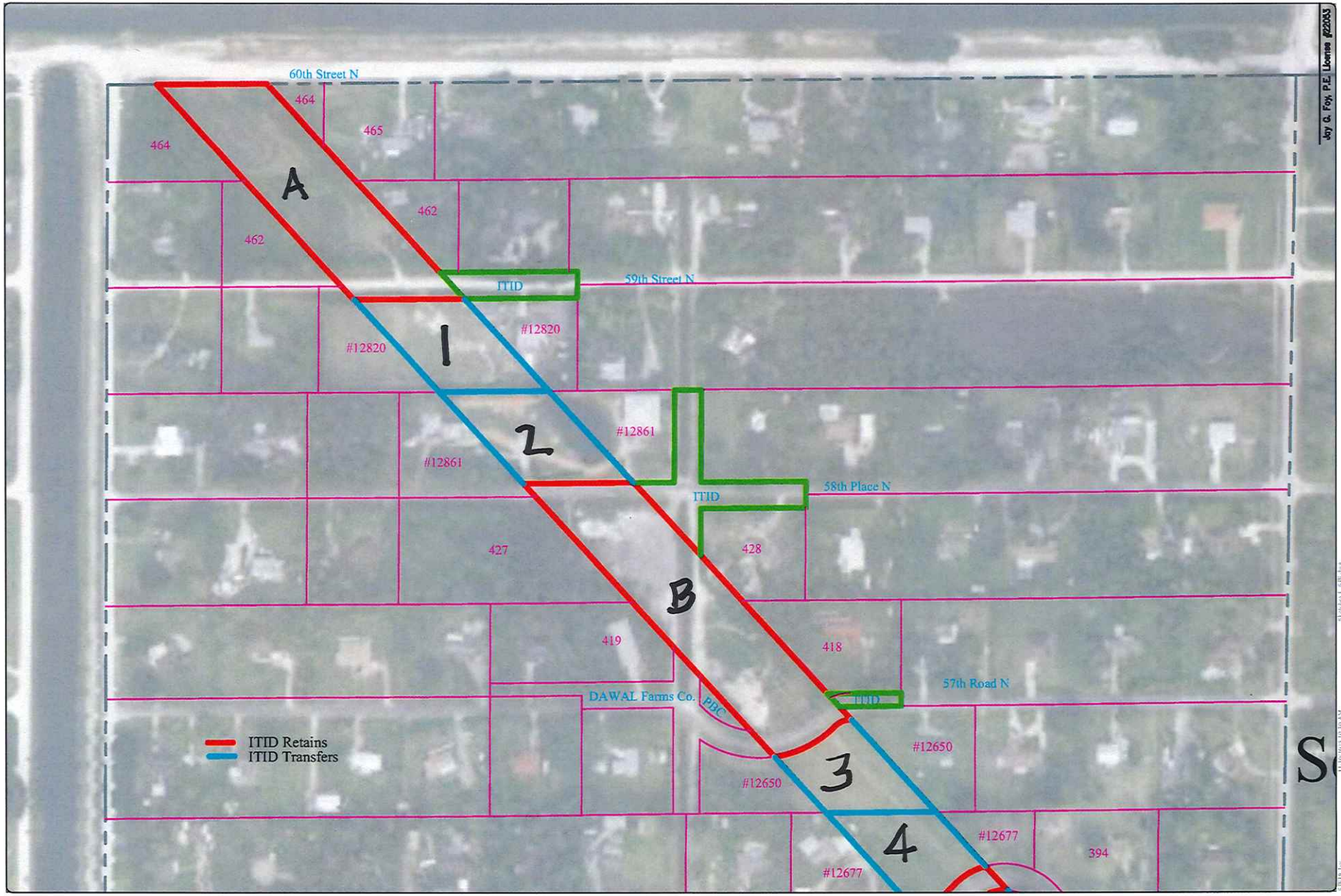
(1) Seller □ has □ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
(2) Seller □ has □ has not filed a claim with an insurance provider relating to flood damage on the property, including but not limited to, a claim with the National Flood Insurance Program.
(3) Seller □ has □ has not received assistance for flood damage to the property, including but not limited to, assistance from the National Flood Insurance Program.
(4) For the purpose of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
   a. The overflow of inland or tidal waters.
   b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream or drainage ditch.
   c. Sustained periods of standing water resulting for rainfall.

SELLER: **INDIAN TRAIL IMPROVEMENT DISTRICT**

By: _____
Burgess Hanson
Its Executive Director

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

Initials: _____/_____
Seller Buyer



Joy G. Fox, P.E. License #22053

STORMWATER/ ENGINEERING, INC.

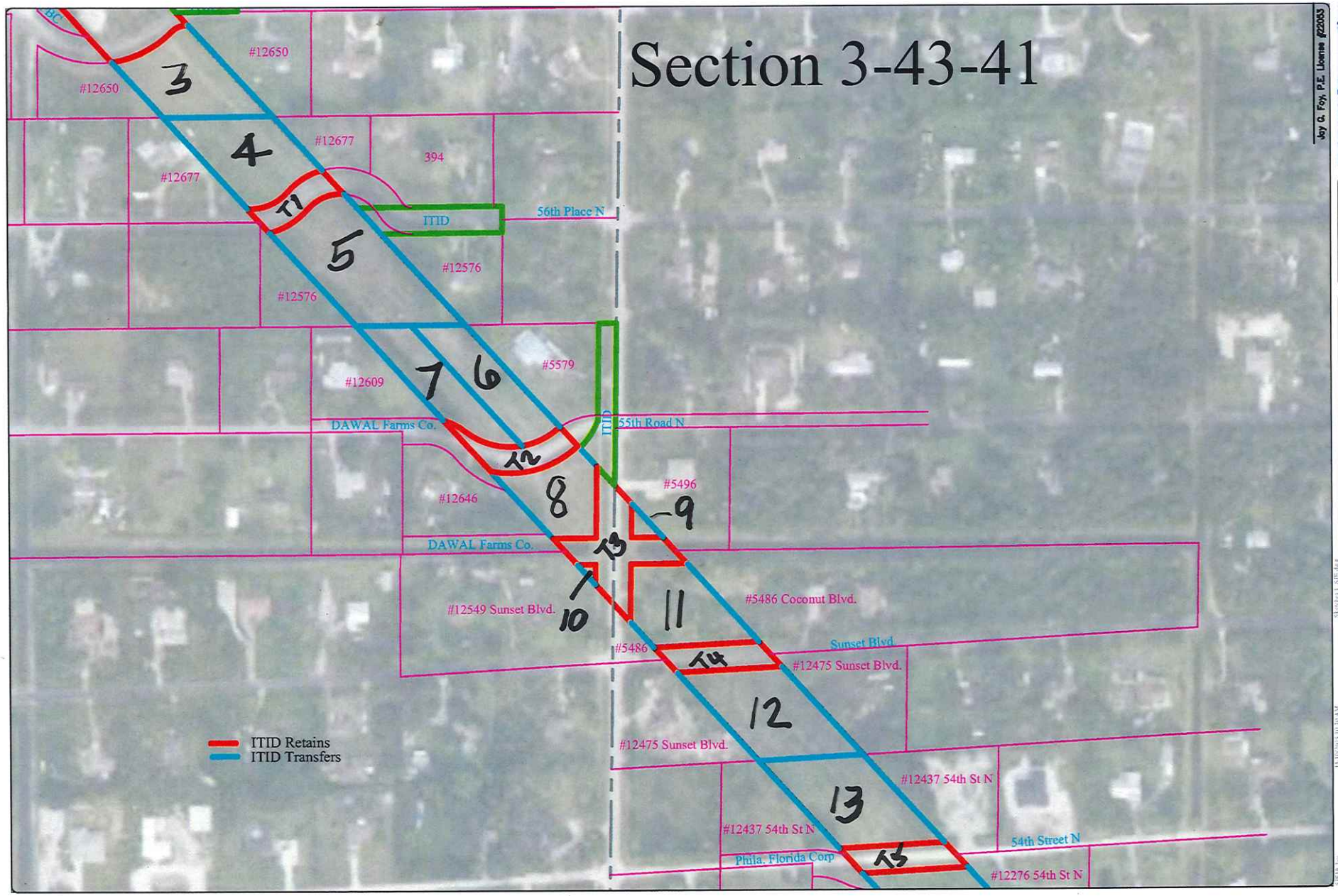
Civil, Hydrologic & Hydraulic Engineers

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Indian Trail Improvement District FPL Corridor

SUBDIVISION PLAN

DATE	11/10/25
DRAWN	JGF
CHECKED	JGF
SHEET NO.	1 / 3
JOB NO.	91084.016



Joy G. Foy, P.E. License #22053

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STORMWATER/ ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineers

Indian Trail Improvement District FPL Corridor

SUBDIVISION PLAN

DATE	11/10/25
DRAWN	JGF
CHECKED	JGF
SHEET NO.	2 / 3
JOB NO.	91084.016



Joy G. Foy, P.E. License #22053

STORMWATER ENGINEERING, INC.

Civil, Hydrologic & Hydraulic Engineers

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Indian Trail Improvement District FPL Corridor

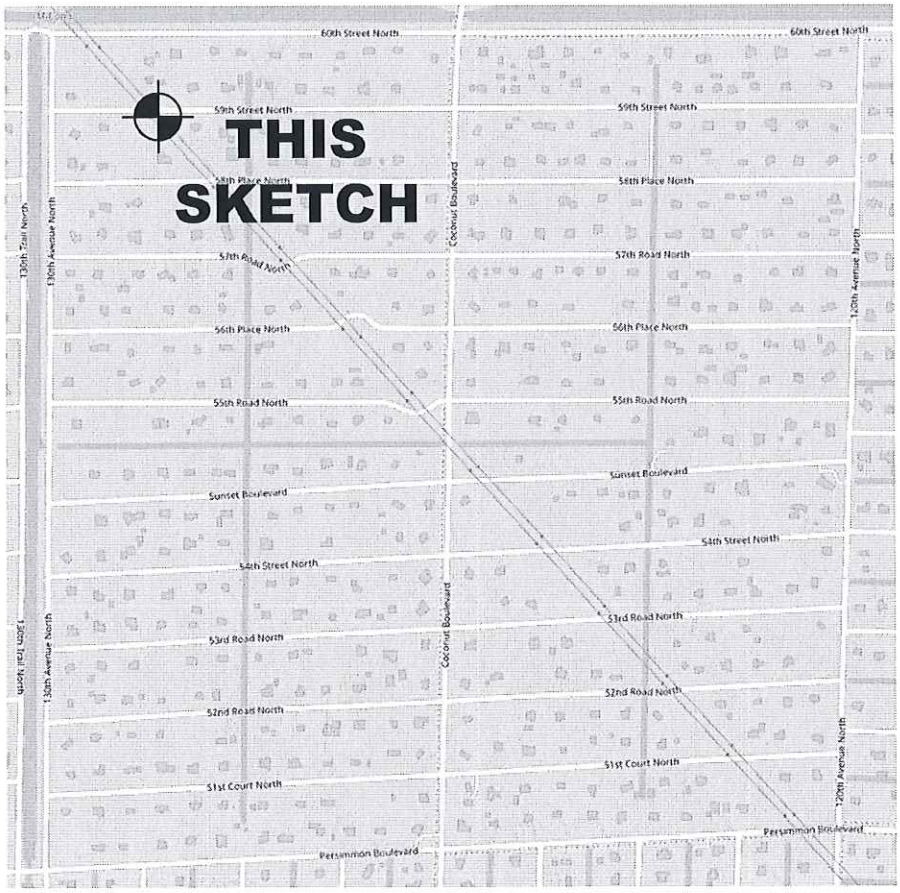
SUBDIVISION PLAN

DATE	11/10/25
DRAWN	JGF
CHECKED	JGF
SHEET NO.	3 / 3
JOB NO.	91084.016

DJG Surveying and Mapping, Inc.
16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com
LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 12820 59th St N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

DJG Surveying and Mapping, Inc.

16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com

LB# 7682

LEGAL DESCRIPTION

A portion of the South 240 feet of the North 700 feet of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, less the West 480 feet thereof, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is parallel to and 490 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, South 42°31'33" East, along the East line of said easement, a distance of 282.74 feet;

Thence, South 89°30'38" West, a distance of 249.08 feet to a point on the West line of said easement;

Thence, North 42°31'33" West, along the West line of said easement, a distance of 282.74 feet;

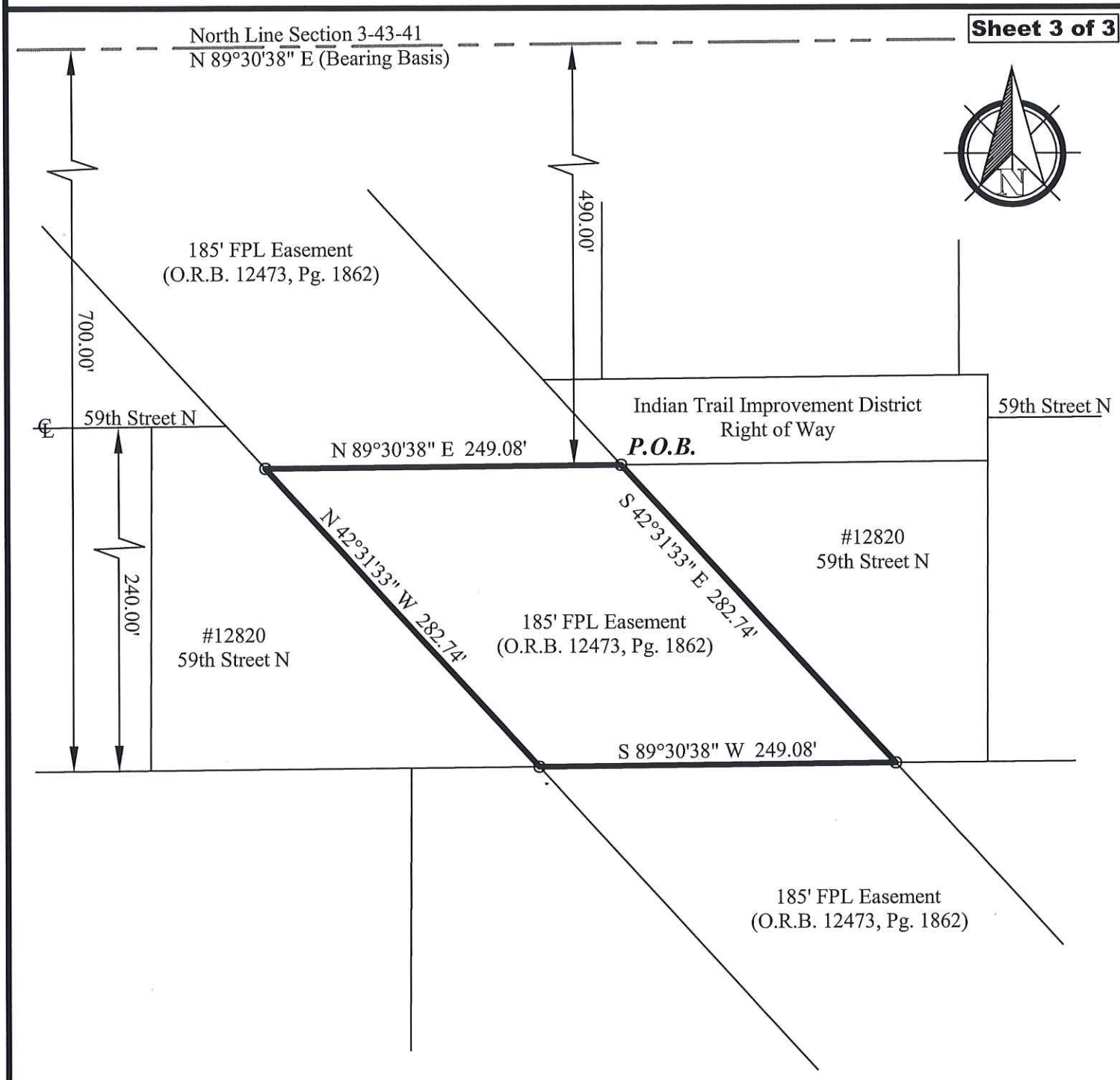
Thence, North 89°30'38" East, a distance of 249.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 52,307.73 square feet (1.201 acres) more or less.

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LB# 7682

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Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
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Legend

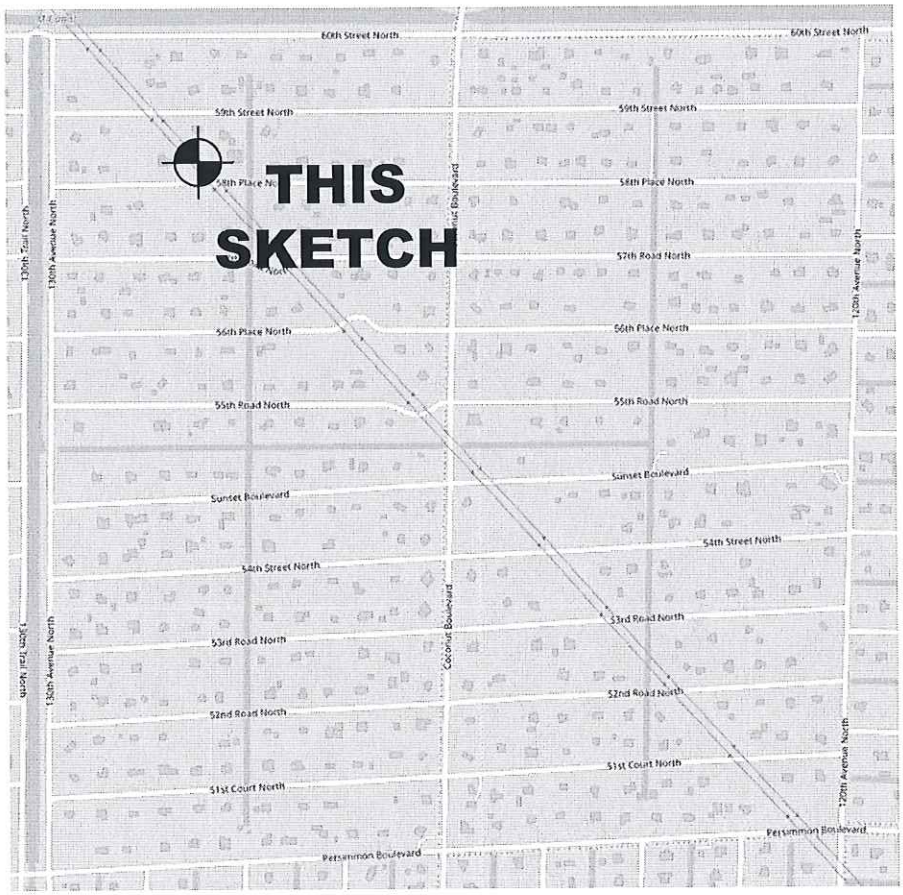
P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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www.djgsurvey.com
LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 12861 58th Place N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

JOB NO. 25-1101 SCALE: Not to Scale

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

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16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
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LB# 7682

LEGAL DESCRIPTION

A portion of the South 240 feet of the North 940 feet of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, less the West 662.50 feet thereof, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is parallel to and 700 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, South 42°31'33" East, along the East line of said easement, a distance of 282.74 feet;

Thence, South 89°30'38" West, a distance of 249.08 feet to a point on the West line of said easement;

Thence, North 42°31'33" West, along the West line of said easement, a distance of 282.74 feet;

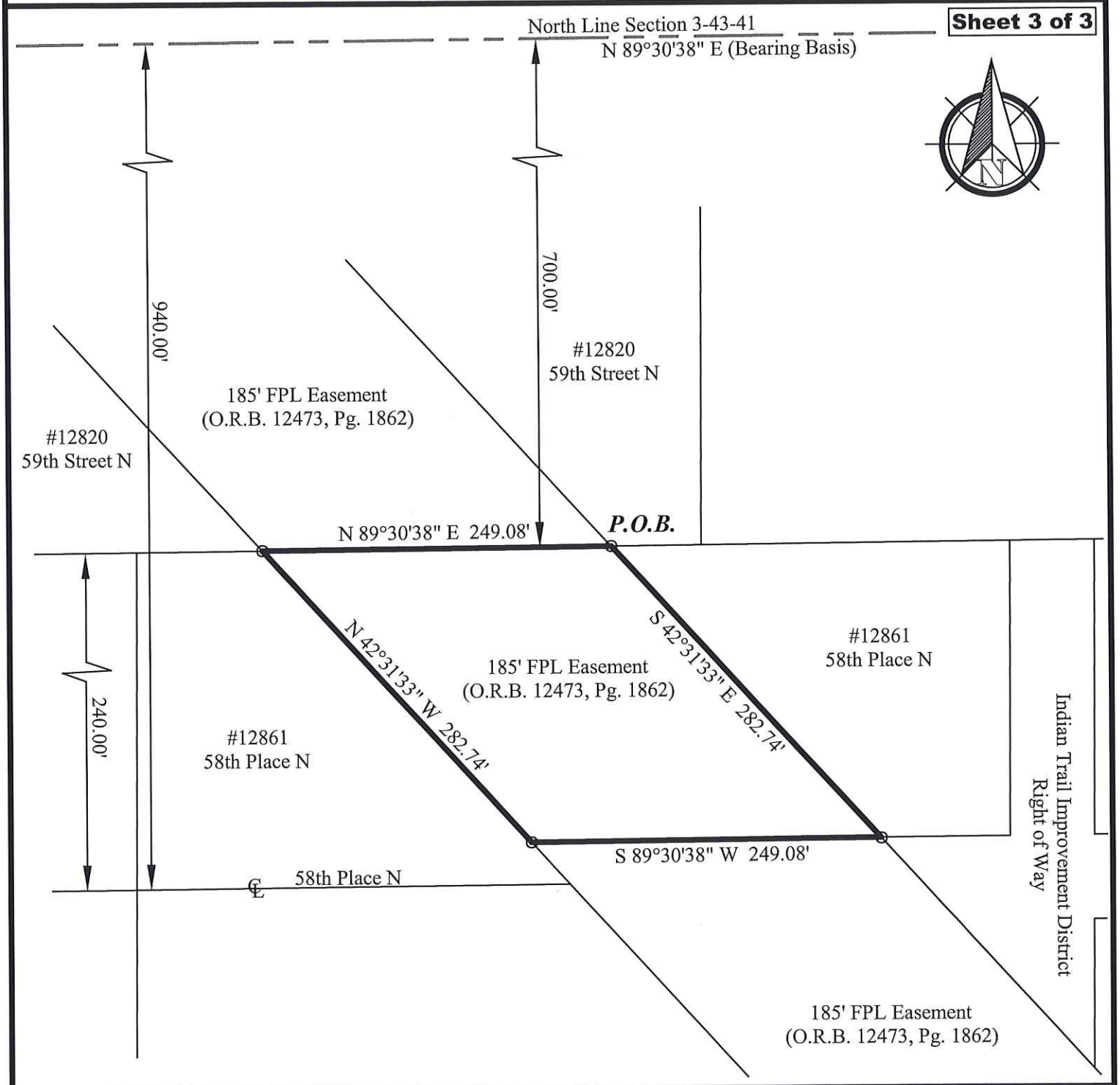
Thence, North 89°30'38" East, a distance of 249.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 52,307.73 square feet (1.201 acres) more or less.

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LB# 7682



Legend

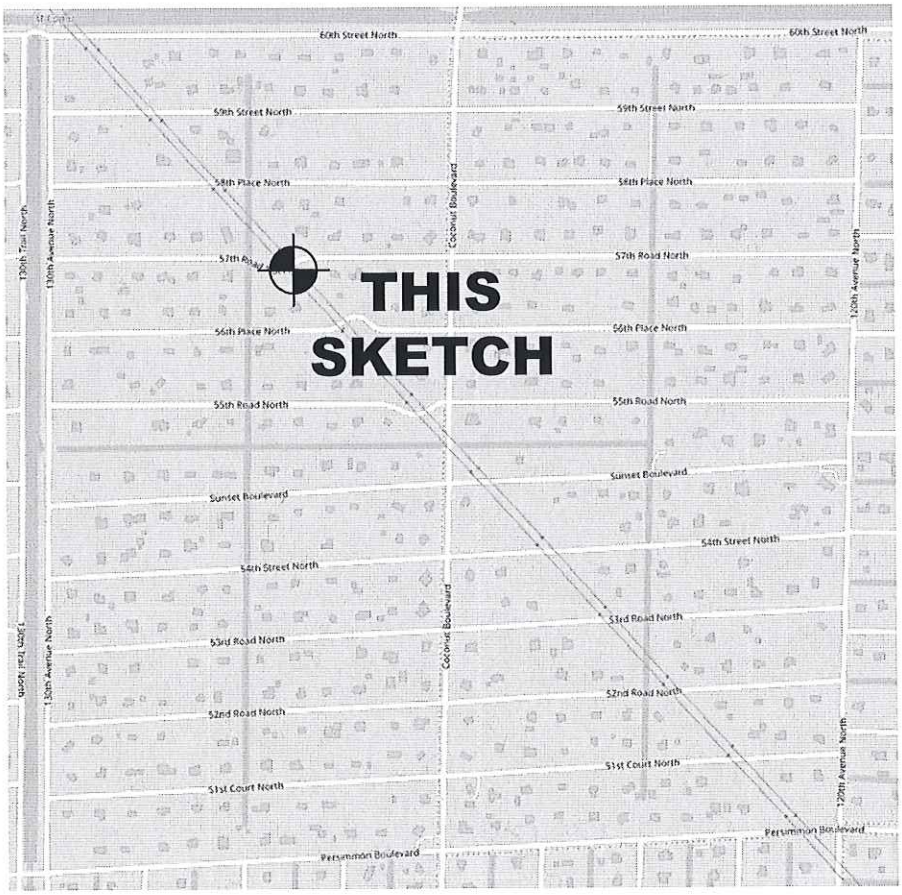
P.O.B. = Point of Beginning
FPL = Florida Power and Light
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Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 12650 57th Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

JOB NO. 25-1101 SCALE: Not to Scale

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

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EMAIL: admin@djgsurvey.com
www.djgsurvey.com

LB# 7682

LEGAL DESCRIPTION

A portion of the West 1967.50 feet of the South 240 feet of the North 1660 feet of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is parallel to and 1660.00 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, North 89°30'38" East, along the South line of said easement, a distance of 249.08 feet;

Thence, North 42°31'33" West, along the West line of said easement, a distance of 171.26 feet to a point on the arc of a circular curve, concave to the North, having a radius of 240.00 feet and a central angle of 37°21'12", a radial line bears from said point North 08°08'05" West;

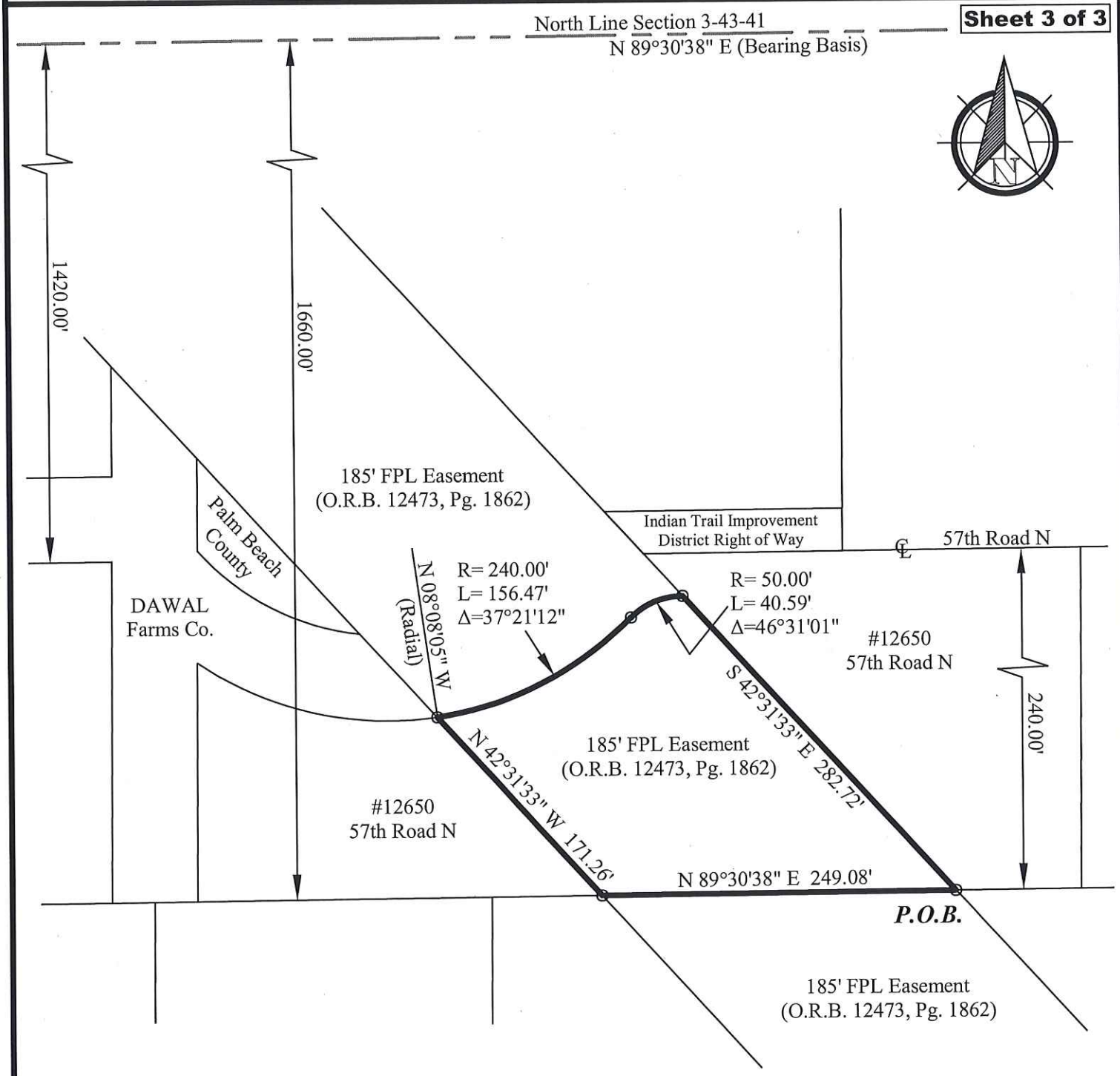
Thence, Easterly along the arc of said curve, an arc distance of 156.47 feet to the point of reverse curvature of a circular curve, concave to the South, having a radius of 50.00 feet and a central angle of 46°31'01";

Thence, Easterly along the arc of said curve, an arc distance of 40.59 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 282.72 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 41,041.66 square feet (0.942 acres) more or less.

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LB# 7682



Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

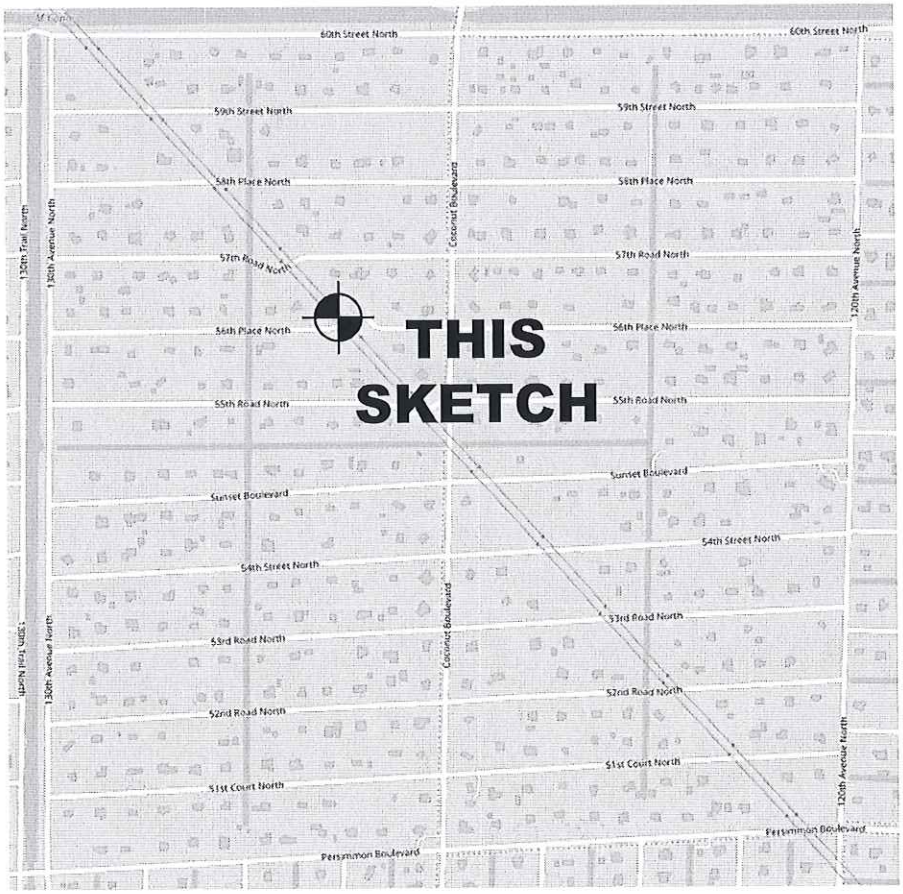
R = Radius
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See Surveyor's Notes on Sheet 1 of 3

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- SKETCH AND DESCRIPTION -

FPL Easement for 12677 56th Place N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

JOB NO. 25-1101 SCALE: Not to Scale

11/10/2025
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Professional Surveyor and Mapper
NO. LS 5709
State of Florida

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LEGAL DESCRIPTION

A portion of the South 240 feet of the North 1900 feet of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, less the West 1552.50 feet thereof, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is parallel to and 1660.00 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, South 42°31'33" East, along the East line of said easement, a distance of 165.73 feet to a point on the arc of a circular curve, concave to the South, having a radius of 160.00 feet and a central angle of 33°42'18", a radial line bears from said point South 15°40'55" East;

Thence, Westerly along the arc of said curve, an arc distance of 94.12 feet to the point of reverse curvature of a circular curve, concave to the North, having a radius of 110.00 feet and a central angle of 53°53'47";

Thence, Westerly along the arc of said curve, an arc distance of 103.47 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 282.18 feet;

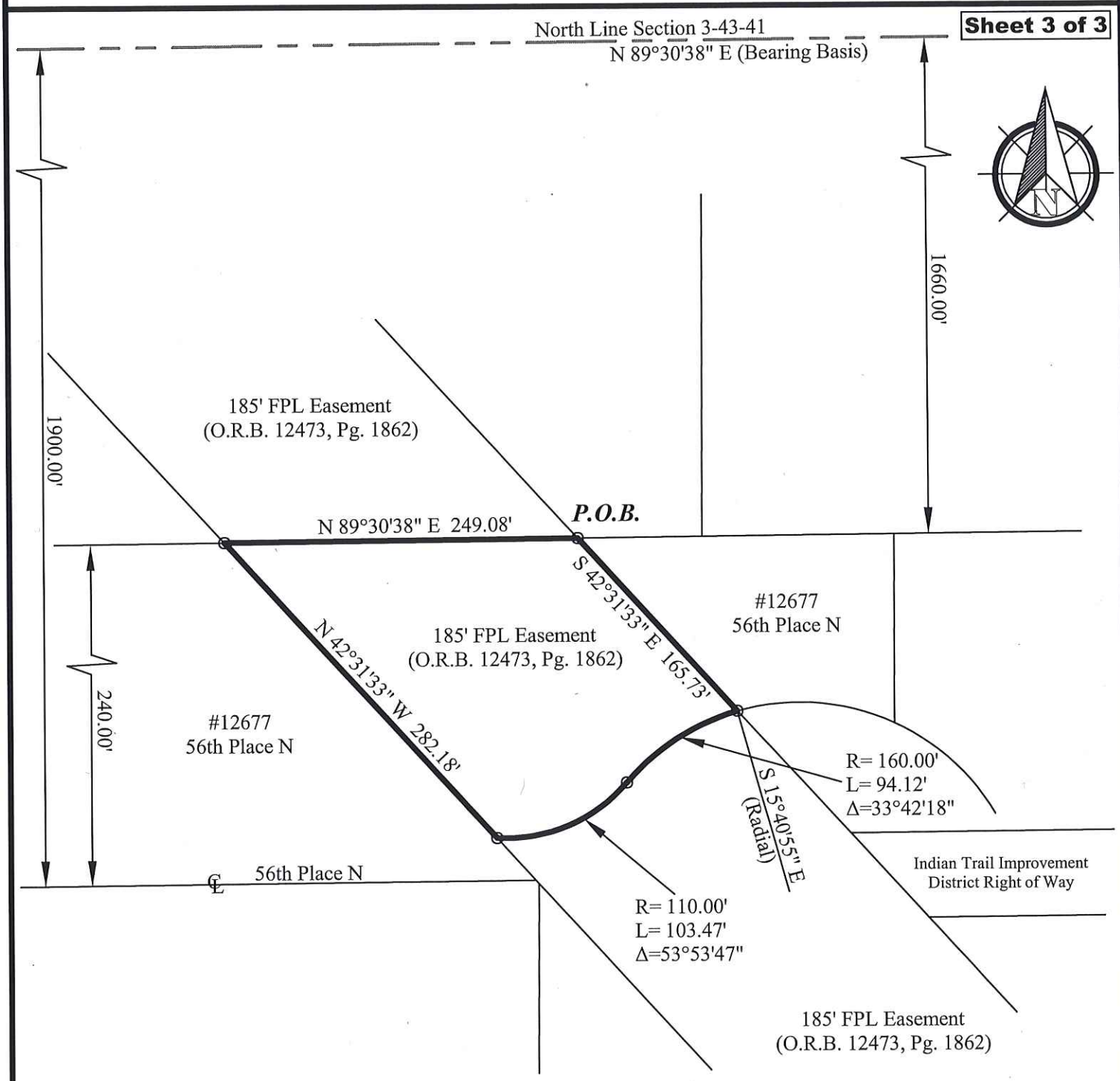
Thence, North 89°30'38" East, a distance of 249.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 42,618.68 square feet (0.978 acres) more or less.

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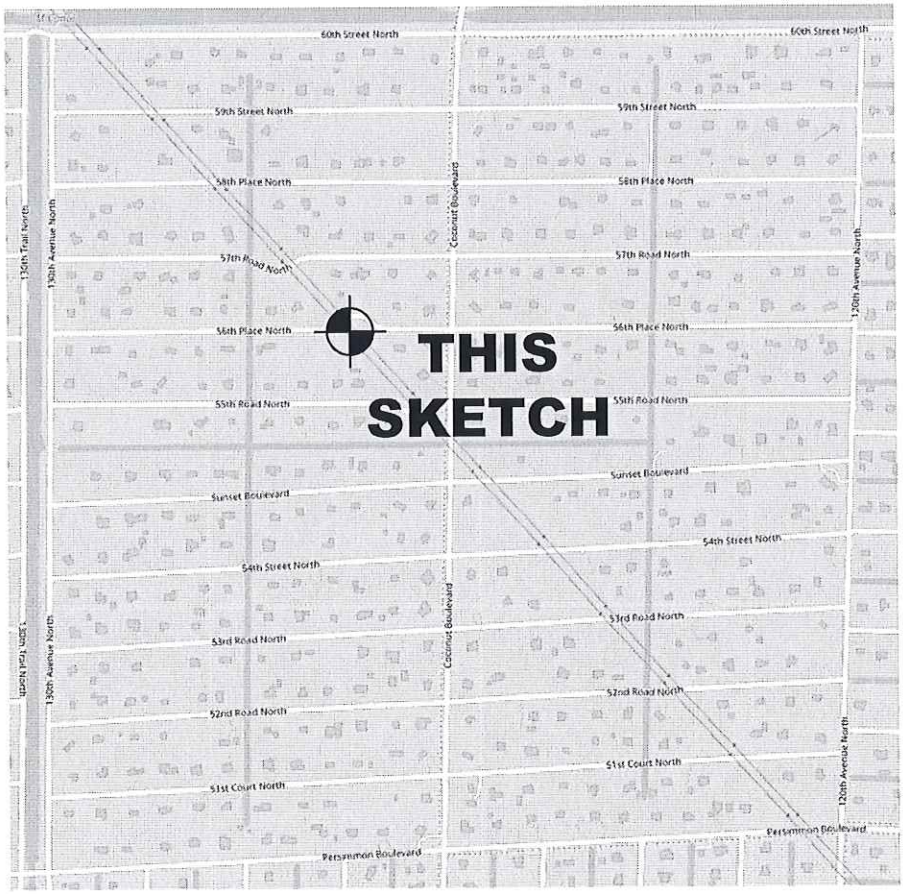
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See Surveyor's Notes on Sheet 1 of 3

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- SKETCH AND DESCRIPTION -

FPL Easement for 12576 56th Place N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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State of Florida

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LEGAL DESCRIPTION

A parcel of land lying in the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is parallel to and 2140.00 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, South 89°30'38" West, a distance of 249.08 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 259.33 feet to a point on the arc of a circular curve, concave to the North, having a radius of 170.00 feet and a central angle of 35°07'23", a radial line bears from said point North 14°15'50" West;

Thence, Easterly along the arc of said curve, an arc distance of 104.21 feet to the point of reverse curvature of a circular curve, concave to the South, having a radius of 100.00 feet and a central angle of 53°07'19";

Thence, Easterly along the arc of said curve, an arc distance of 92.72 feet to a point on the East line of said FPL easement;

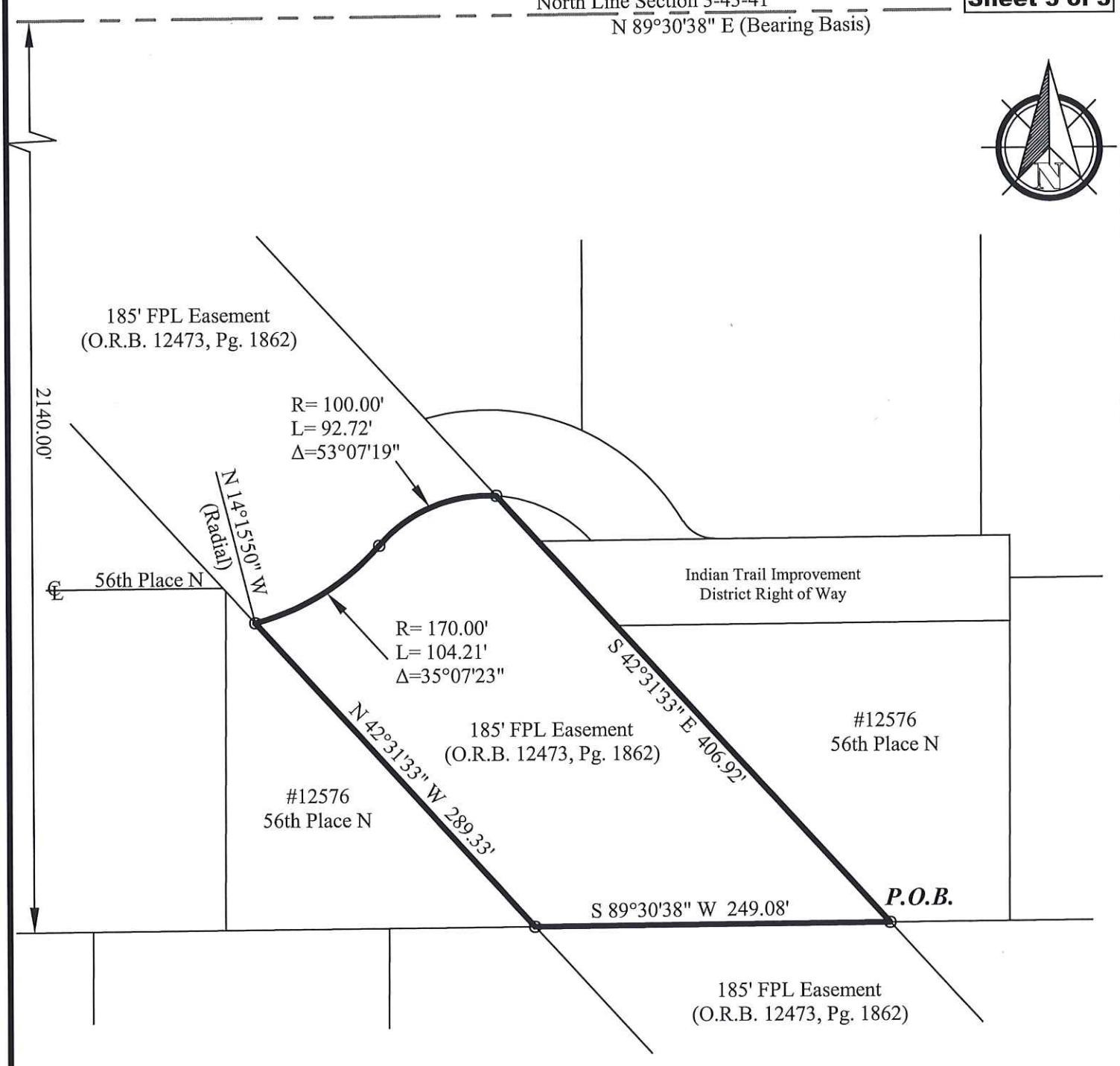
Thence, South 42°31'33" East, along the East line of said easement, a distance of 406.92 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 65,212.26 square feet (1.497 acres) more or less.

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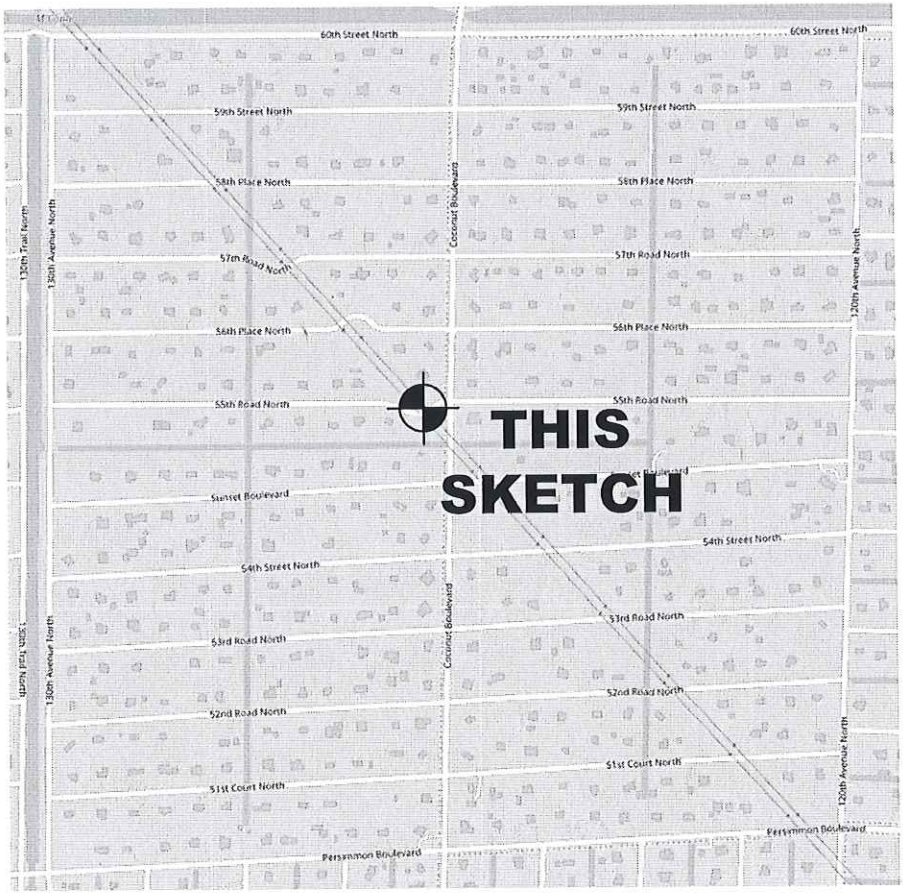
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- SKETCH AND DESCRIPTION -

FPL Easement for 5579 Coconut Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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LB# 7682

LEGAL DESCRIPTION

A parcel of land lying in the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the centerline of said easement, and a line that is parallel to and 2140.00 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, North 89°30'38" East, a distance of 124.54 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 316.97 feet to a point on the arc of a circular curve, concave to the North, having a radius of 165.00 feet and a central angle of 33°54'52", a radial line bears from said point North 43°26'17" West;

Thence, Westerly along the arc of said curve, an arc distance of 97.67 feet to a point on the centerline of said FPL easement;

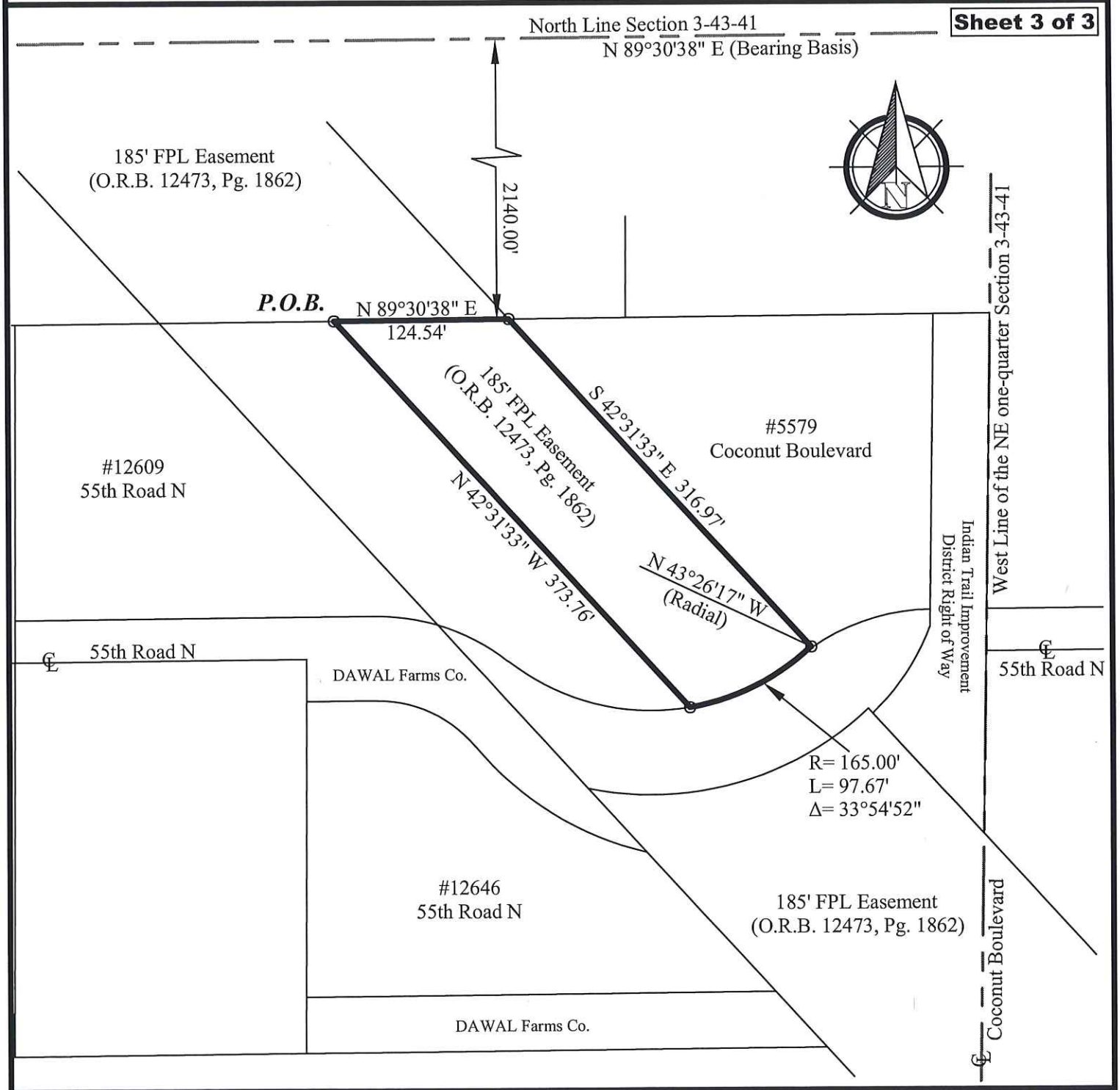
Thence, North 42°31'33" West, along the centerline of said easement, a distance of 373.76 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 32,408.14 square feet (0.744 acres) more or less.

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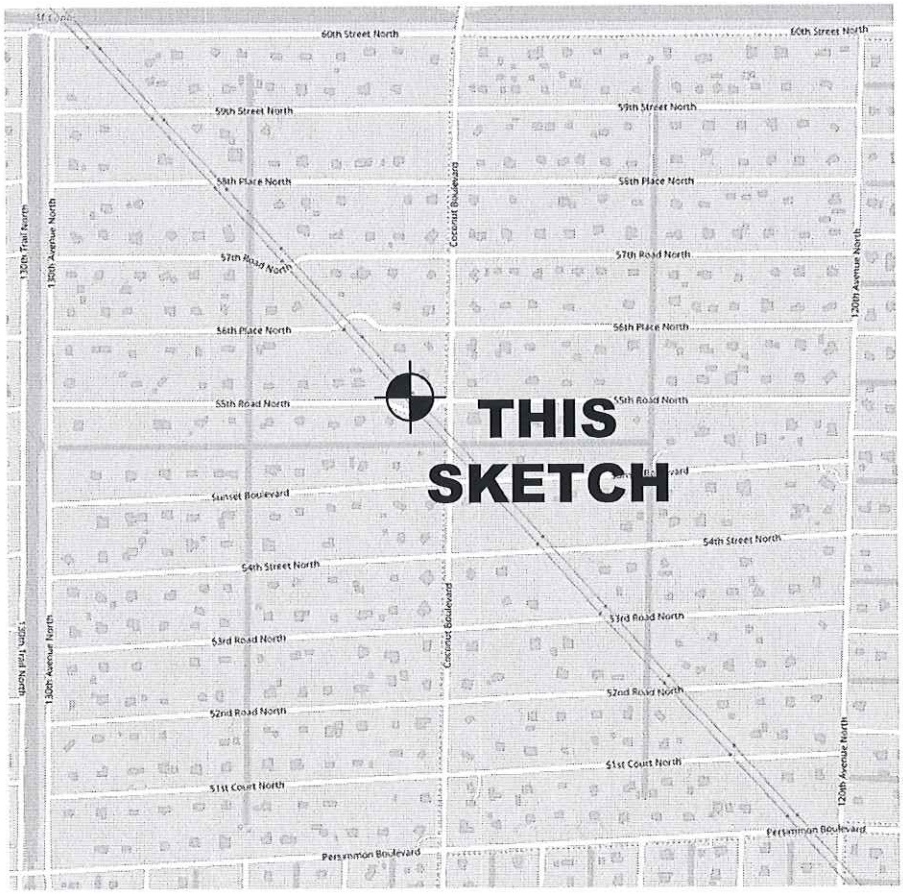
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LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 12609 55th Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
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NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A parcel of land lying in the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West right of way line of said easement, and a line that is parallel to and 2140.00 feet South of, as measured at right angles, to the North line of said Northwest one-quarter of Section 3;

Thence, North 89°30'38" East, a distance of 124.54 feet to a point on the centerline of said FPL easement;

Thence, South 42°31'33" East, along said centerline, a distance of 373.76 feet to a point on the arc of a circular curve, concave to the North, having a radius of 165.00 feet and a central angle of 47°52'22", a radial line bears from said point North 09°31'21" West;

Thence, Westerly along the arc of said curve, an arc distance of 137.86 feet to the point of reverse curvature, of a circular curve, concave to the South, having a radius of 150.00 feet and a central angle of 21°49'36";

Thence, Westerly along the arc of said curve, an arc distance of 57.14 feet to a point on the West line of said FPL easement;

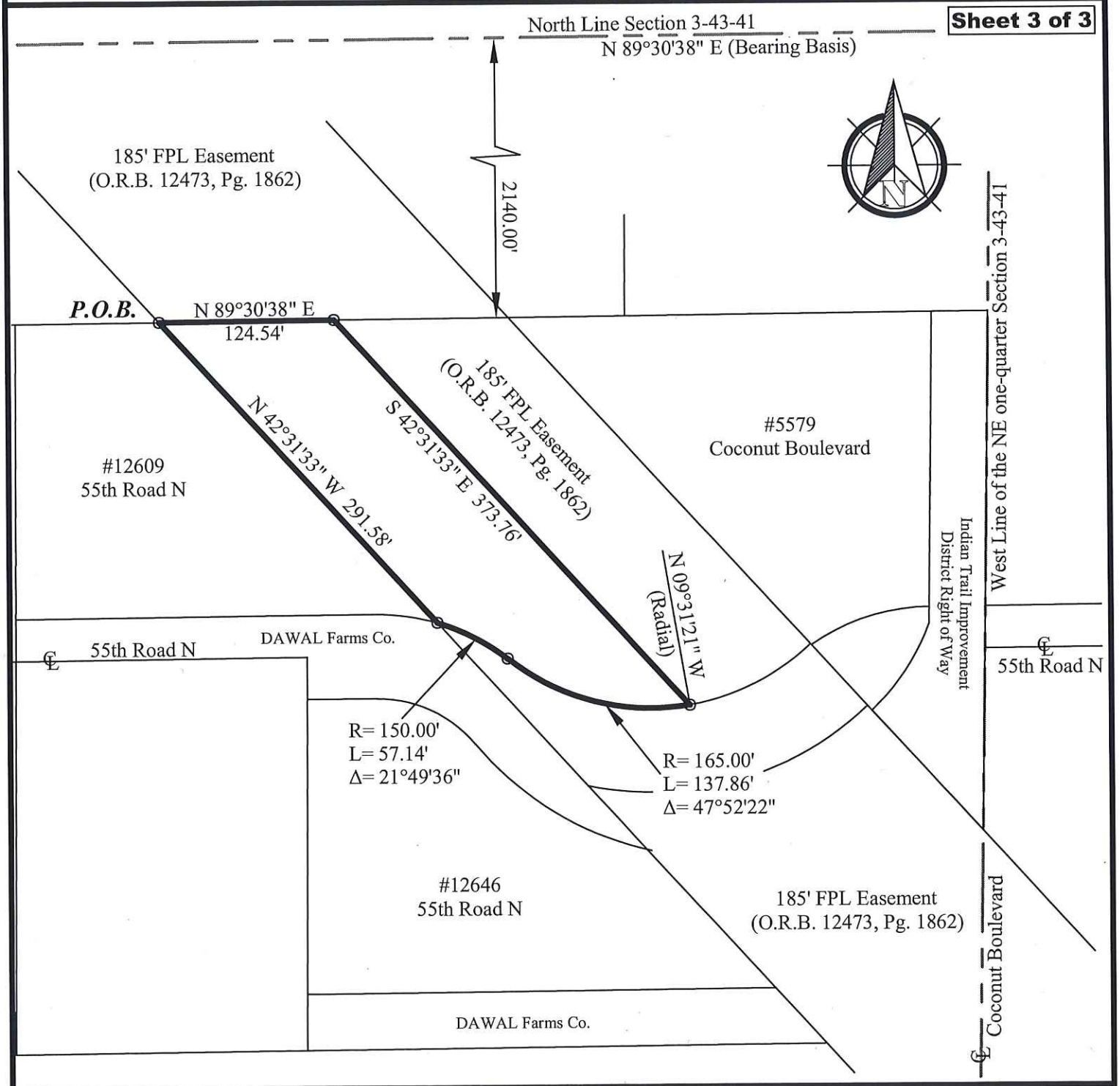
Thence, North 42°31'33" West, along the West line of said easement, a distance of 291.58 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 32,803.86 square feet (0.753 acres) more or less.

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LB# 7682

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Legend

P.O.B. = Point of Beginning
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O.R.B. = Official Records Book
Pg. = Page

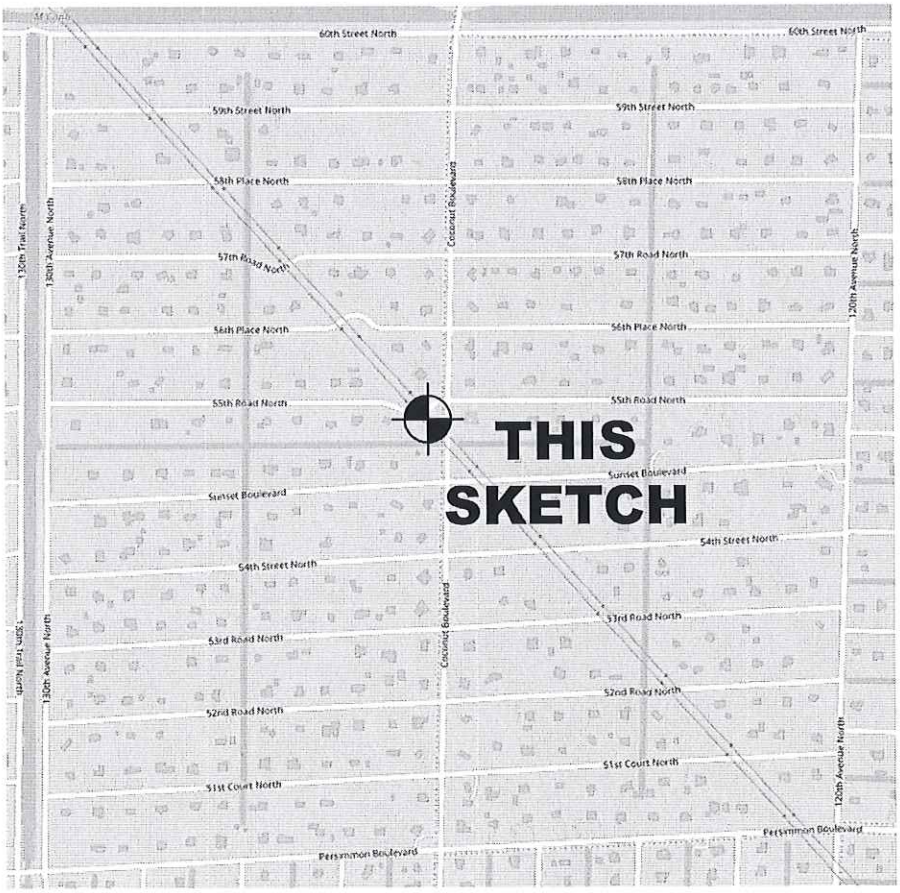
R = Radius
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See Surveyor's Notes on Sheet 1 of 3

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- SKETCH AND DESCRIPTION -

FPL Easement for 12646 55th Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
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State of Florida

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LEGAL DESCRIPTION

A parcel of land lying in the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL easement and a line 40.00 feet West of, as measured at right angles, and parallel with, the West line of the Northeast one-quarter of said Section 3;

Thence, South 00°57'18" West, a distance of 163.60 feet;

Thence, South 89°30'38" West, a distance of 97.52 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 209.18 feet to a point on the arc of a circular curve, concave to the North, having a radius of 225.00 feet and a central angle of 54°49'06", a radial line bears from said point North 11°37'25" East;

Thence, Easterly along the arc of said curve, an arc distance of 215.27 feet to a point on the East line of said FPL easement;

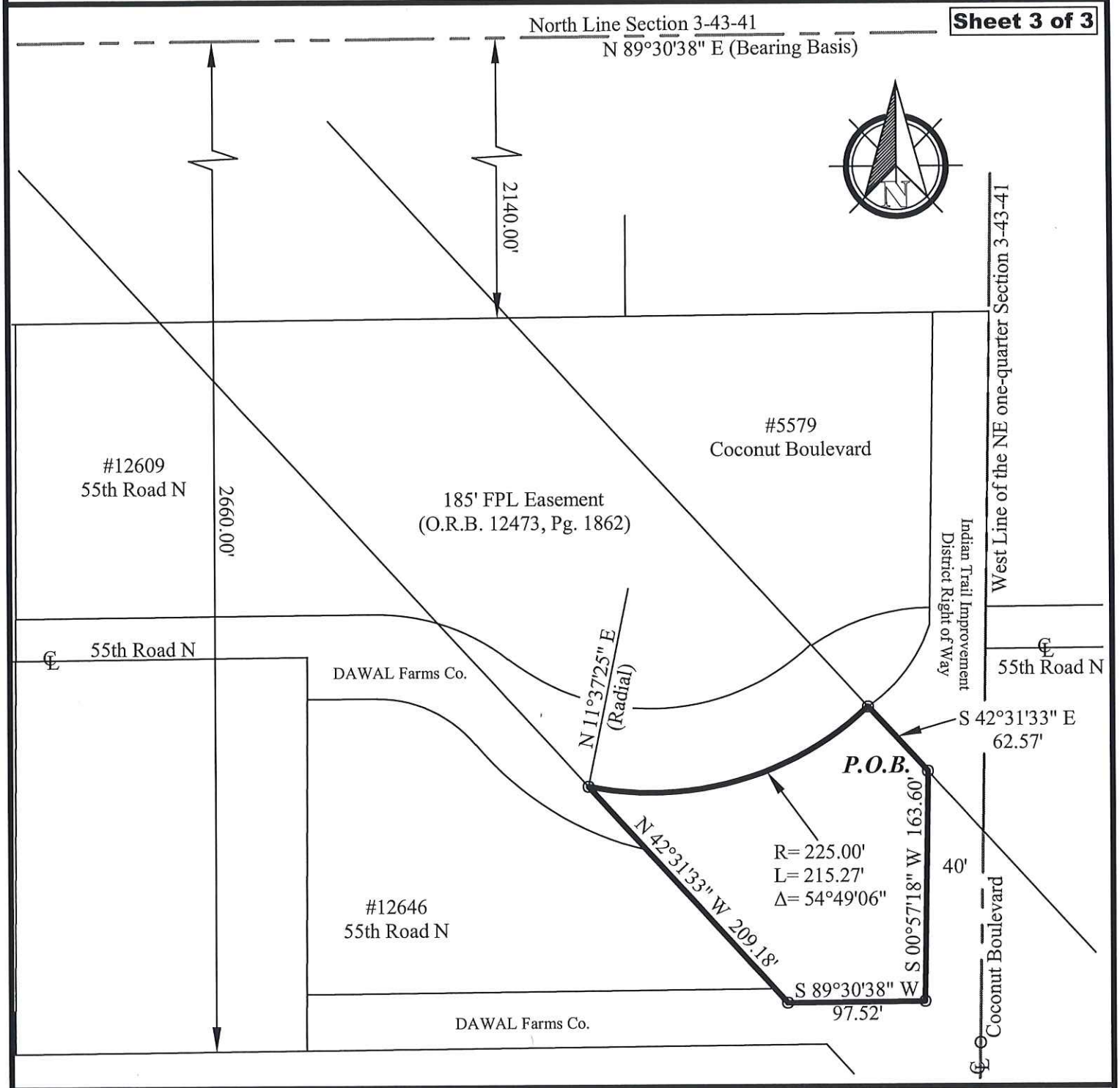
Thence, South 42°31'33" East, along said East line, a distance of 62.57 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 29,581.81 square feet (0.679 acres) more or less.

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See Surveyor's Notes on Sheet 1 of 3

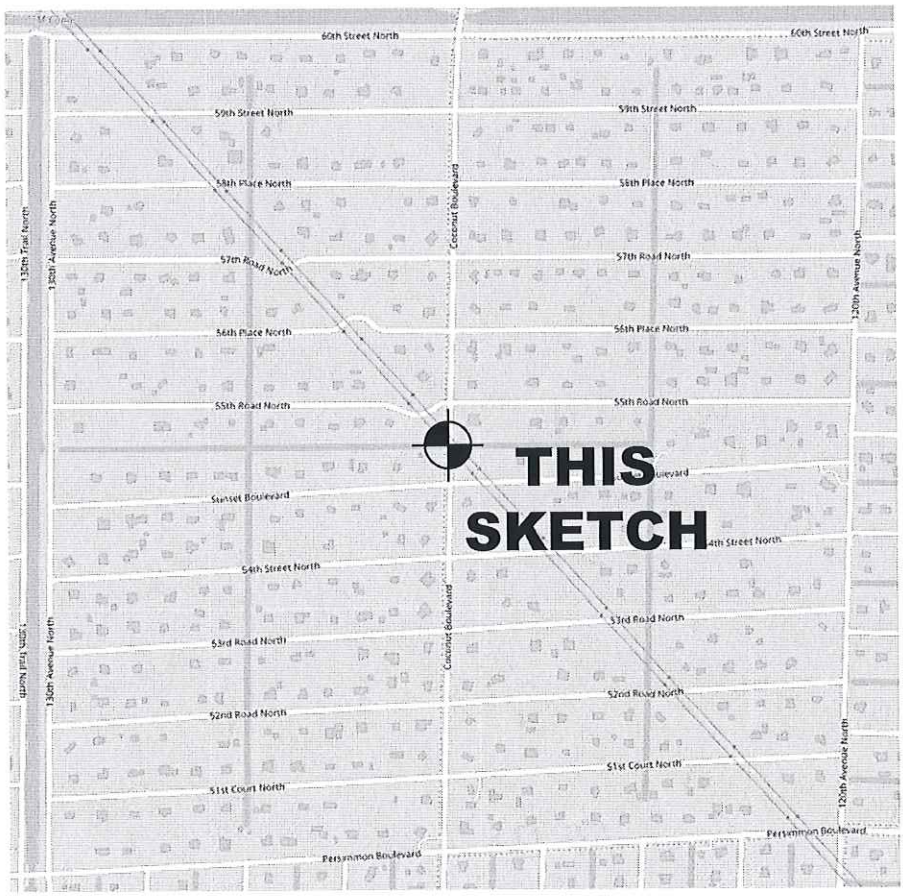
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- SKETCH AND DESCRIPTION -

FPL Easement for 5496 Coconut Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'32" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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LEGAL DESCRIPTION

A portion of the West 262.50 of the South 280 feet of the North 2660 feet of the Northeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL easement and a line 40.00 feet East of, as measured at right angles, and parallel with, the West line of the Northeast one-quarter of said Section 3;

Thence, South 42°31'33" East, along said East line, a distance of 103.93 feet;

Thence, South 89°30'32" West, a distance of 71.54 feet;

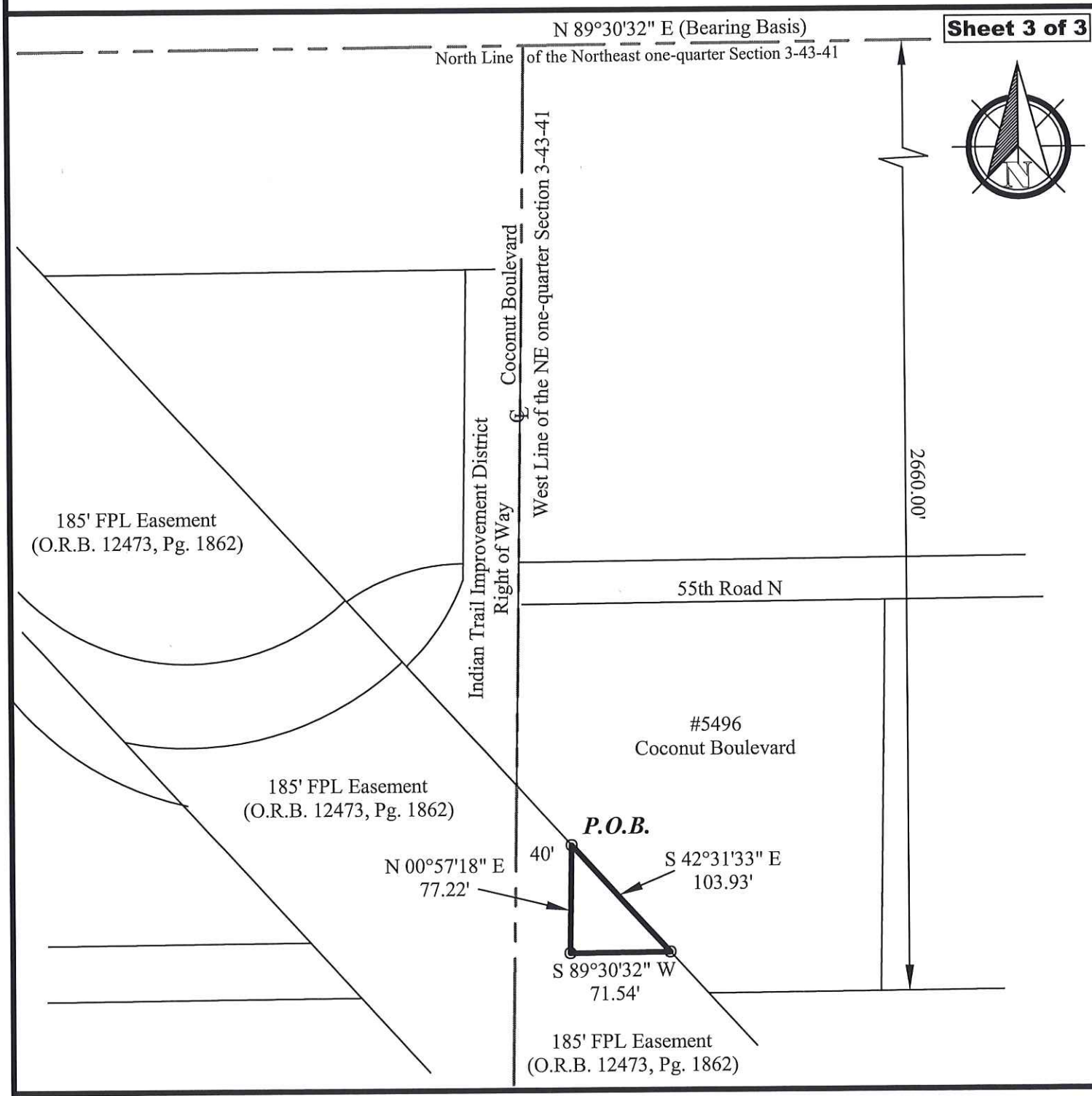
Thence, North 00°57'18" East, a distance of 77.22 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 2,761.18 square feet (0.063 acres) more or less.

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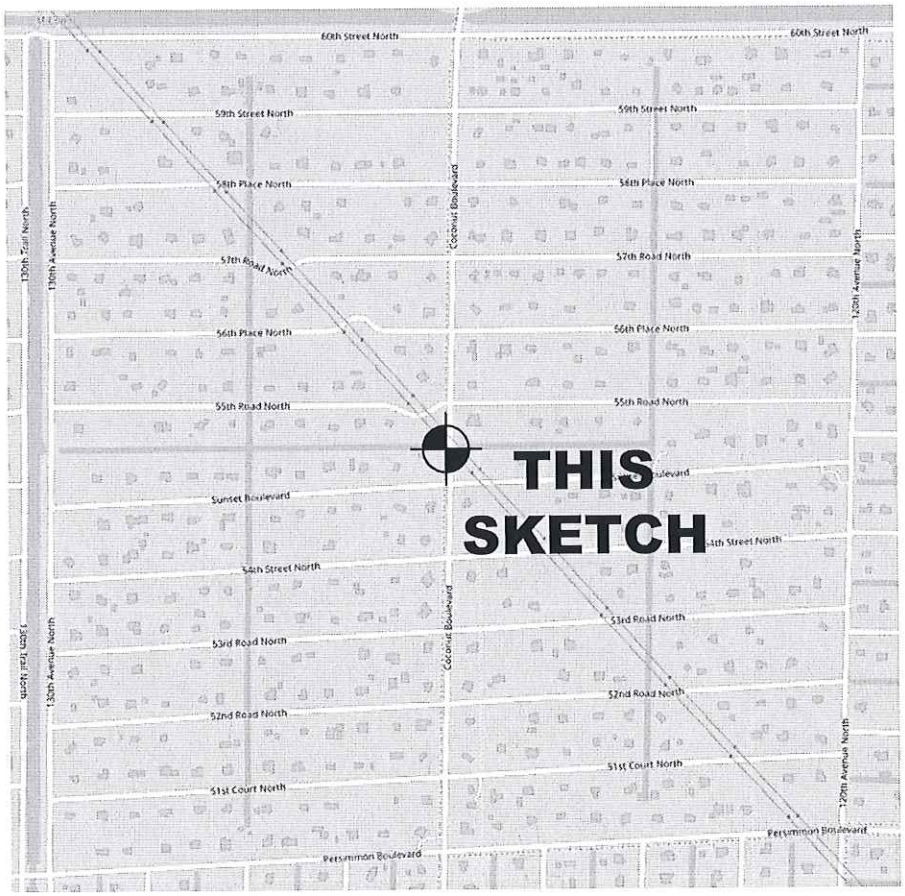
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- SKETCH AND DESCRIPTION -

FPL Easement for 12549 Sunset Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'38" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the West one-half of Section 3, Township 43 South, Range 41 East, less the North 2660 feet, the South 2410 feet and the West 2170 feet thereof, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL easement and a line 40.00 feet West of, as measured at right angles, and parallel with, the West line of the Northeast one-quarter of said Section 3;

Thence, North 42°31'33" West, along said West line, a distance of 60.89 feet;

Thence, South 89°30'38" West, a distance of 41.91 feet;

Thence, South 00°57'18" West, a distance of 45.24 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 947.72 square feet (0.022 acres) more or less.

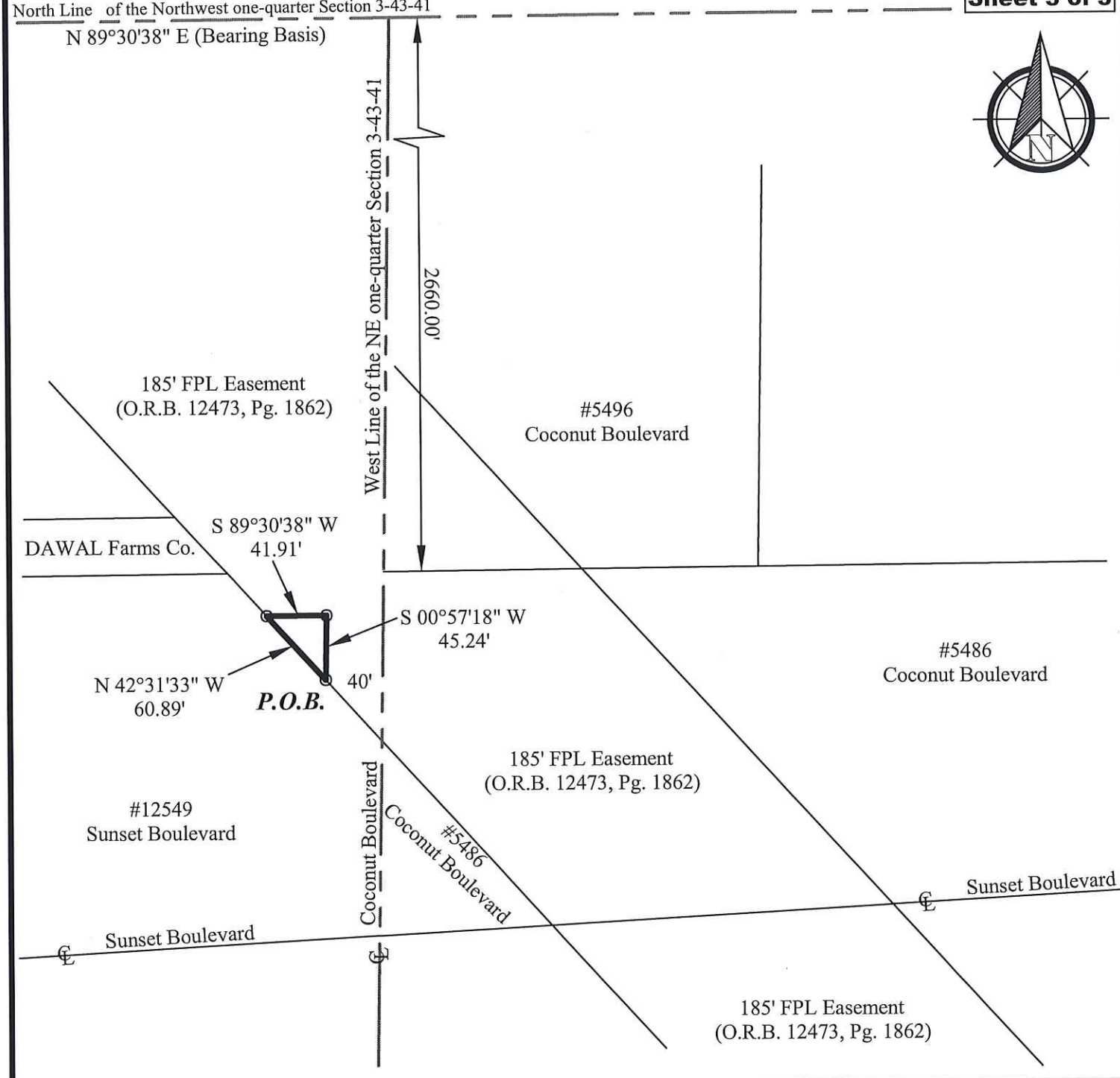
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Sheet 3 of 3



Legend

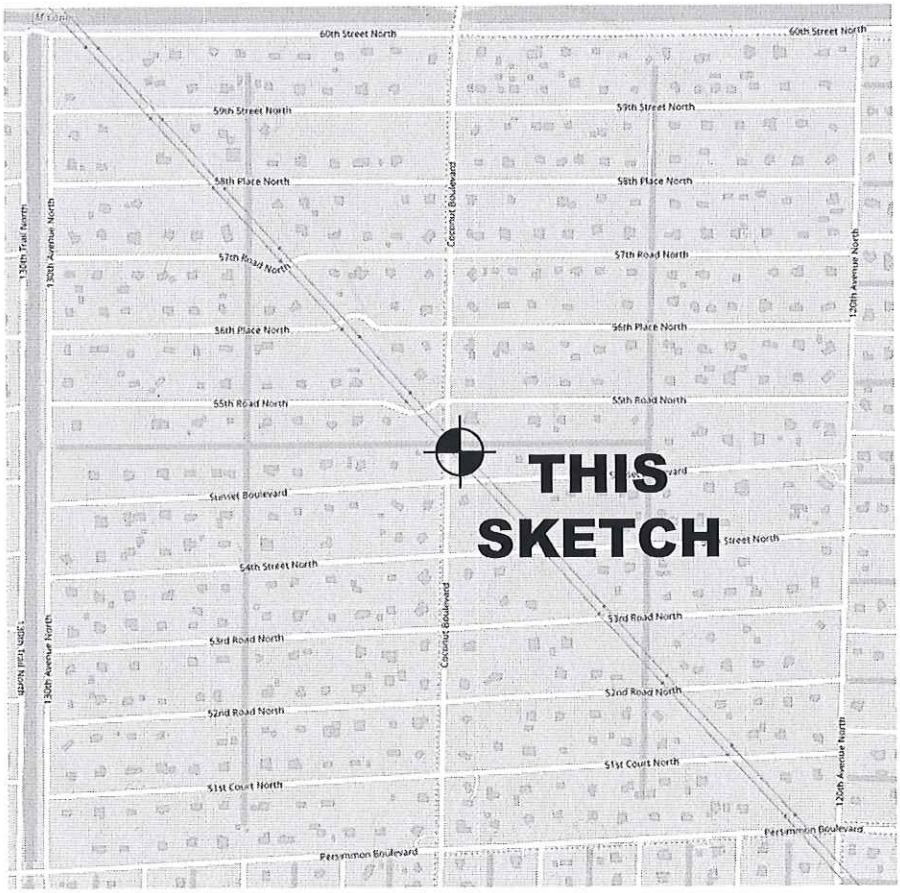
P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 5486 Coconut Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 89°30'32" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the West 1330 feet of the East one-half of Section 3, Township 43 South, Range 41 East, less the North 2660 feet and less the South 2410 feet thereof, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL easement and a line 40.00 feet East of, as measured at right angles, and parallel with, the West line of the Northeast one-quarter of said Section 3;

Thence, North 00°57'18" East, a distance of 131.62 feet;

Thence, North 89°30'32" East, a distance of 127.15 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 240.55 feet;

Thence, South 86°46'39" West, a distance of 239.08 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 78.74 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 37,898.47 square feet (0.870 acres) more or less.

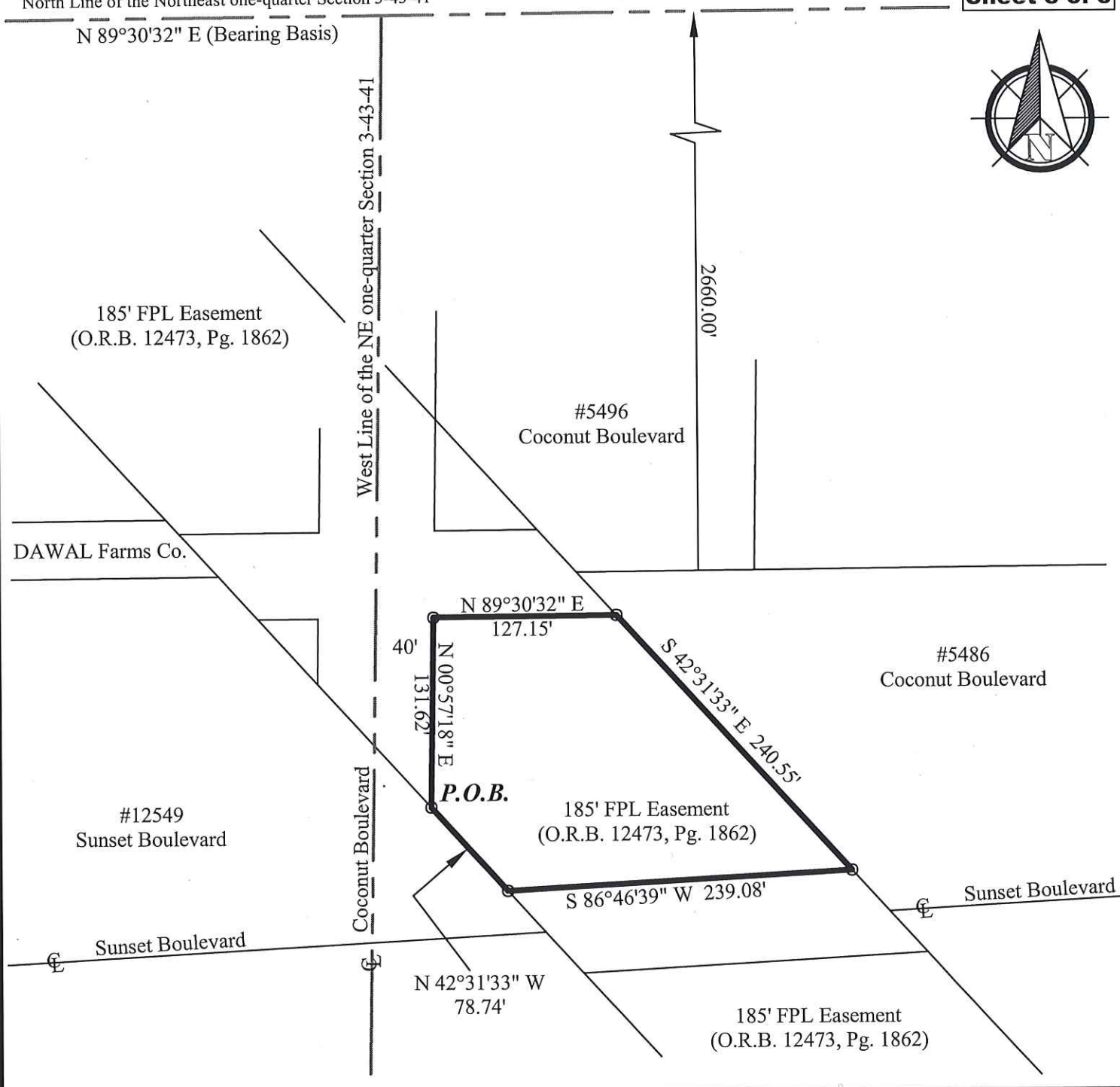
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LB# 7682

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Sheet 3 of 3



Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

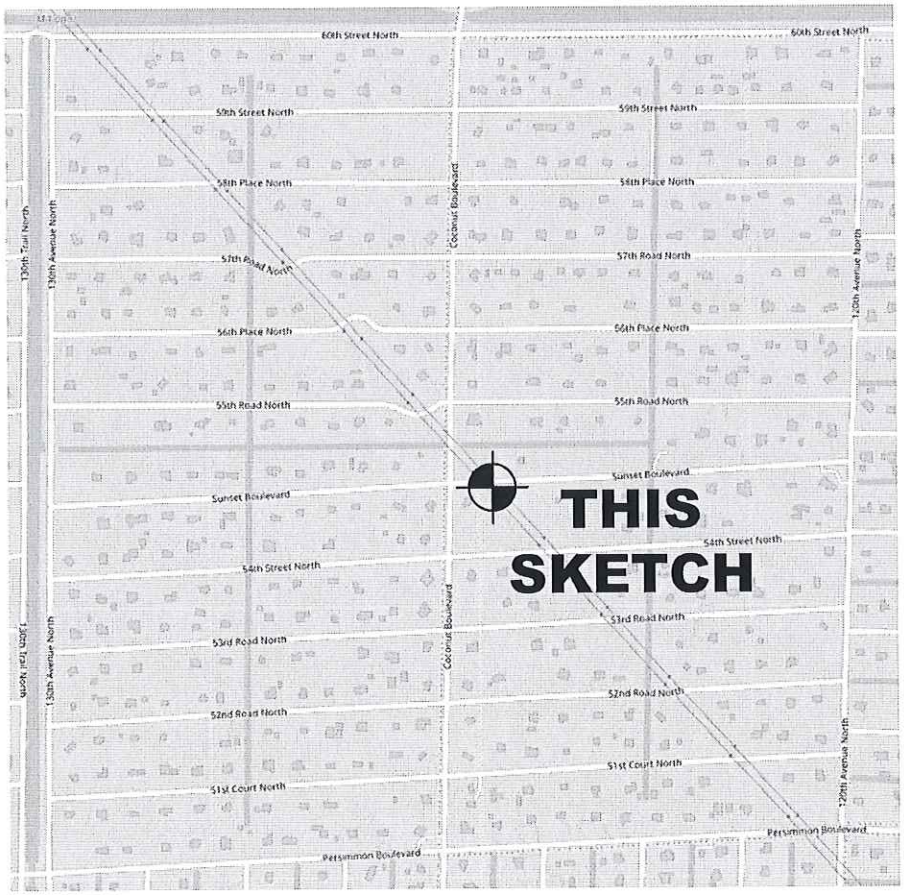
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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12475 Sunset Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LEGAL DESCRIPTION

A portion of the West 670 feet of the North 240 feet of the South 2410 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL Easement, and a line that is parallel to and 2170.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

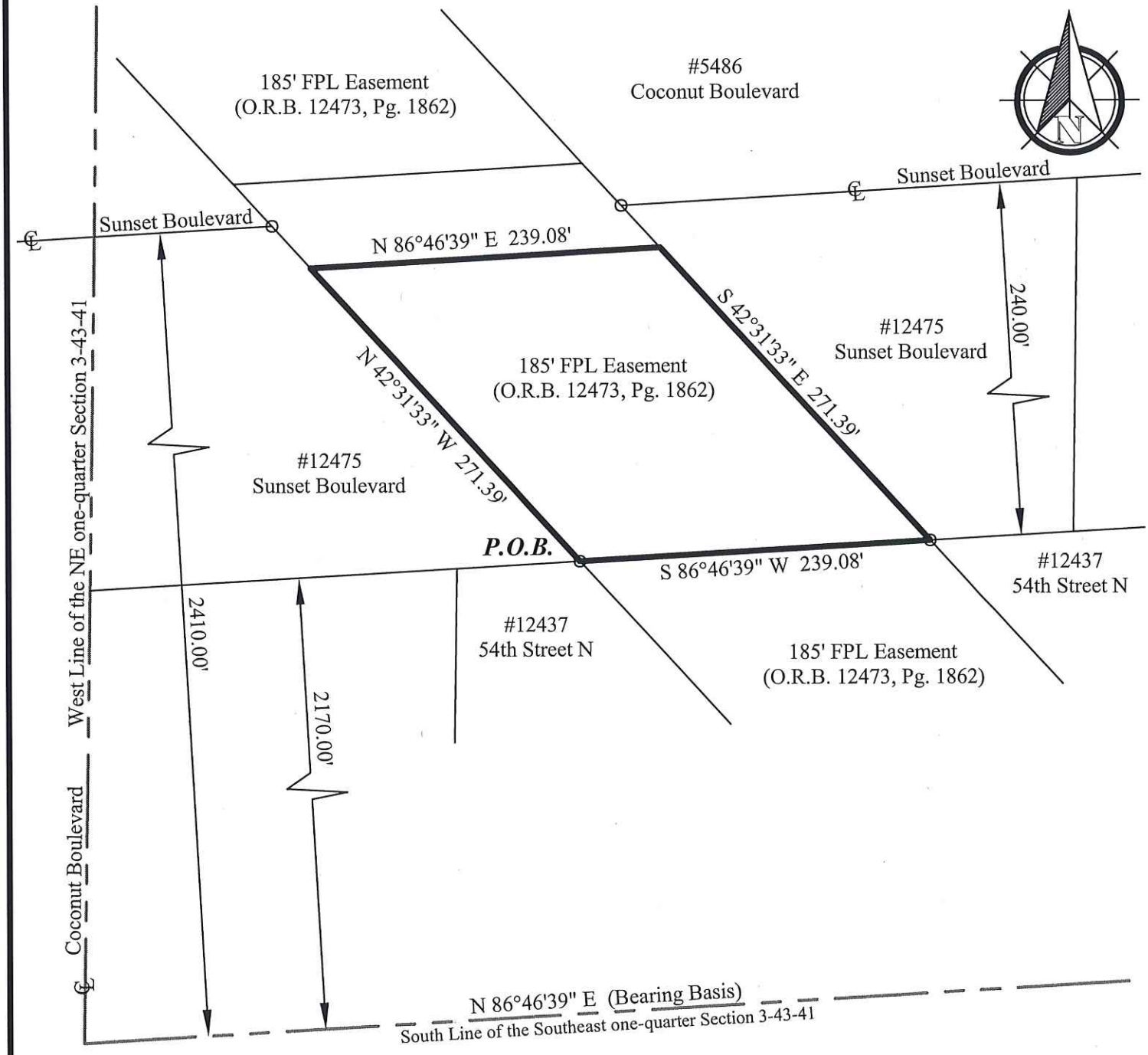
Thence, North 86°46'39" East, a distance of 239.08 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 271.39 feet;

Thence, South 86°46'39" West, a distance of 239.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 50,206.49 square feet (1.153 acres) more or less.

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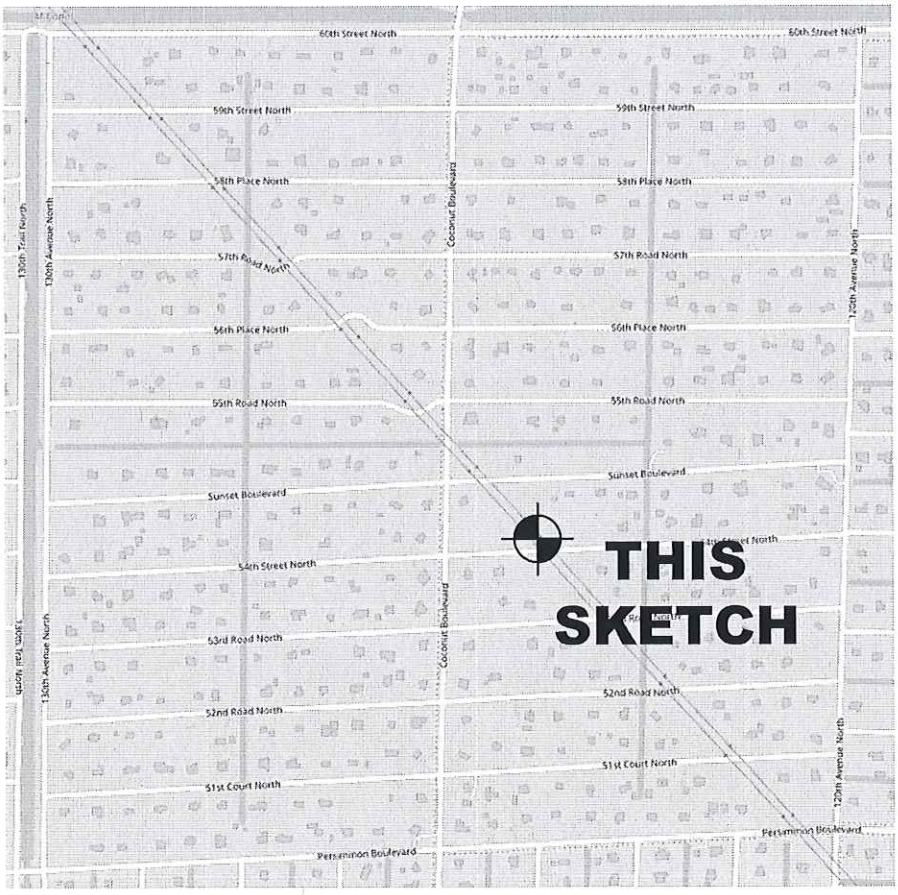
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- SKETCH AND DESCRIPTION -

FPL Easement for 12437 54th Street N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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JOB NO. 25-1101 SCALE: Not to Scale

11/10/2025
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LB# 7682

LEGAL DESCRIPTION

A portion of the West 880 feet of the North 240 feet of the South 2170 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL Easement, and a line that is parallel to and 2170.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, South 42°31'33" East, along said East line, a distance of 271.39 feet;

Thence, South 86°46'39" West, a distance of 239.08 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

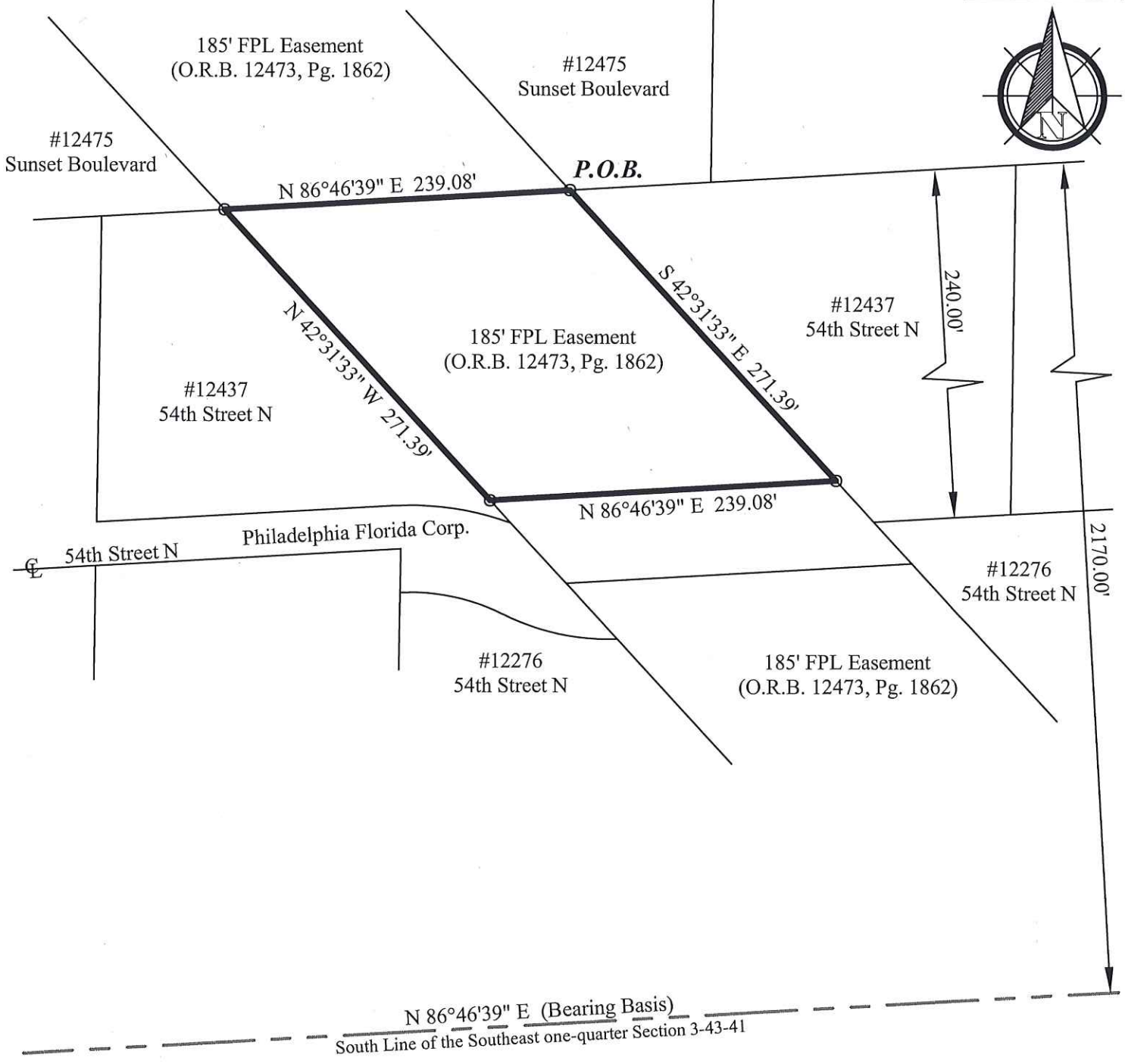
Thence, North 86°46'39" East, a distance of 239.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 50,206.49 square feet (1.153 acres) more or less.

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Legend

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O.R.B. = Official Records Book
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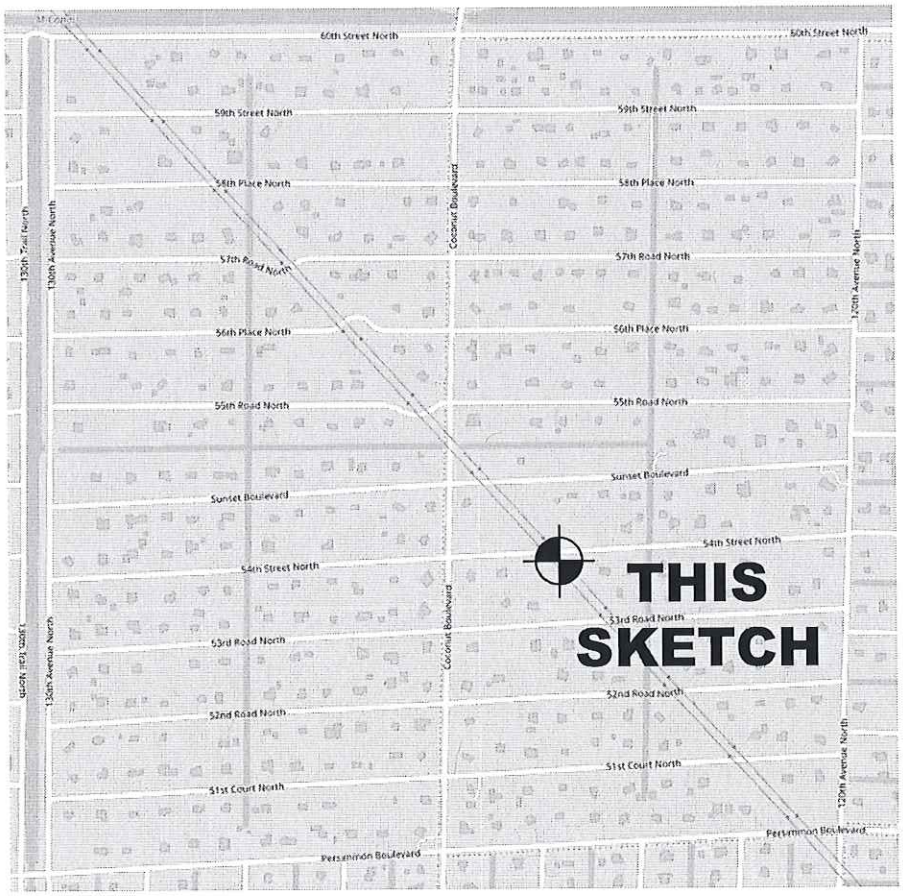
71

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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12276 54th Street N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
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State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the West 1090 feet of the North 240 feet of the South 1930 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL Easement, and a line that is parallel to and 1690.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

Thence, North 86°46'39" East, a distance of 239.08 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 271.39 feet;

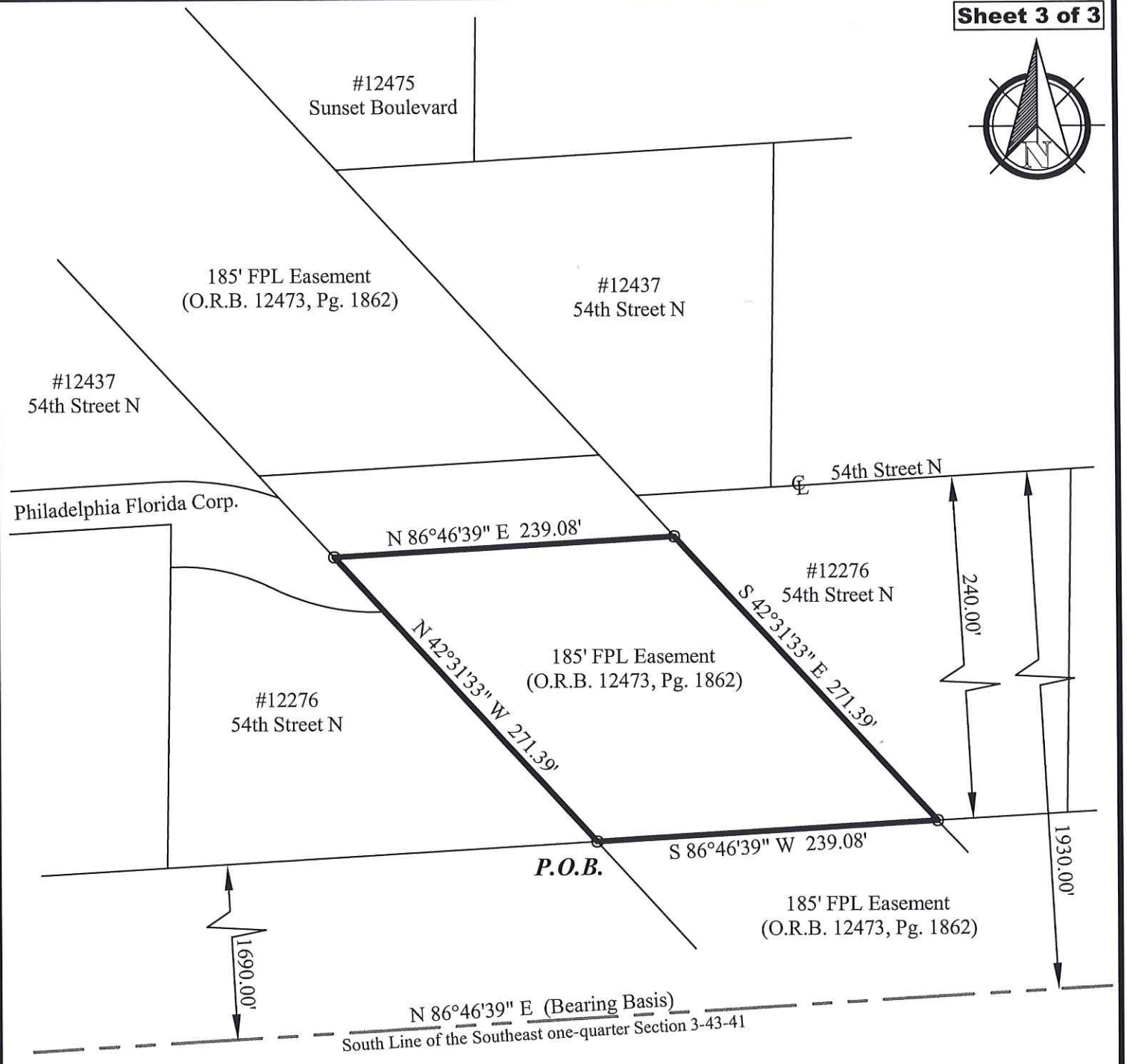
Thence, South 86°46'39" West, a distance of 239.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 50,206.49 square feet (1.153 acres) more or less.

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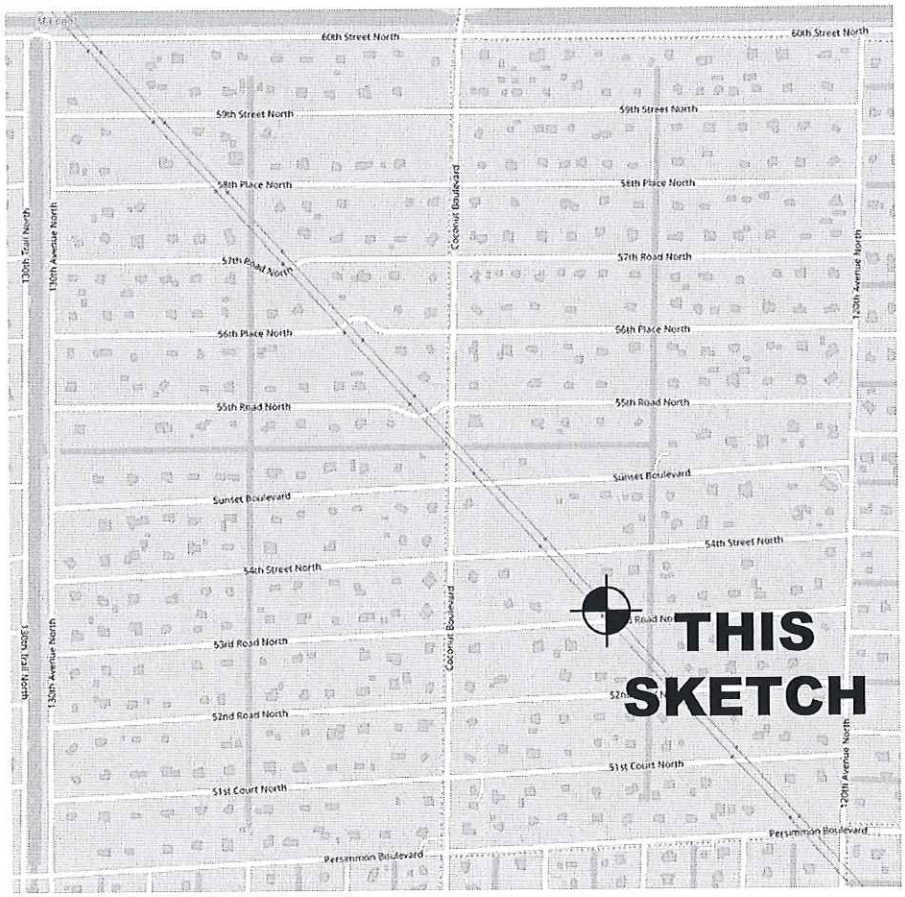
74

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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12275 53rd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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75

LEGAL DESCRIPTION

A portion of the West 1330 feet of the North 240 feet of the South 1690 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL Easement, and a line that is parallel to and 1690.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, South 42°31'33" East, along said East line, a distance of 271.39 feet;

Thence, South 86°46'39" West, a distance of 239.08 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

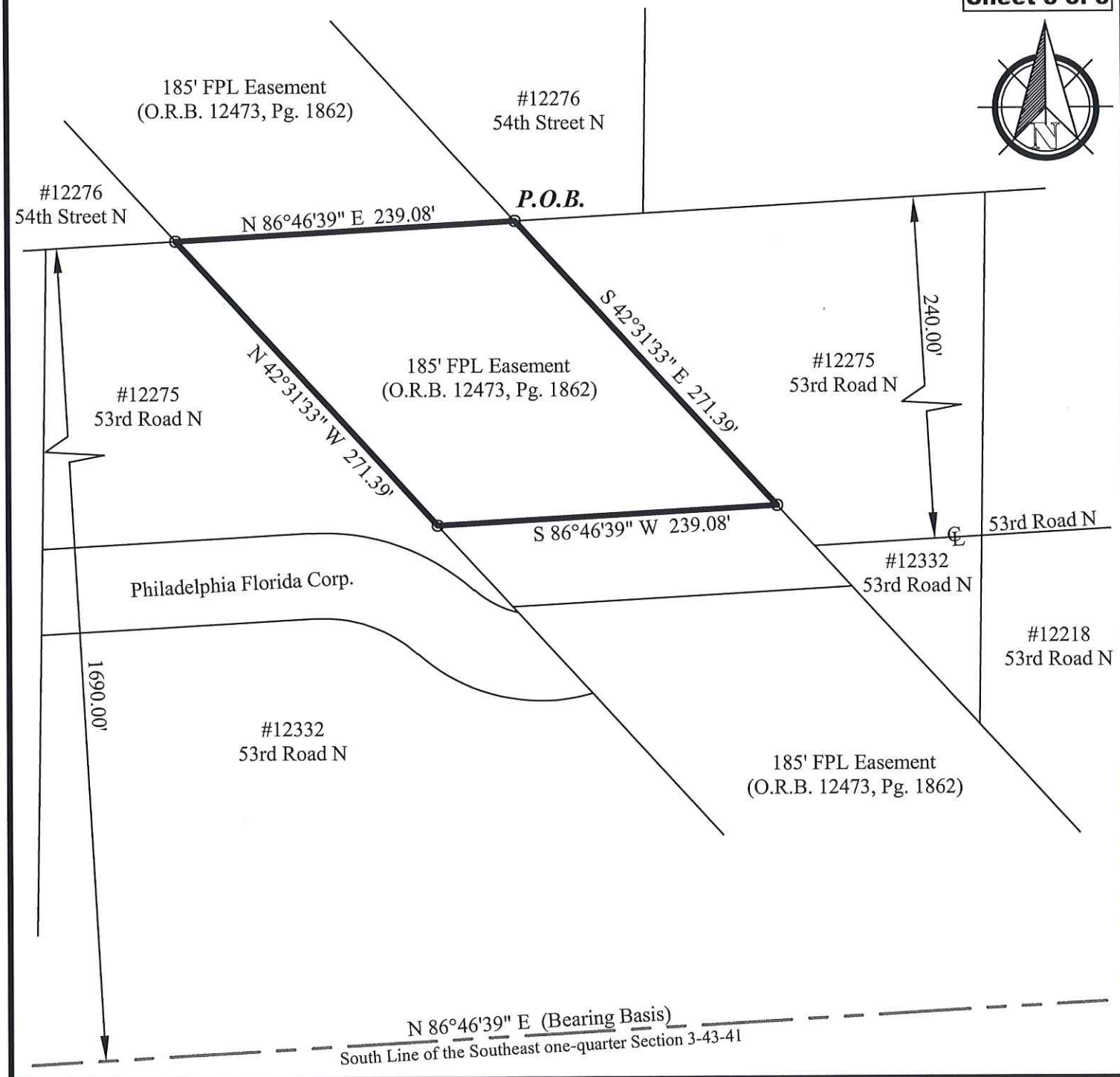
Thence, North 86°46'39" East, a distance of 239.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 50,206.49 square feet (1.153 acres) more or less.

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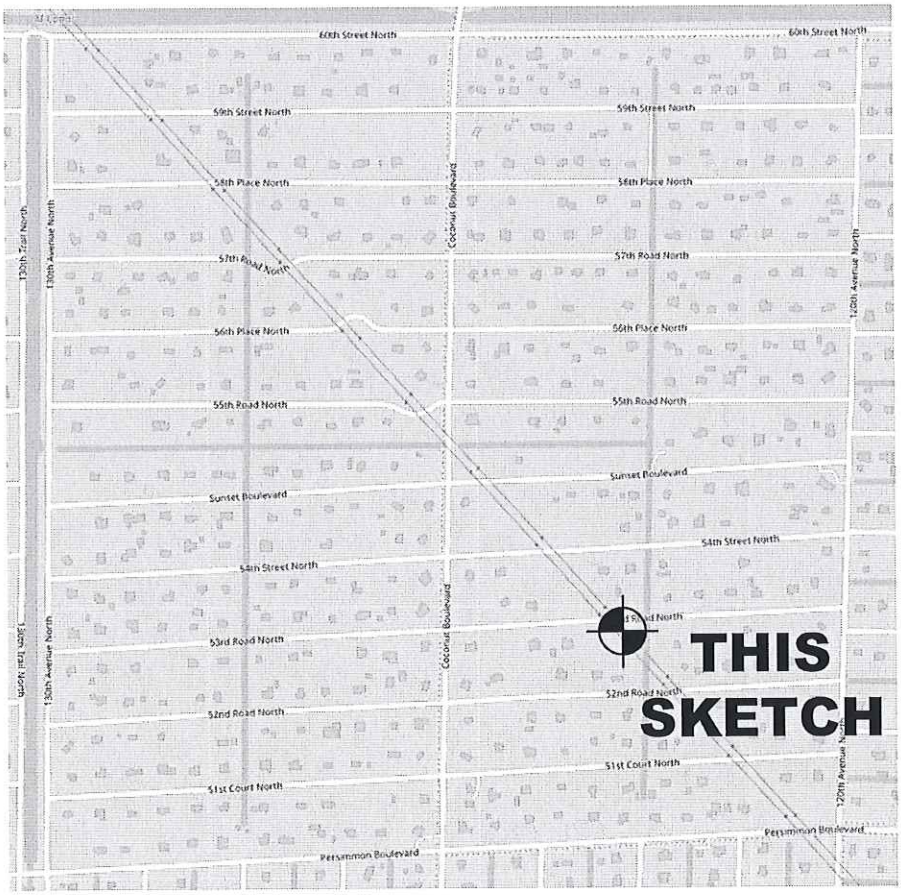
77

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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12332 53rd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
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Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LEGAL DESCRIPTION

A portion of the West 1330 feet of the North 240 feet of the South 1450 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL Easement, and a line that is parallel to and 1210.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

Thence, North 86°46'39" East, a distance of 239.08 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 87.68 feet;

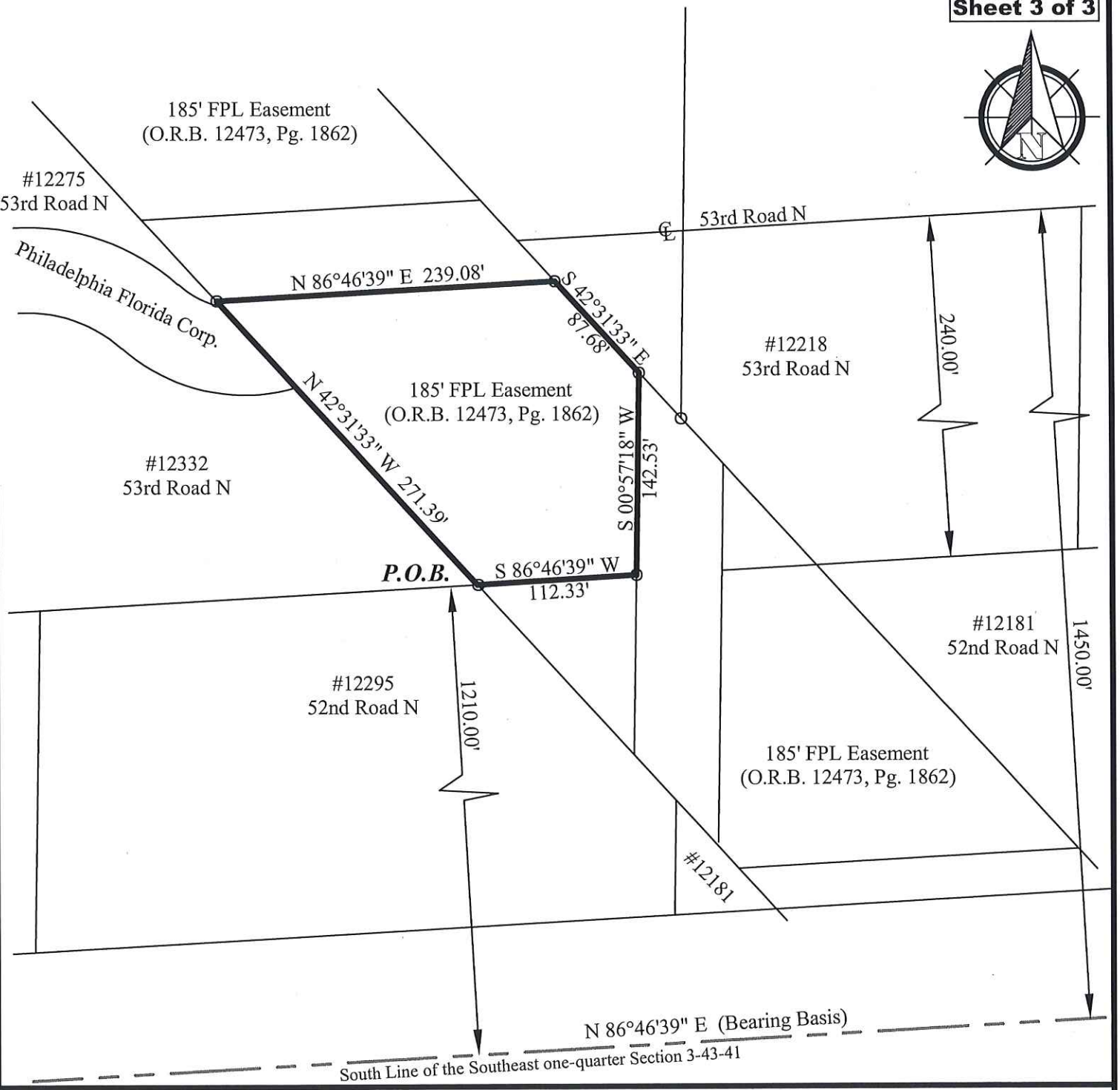
Thence, South 00°57'18" West, a distance of 142.53 feet;

Thence, South 86°46'39" West, a distance of 112.33 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 41,197.95 square feet (0.946 acres) more or less.

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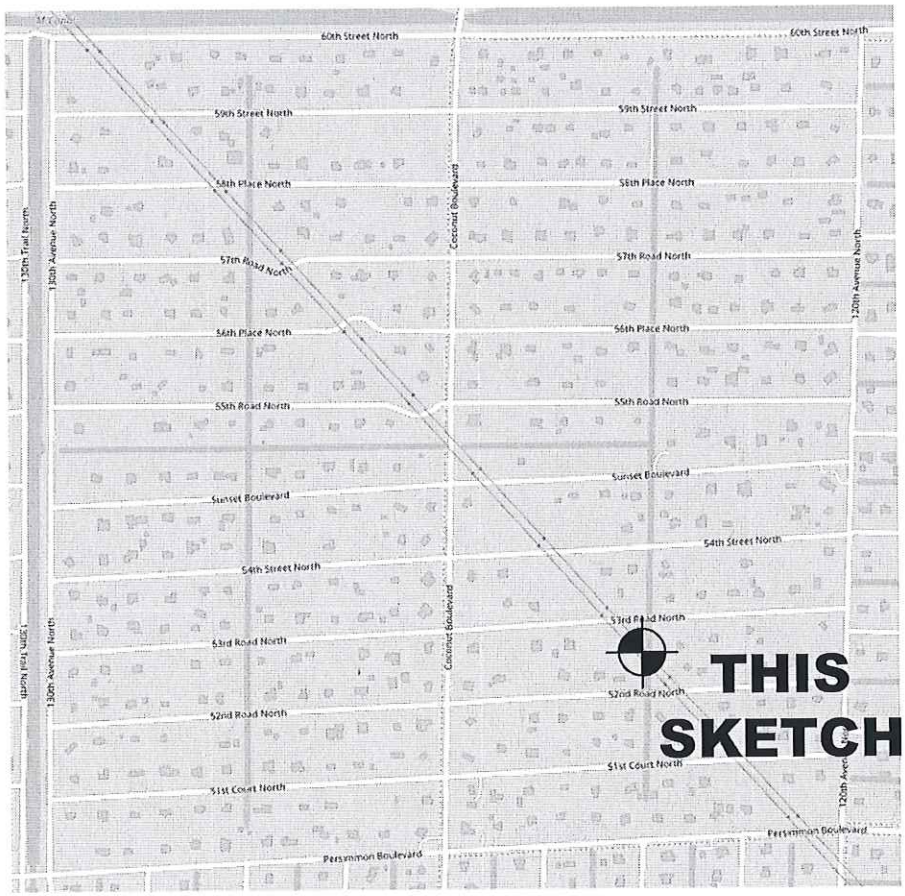
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80 17

- SKETCH AND DESCRIPTION -

FPL Easement for 12295 52nd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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www.djgsurvey.com

LB# 7682

LEGAL DESCRIPTION

A portion of the East 450 feet of the West 1330 feet of the North 240 feet of the South 1210 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL Easement, and a line that is parallel to and 1210.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 86°46'39" East, a distance of 112.33 feet;

Thence, South 00°57'18" West, a distance of 126.02 feet to a point on said West line of FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 162.40 feet to the ***Point of Beginning.***

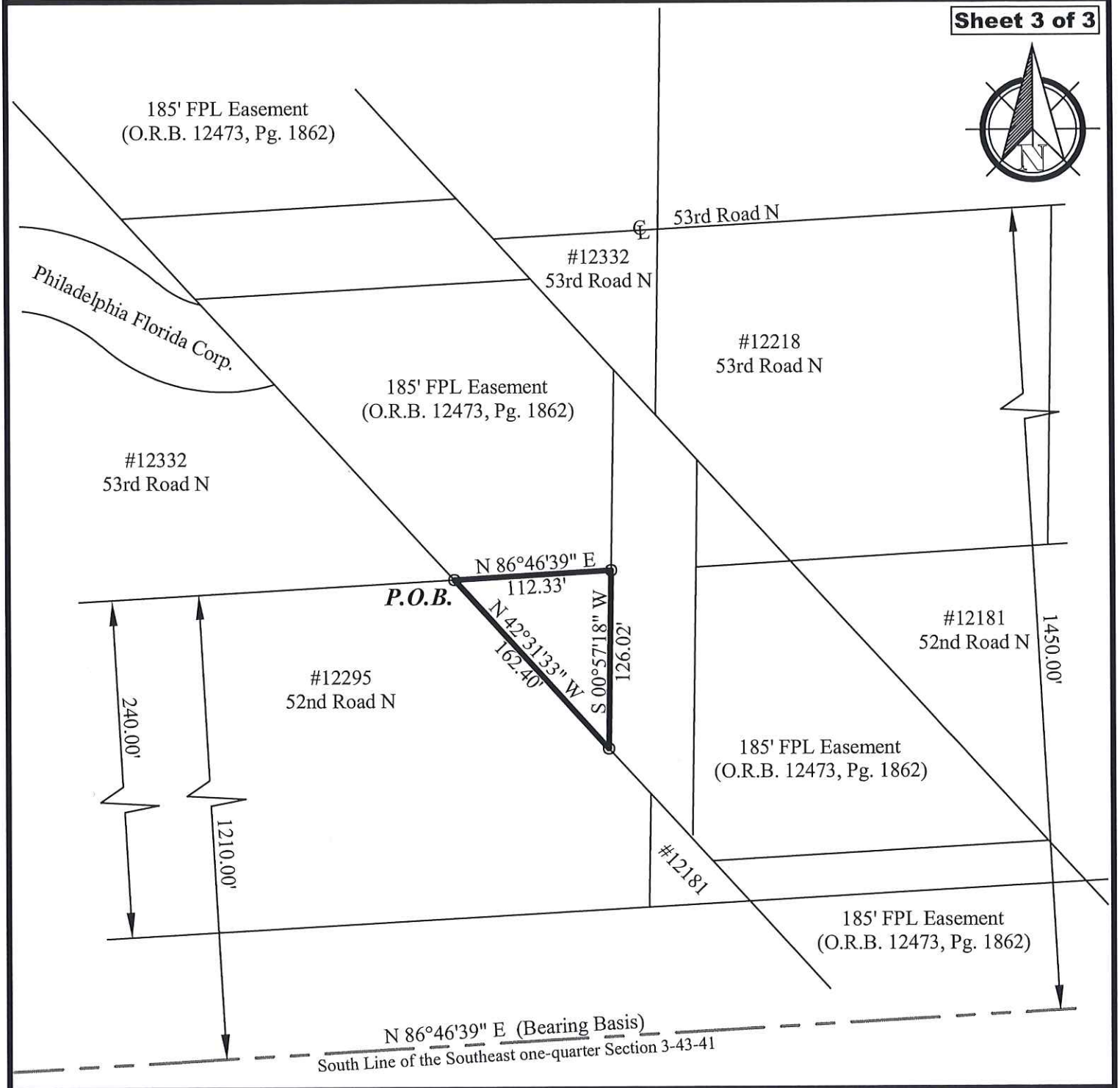
Said lands lying and being in Palm Beach County, Florida, and containing 7,058.11 square feet (0.162 acres) more or less.

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Sheet 3 of 3



Legend

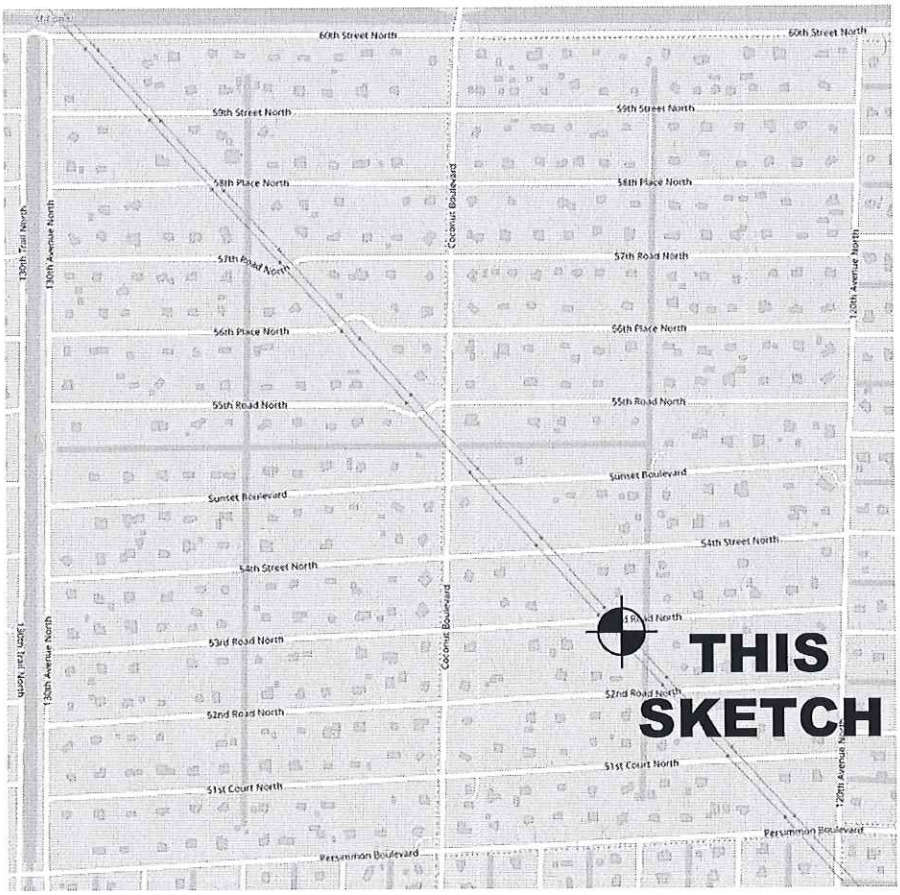
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- SKETCH AND DESCRIPTION -

FPL Easement for 12218 53rd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the East 280 feet of the West 1610 feet of the North 240 feet of the South 1450 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL Easement, and a line that is parallel to and 1210.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

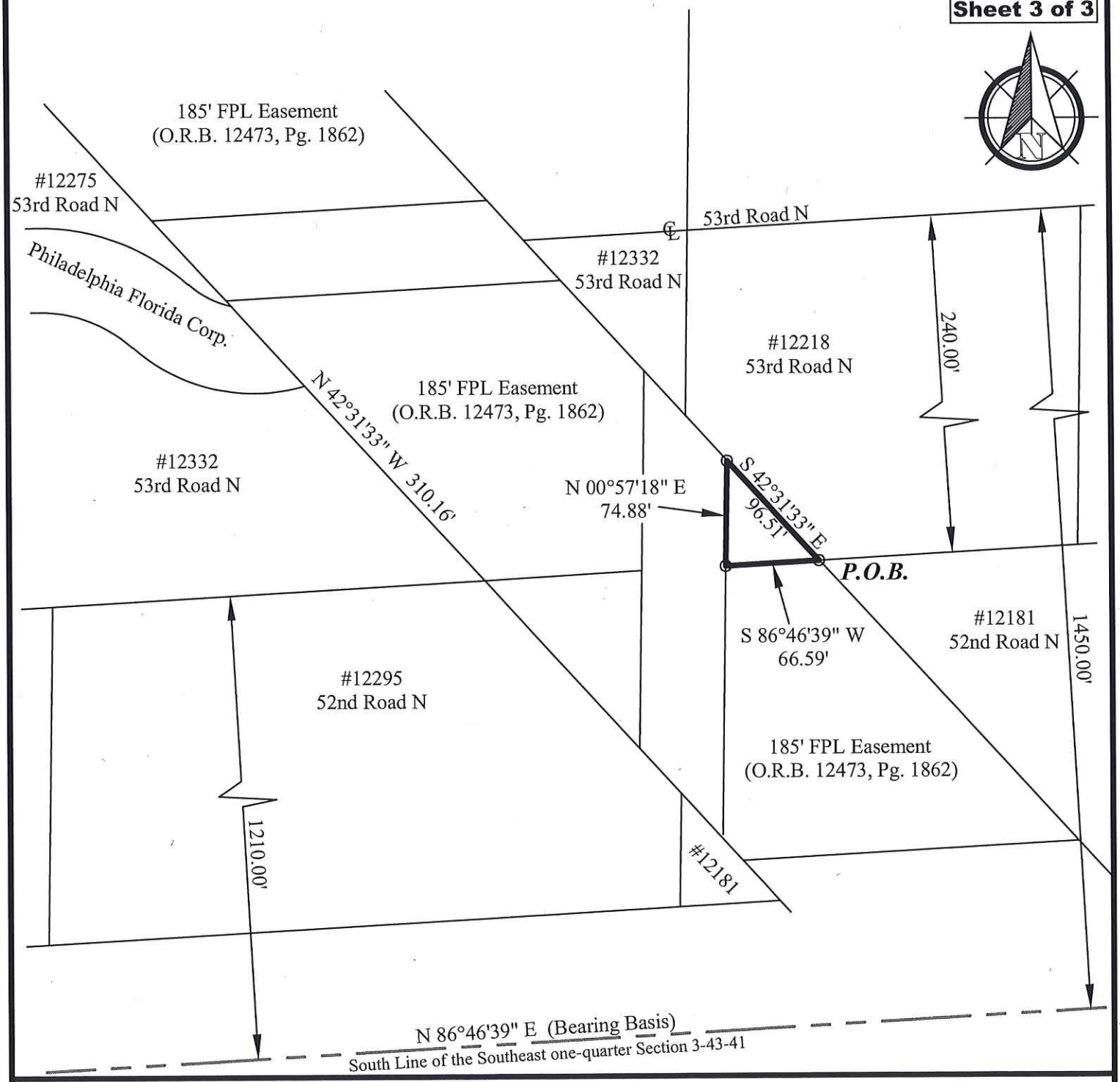
Thence, South 86°46'39" West, a distance of 66.59 feet;

Thence, North 00°57'18" East, a distance of 74.88 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 96.51 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 2,486.29 square feet (0.057 acres) more or less.

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Legend

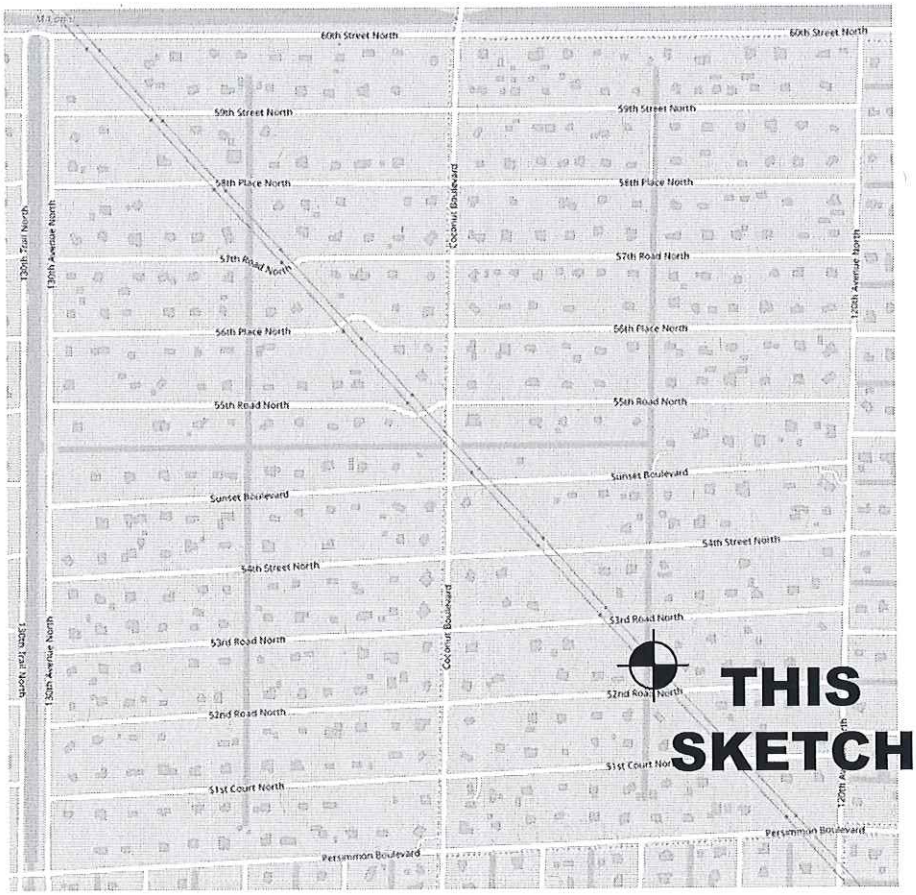
P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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- SKETCH AND DESCRIPTION -

FPL Easement for 12181 52nd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LEGAL DESCRIPTION

A portion of the East 460 feet of the West 1790 feet of the North 240 feet of the South 1210 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL Easement, and a line that is parallel to and 1210.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, South 42°31'33" East, along said East line, a distance of 271.39 feet;

Thence, South 89°46'39" West, a distance of 239.08 feet to a point on the West line of said FPL easement;

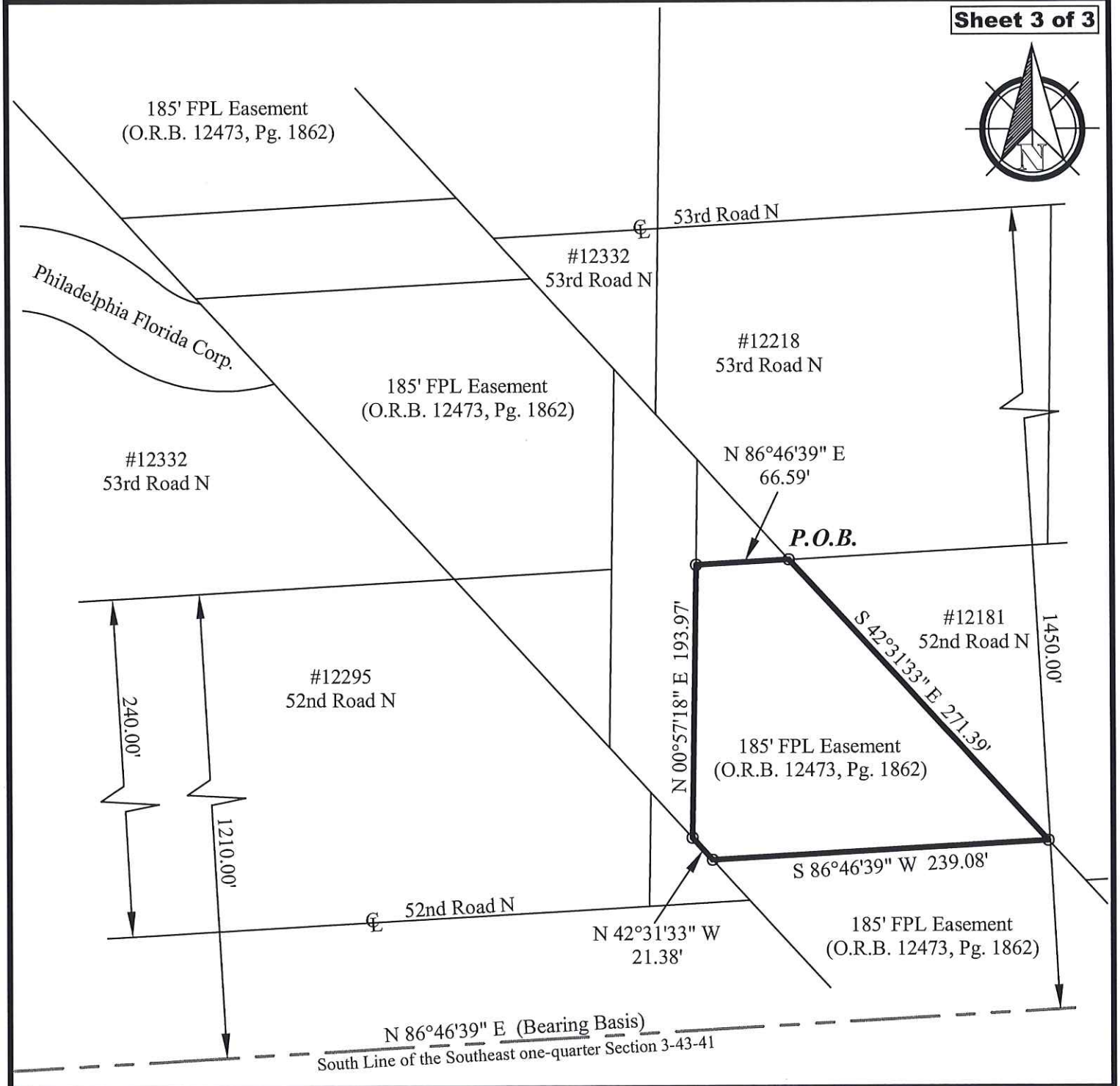
Thence, North 42°31'33" West, along said West line, a distance of 21.38 feet;

Thence, North 00°57'18" East, a distance of 193.97 feet;

Thence, North 86°46'39" East, a distance of 66.59 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 33,521.34 square feet (0.770 acres) more or less.

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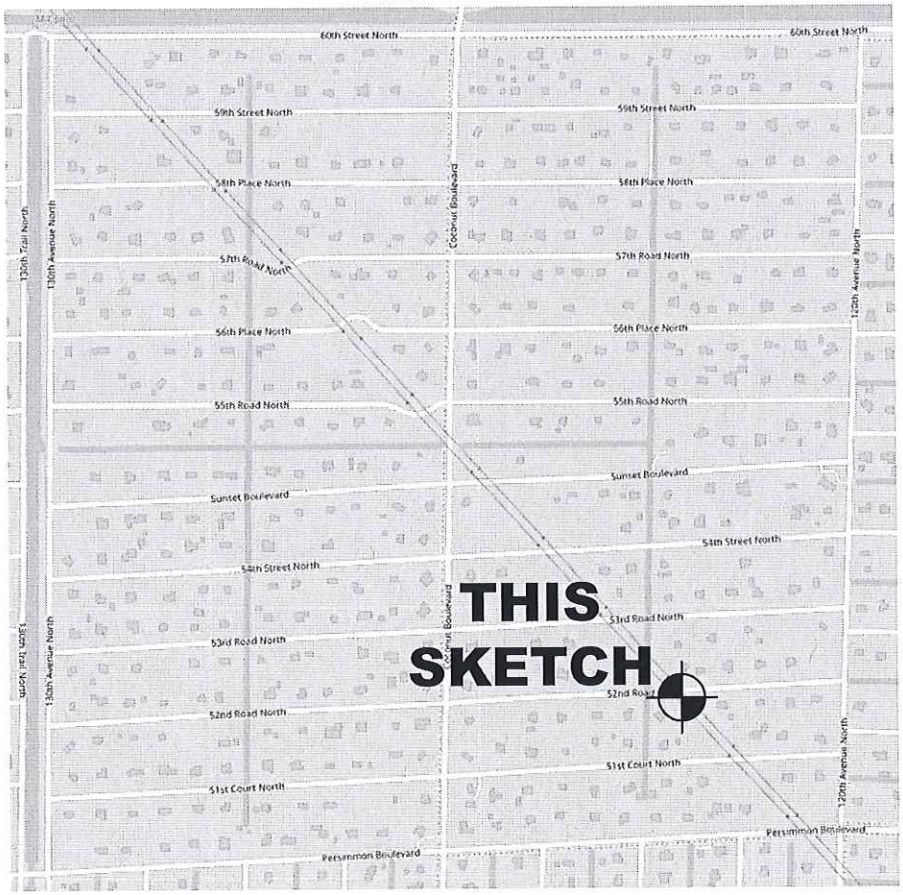
P.O.B. = Point of Beginning
FPL = Florida Power and Light
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See Surveyor's Notes on Sheet 1 of 3

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- SKETCH AND DESCRIPTION -

FPL Easement for 12232 52nd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
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State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the East 570 feet of the West 1930 feet of the North 240 feet of the South 970 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said FPL Easement, and a line that is parallel to and 730.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet;

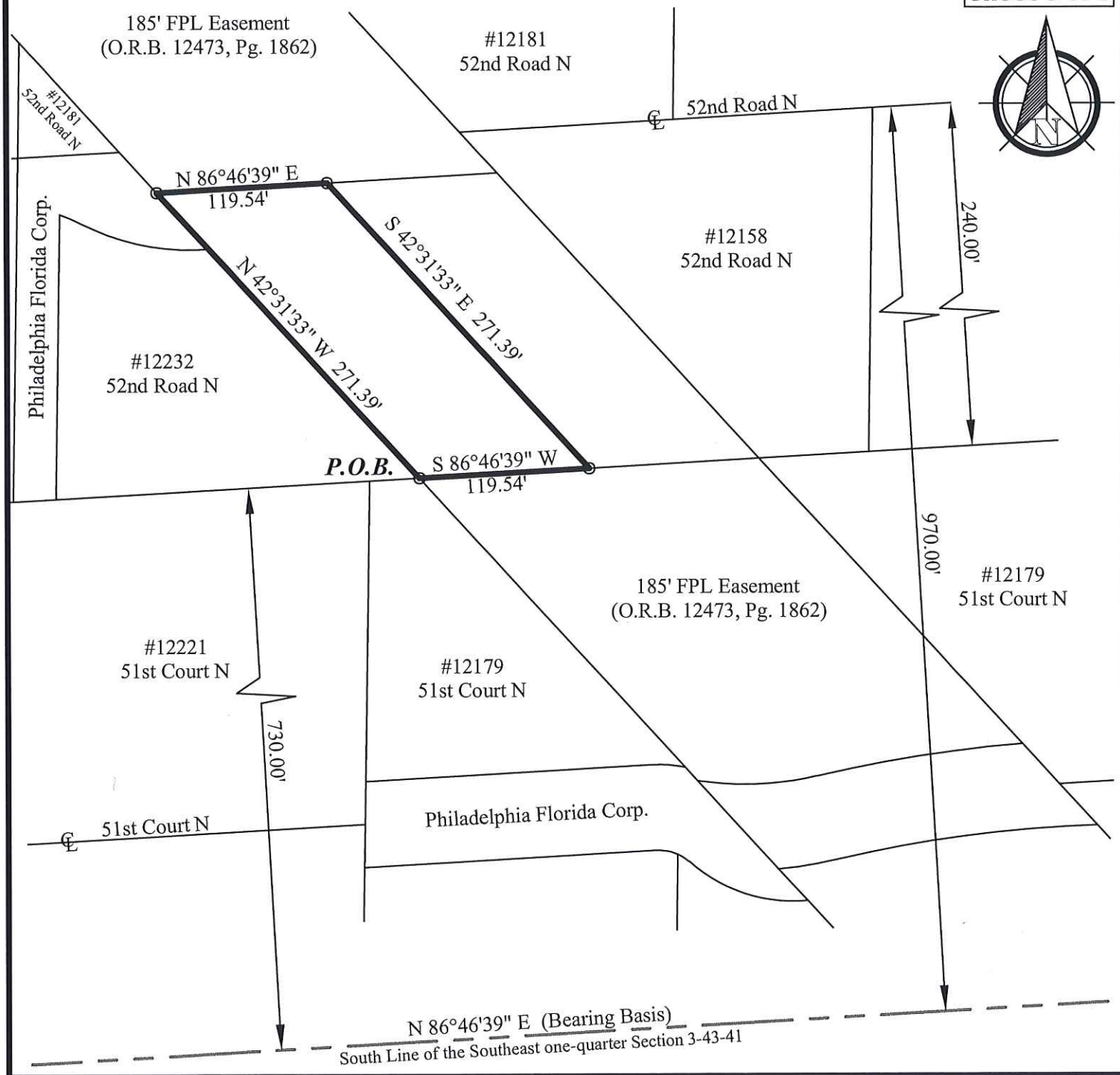
Thence, North 86°46'39" East, a distance of 119.54 feet to a point on the centerline of said FPL easement;

Thence, South 42°31'33" East, along said centerline, a distance of 271.39 feet;

Thence, South 86°46'39" West, a distance of 119.54 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 25,103.25 square feet (0.576 acres) more or less.

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Legend

P.O.B. = Point of Beginning
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O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

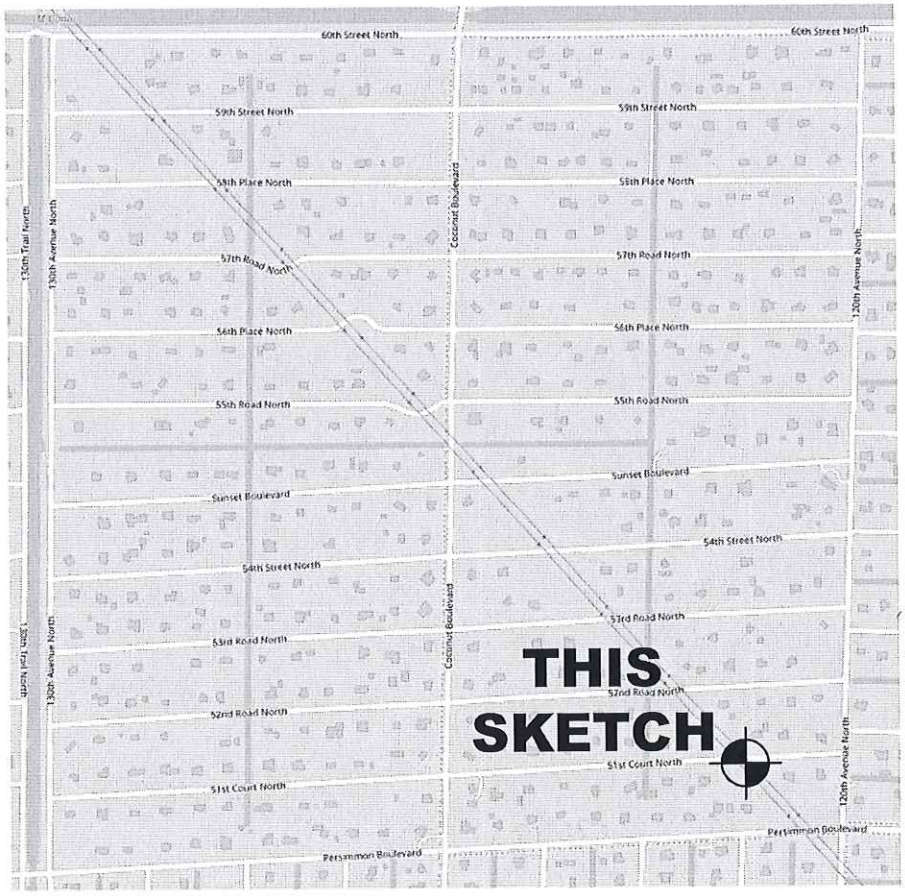
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- SKETCH AND DESCRIPTION -

FPL Easement for 12158 51st Court N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
DENNIS J. GABRIELE
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NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the South 490 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West right of way line of said easement, and a line that is 250.00 feet North of, and parallel to, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along the West line of said easement, a distance of 248.24 feet to a point on the arc of a circular curve, concave to the North, having a radius of 280.00 feet and a central angle of 08°27'35", a radial line bears from said point North 04°41'59" West;

Thence, Easterly along the arc of said curve, an arc distance of 41.34 feet to the point of reverse curvature of a circular curve, concave to the South, having a radius of 920.00 feet and a central angle of 04°14'38";

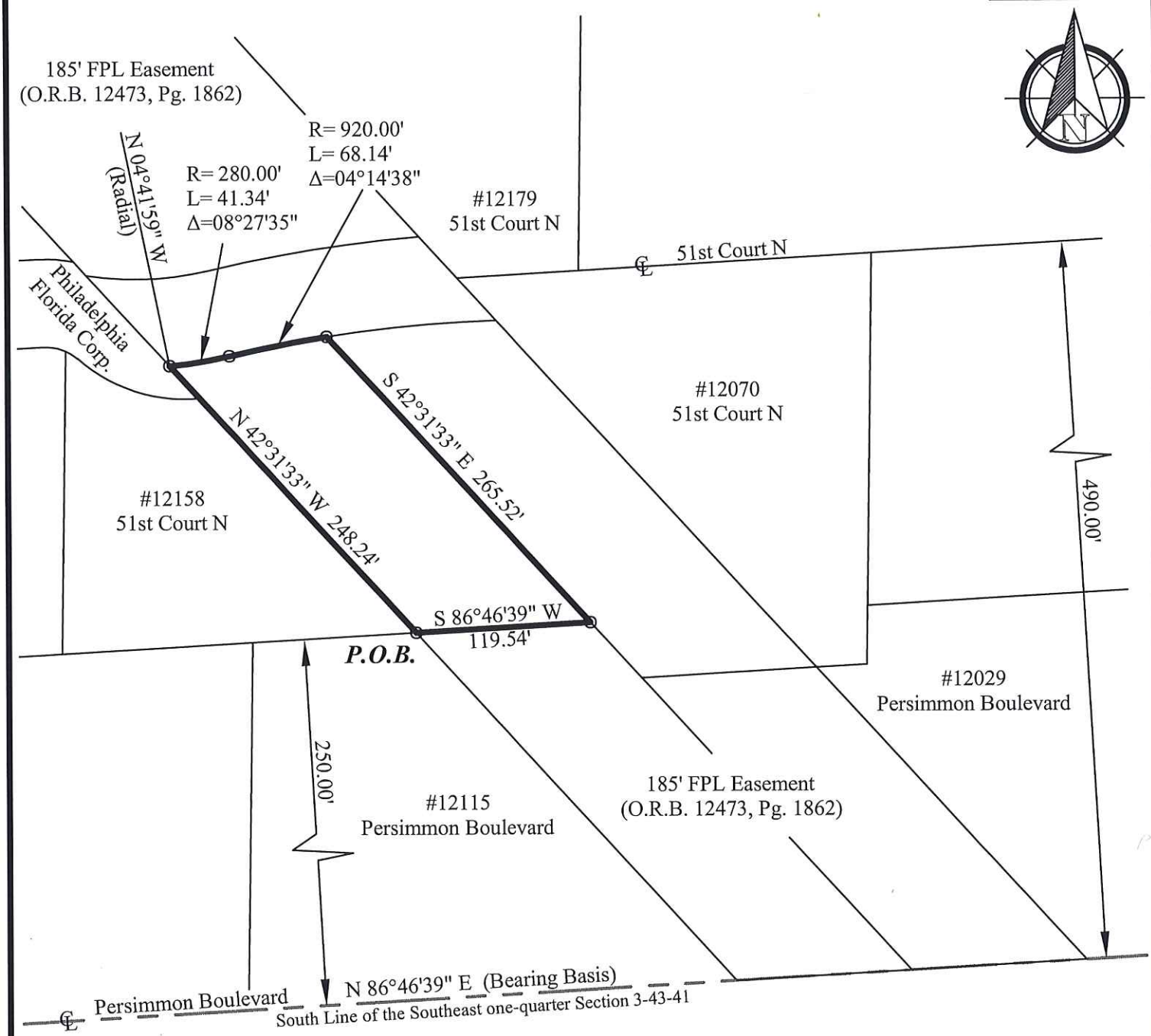
Thence, Easterly along the arc of said curve, an arc distance of 68.14 feet to a point on the centerline of said FPL easement;

Thence, South 42°31'33" East, along said centerline, a distance of 265.52 feet;

Thence, South 86°46'39" West, a distance of 119.54 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 23,717.46 square feet (0.544 acres) more or less.

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Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page
R = Radius
L = Arc Length
Δ = Delta (Central Angle)

See Surveyor's Notes on Sheet 1 of 3

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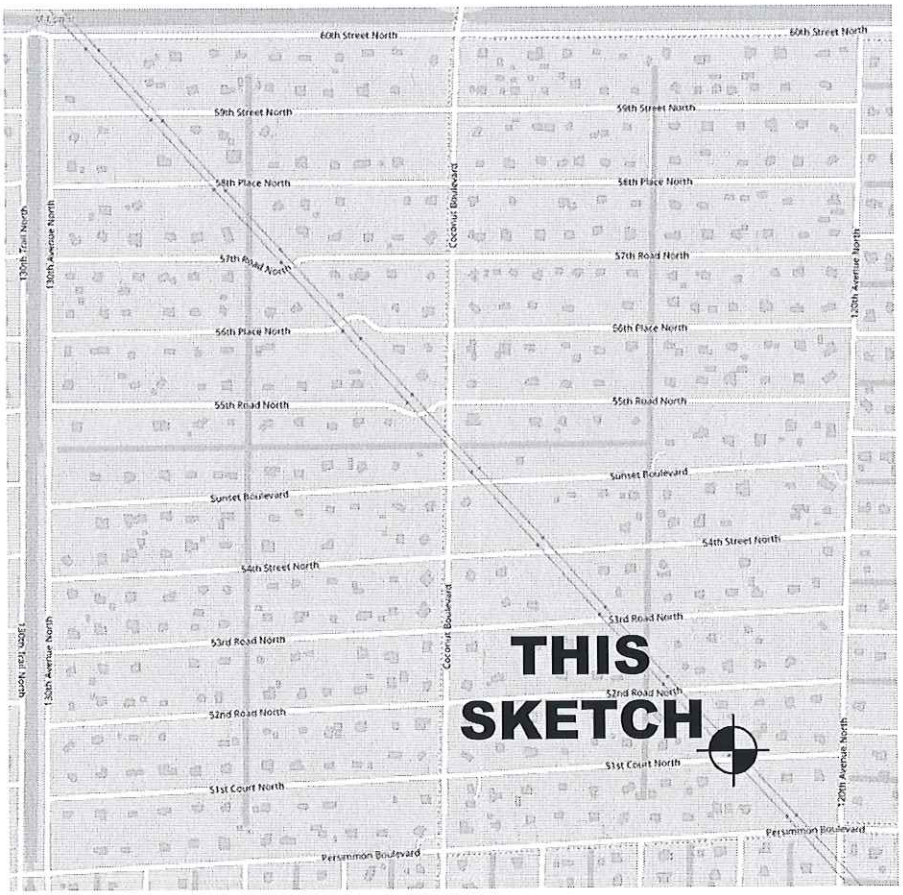
95

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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12179 51st Court N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the South 730 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of said easement, and a line that is 730.00 feet North of, and parallel to, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, South 42°31'33" East, along the East line of said easement, a distance of 271.78 feet to a point on the arc of a circular curve, concave to the South, having a radius of 980.00 feet and a central angle of 08°30'56", a radial line bears from said point South 04°38'38" East;

Thence, Westerly along the arc of said curve, an arc distance of 145.65 feet to the point of reverse curvature of a circular curve, concave to the North, having a radius of 220.00 feet and a central angle of 21°56'31";

Thence, Westerly along the arc of said curve, an arc distance of 84.25 feet to a point on the West line of said FPL easement;

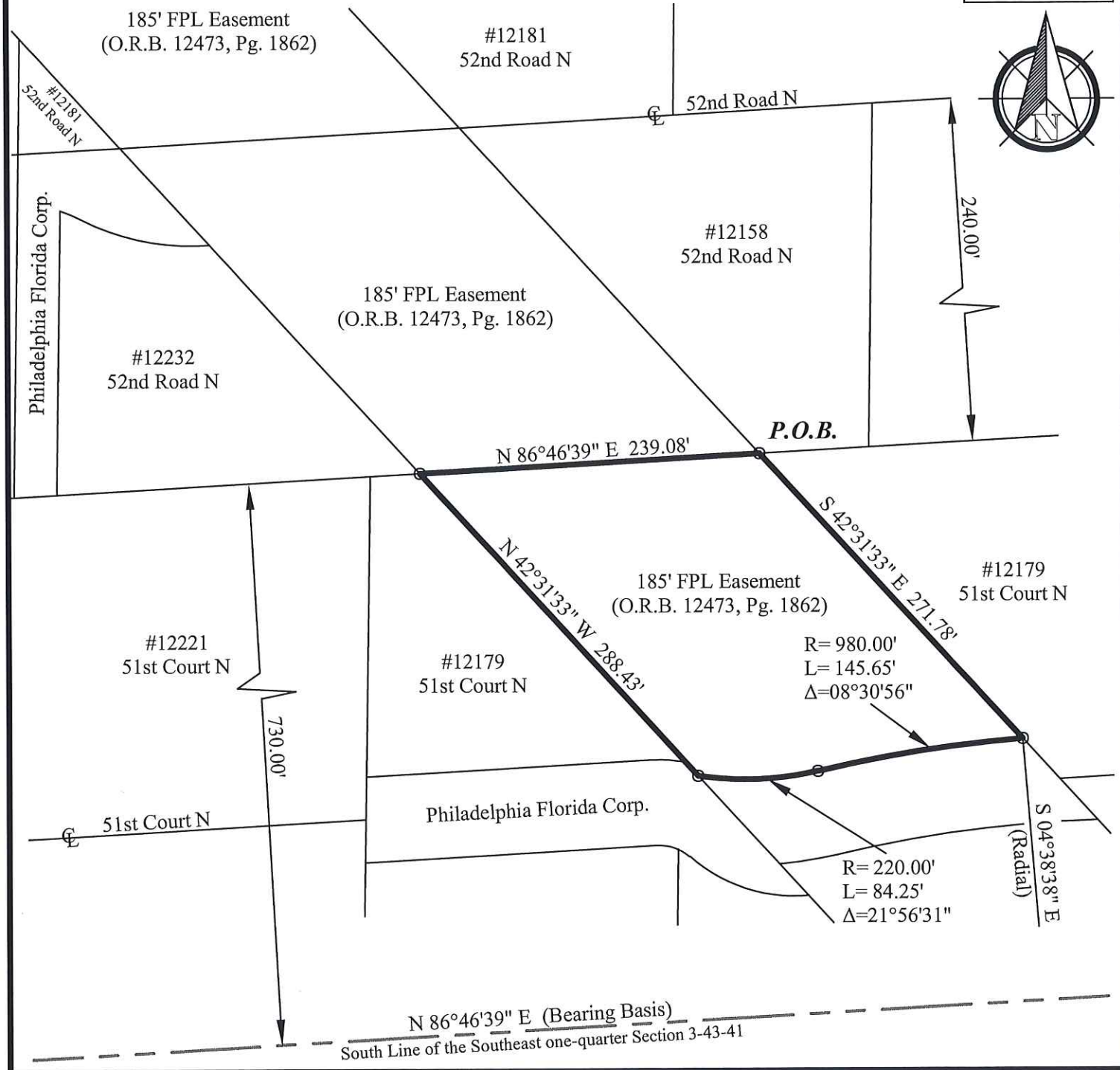
Thence, North 42°31'33" West, along said West line, a distance of 288.43 feet;

Thence, North 86°46'39" East, a distance of 239.08 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 52,494.02 square feet (1.205 acres) more or less.

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LB# 7682

Sheet 3 of 3



Legend

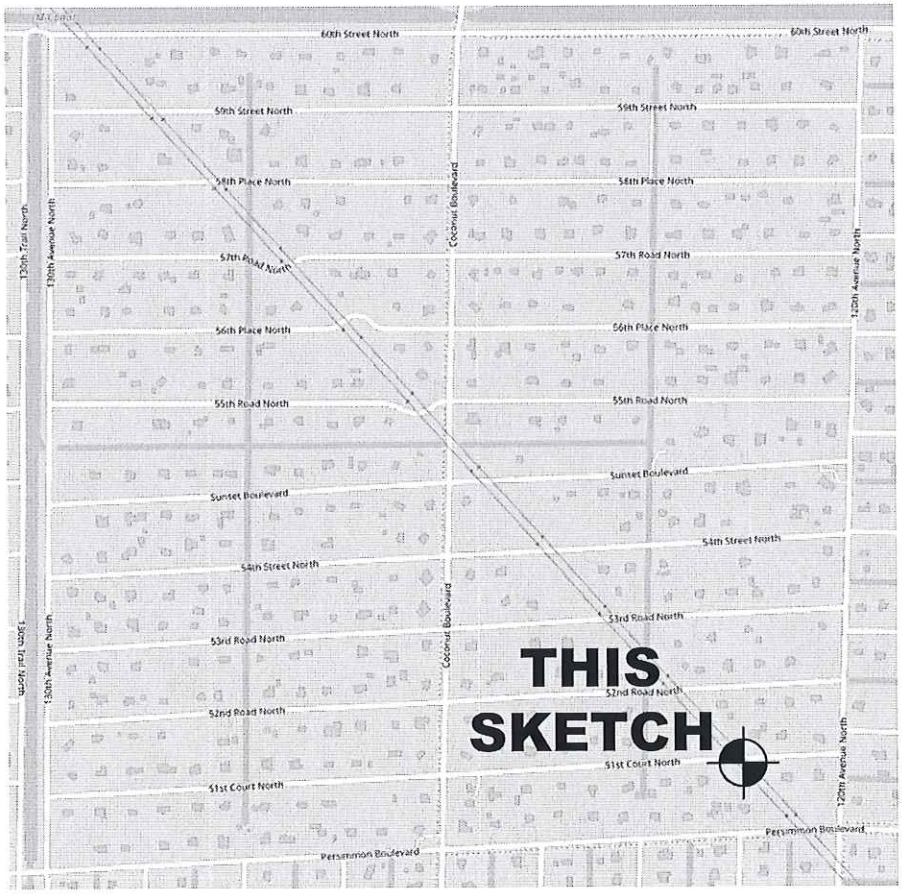
P.O.B. = Point of Beginning
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O.R.B. = Official Records Book
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See Surveyor's Notes on Sheet 1 of 3

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LB# 7682

- SKETCH AND DESCRIPTION -

FPL Easement for 12070 51st Court N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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LB# 7682

LEGAL DESCRIPTION

A portion of the South 490 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the Centerline of said easement, and a line that is 210.00 feet North of, and parallel to, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along the centerline of said easement, a distance of 317.21 feet to a point on the arc of a circular curve, concave to the South, having a radius of 920.00 feet and a central angle of 07°14'24", a radial line bears from said point South 08°54'57" East;

Thence, Easterly along the arc of said curve, an arc distance of 116.25 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 322.65 feet;

Thence, South 86°46'39" West, a distance of 119.54 feet to the ***Point of Beginning.***

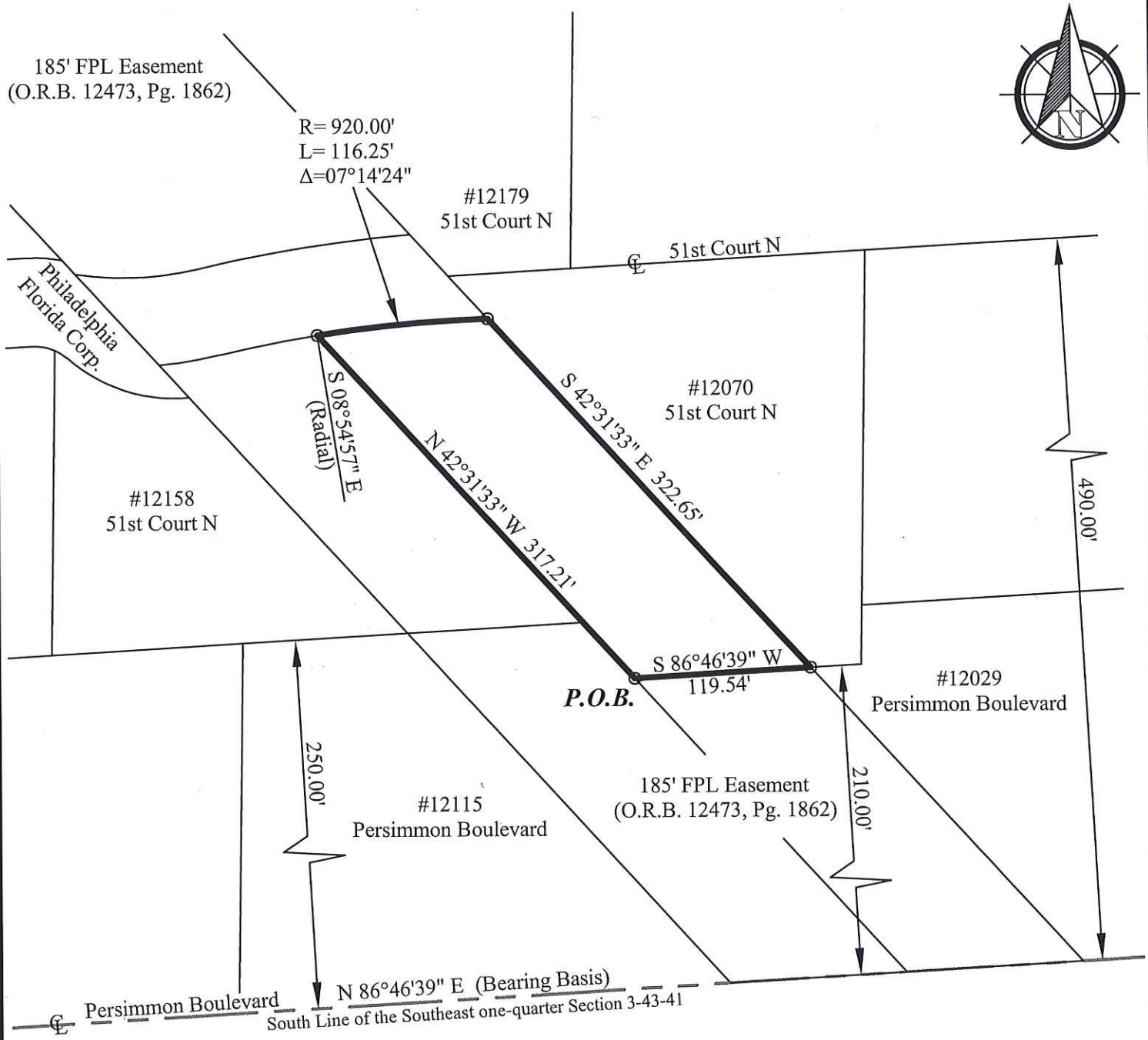
Said lands lying and being in Palm Beach County, Florida, and containing 29,735.74 square feet (0.683 acres) more or less.

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Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

R = Radius
L = Arc Length
Δ = Delta (Central Angle)

See Surveyor's Notes on Sheet 1 of 3

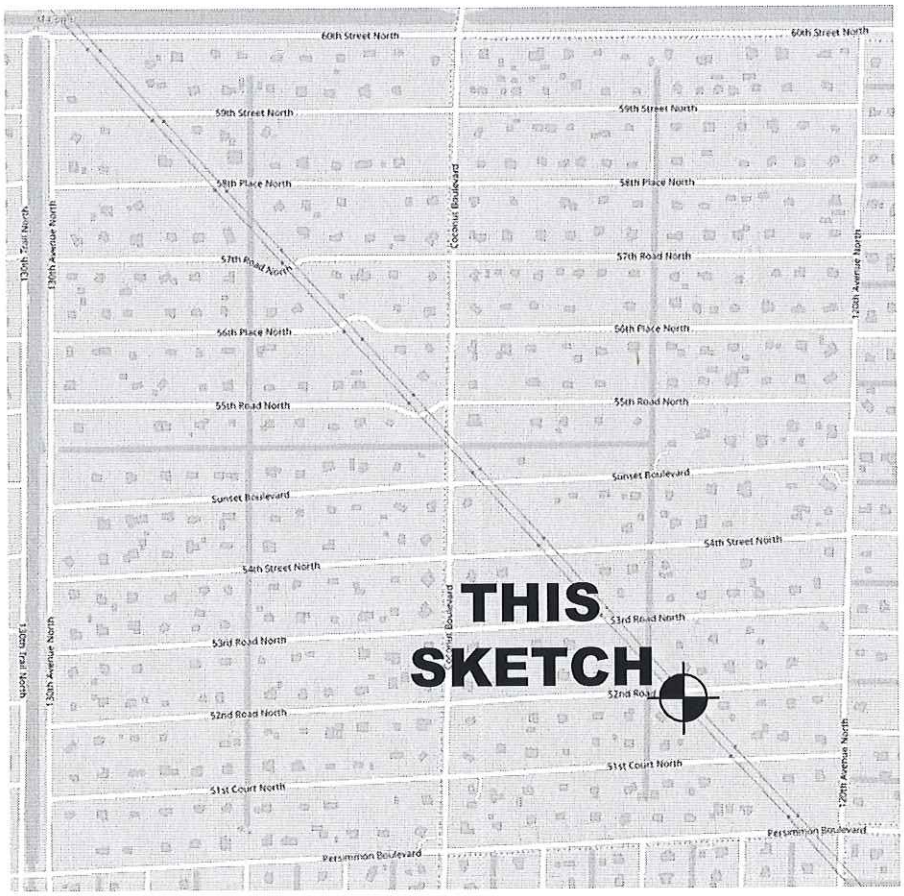
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LB# 7682

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- SKETCH AND DESCRIPTION -

FPL Easement for 12158 52nd Road N



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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LEGAL DESCRIPTION

A portion of the East 570 feet of the West 1930 feet of the North 240 feet of the South 970 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the East line of said FPL Easement, and a line that is parallel to and 730.00 feet North of, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, South 86°46'39" West, a distance of 119.54 feet to a point on the centerline of said FPL easement;

Thence, North 42°31'33" West, along said centerline, a distance of 271.39 feet;

Thence, North 86°46'39" East, a distance of 119.54 feet

Thence, South 42°31'33" East, a distance of 271.39 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 25,103.25 square feet (0.576 acres) more or less.

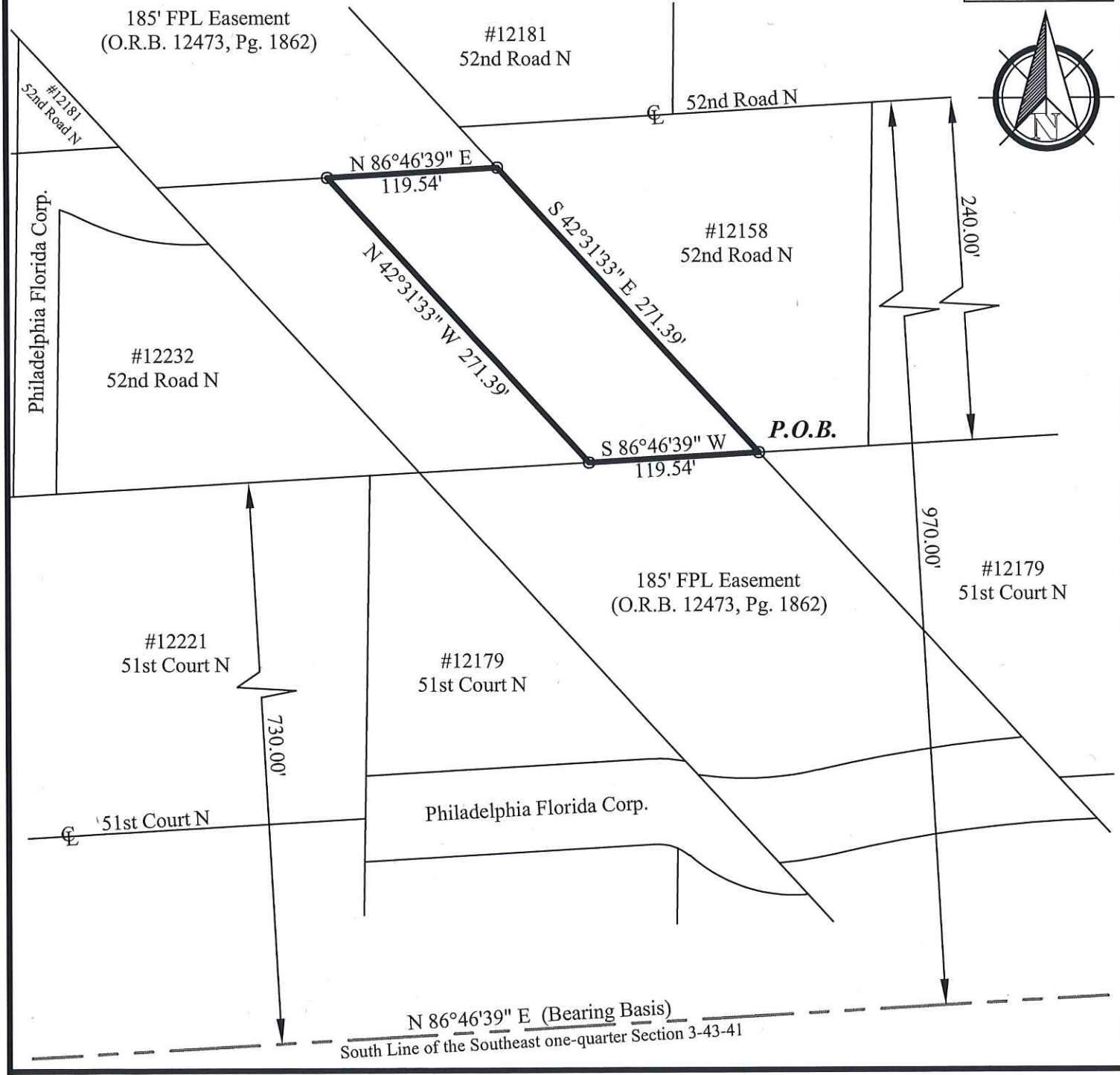
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Sheet 3 of 3



Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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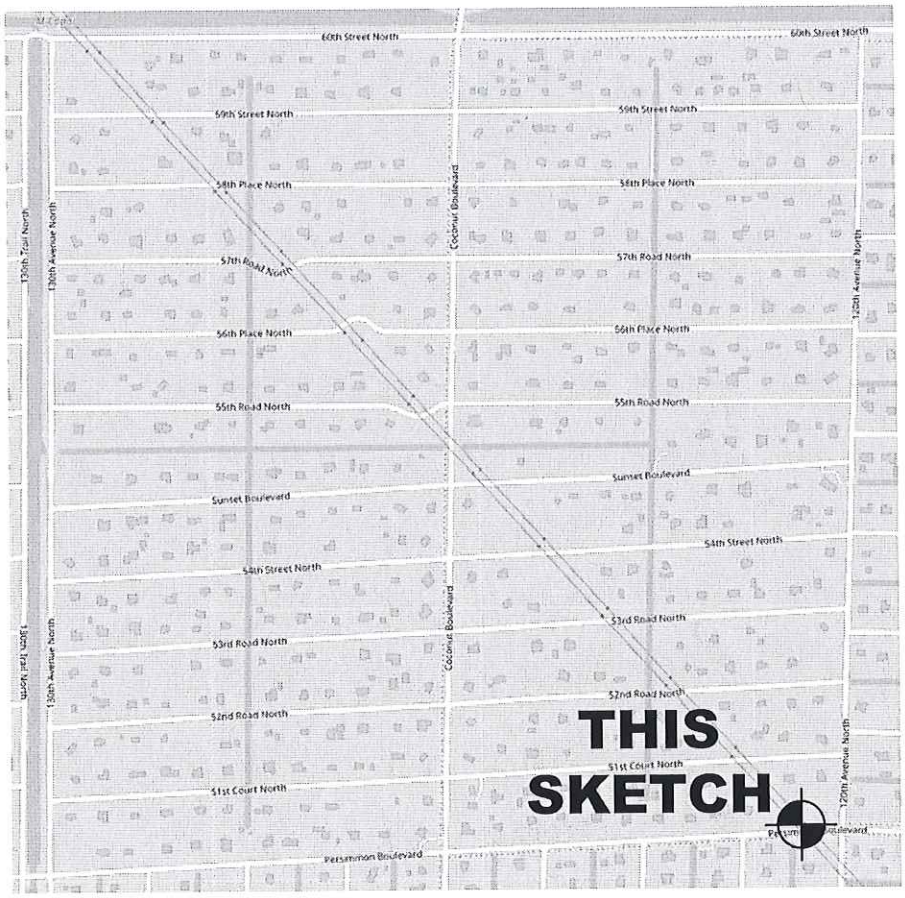
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Sheet 1 of 3

- SKETCH AND DESCRIPTION -

FPL Easement for 12115 Persimmon Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

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State of Florida

JOB NO. 25-1101 SCALE: Not to Scale

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LB# 7682

LEGAL DESCRIPTION

A portion of the South 250 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of said easement, and a line that is 250.00 feet North of, and parallel to, as measured at right angles, to the South line of said Southeast one-quarter of Section 3;

Thence, North 86°46'39" East, a distance of 119.54 feet to a point on the centerline of said FPL easement;

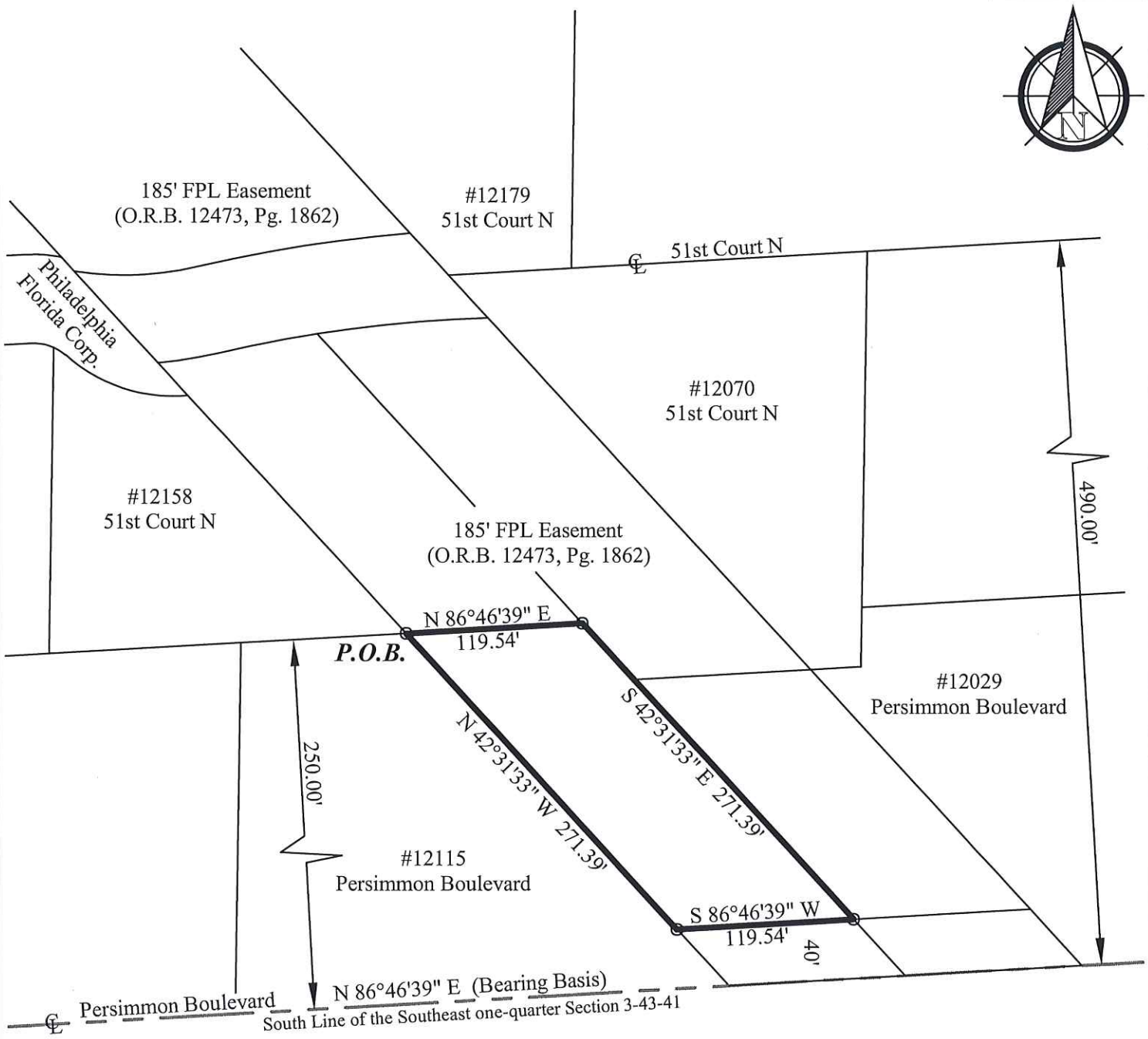
Thence, South 42°31'33" East, along said centerline, a distance of 271.39 feet to a point on a line 40 feet North of, as measured at right angles, the South line of said Section 3;

Thence, South 86°46'39" West, along said line, a distance of 119.54 feet to a point on the West line of said FPL easement;

Thence, North 42°31'33" West, along said West line, a distance of 271.39 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 25,103.25 square feet (0.576 acres) more or less.

DJG Surveying and Mapping, Inc.
16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com
LB# 7682



Legend

P.O.B. = Point of Beginning
FPL = Florida Power and Light
O.R.B. = Official Records Book
Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

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PHONE: 954-675-7244
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LB# 7682

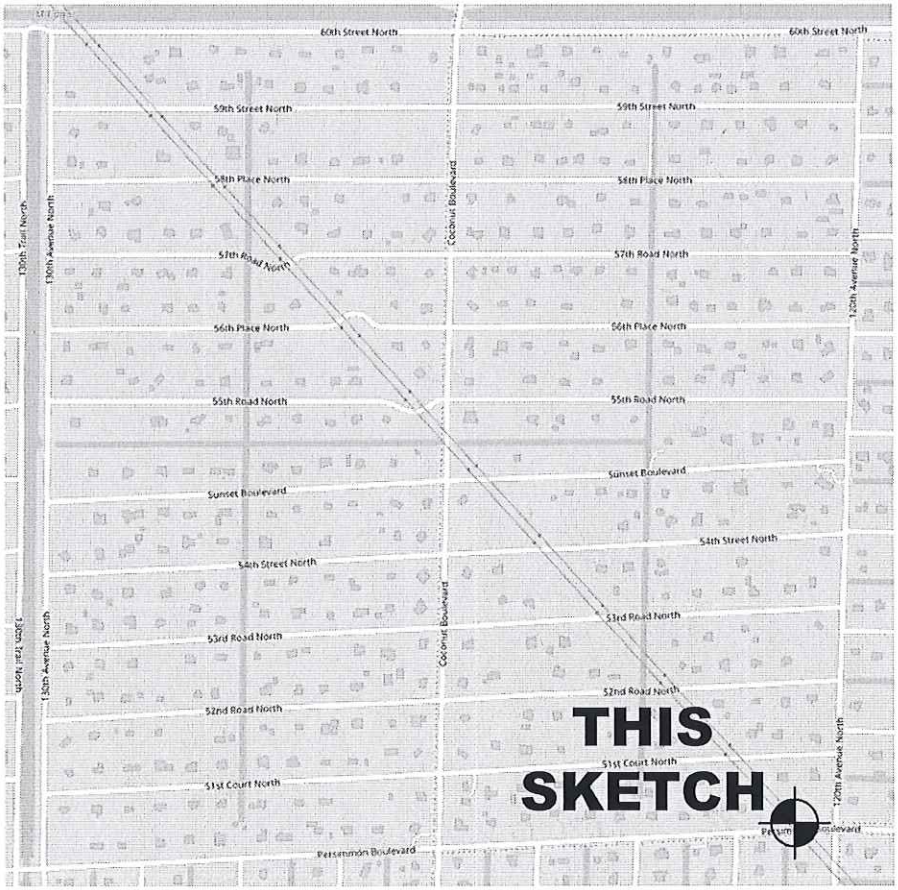
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- SKETCH AND DESCRIPTION -

Sheet 1 of 3

FPL Easement for 12029 Persimmon Boulevard



LOCATION SKETCH NTS

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the South line of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, as published by Palm Beach County Engineering. Said line bears North 86°46'39" East.

2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.

3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

JOB NO. 25-1101 SCALE: Not to Scale

11/10/2025
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

DJG Surveying and Mapping, Inc.

16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com

LB# 7682

LEGAL DESCRIPTION

A portion of the South 250 feet of the Southeast one-quarter of Section 3, Township 43 South, Range 41 East, also being a portion of Florida Power and Light Company's 185 foot easement, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the centerline of said easement, and a line 40 feet North of, as measured at right angles, the South line of said Southeast one-quarter of Section 3;

Thence, North 42°31'33" West, along said centerline, a distance of 219.69 feet;

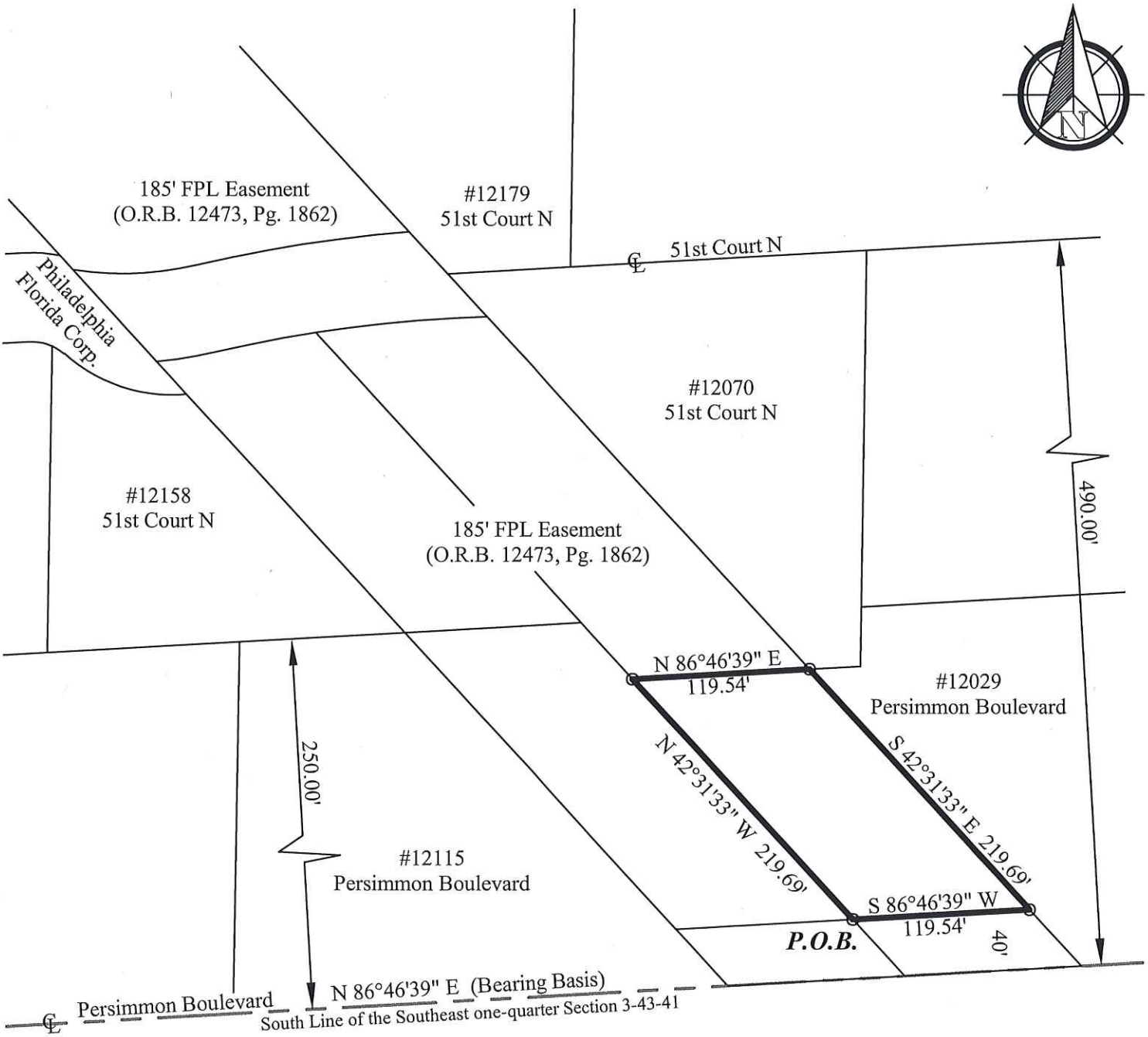
Thence, North 86°46'39" East, a distance of 119.54 feet to a point on the East line of said FPL easement;

Thence, South 42°31'33" East, along said East line, a distance of 219.69 feet;

Thence, South 86°46'39" West, a distance of 119.54 feet to the ***Point of Beginning.***

Said lands lying and being in Palm Beach County, Florida, and containing 20,321.68 square feet (0.467 acres) more or less.

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Pg. = Page

See Surveyor's Notes on Sheet 1 of 3

SUBDIVISION OF FPL PARCEL
LOT INVENTORY

LOT NO.	STREET ADDRESS	LOT SIZE (SF) (AC)	PRICE PER ASS'D VALUE/SF	PRICE PER APRS'D VALUE/SF	DISTRICT COST RECOVERY	SALE PRICE/LOT
1	12820 59th St N	52,307.73 1.201				
2	12861 58th Pl N	52,307.73 1.201				
3	12650 57th Rd N	41,041.46 0.942				
4	12677 56th Pl N	42,618.68 0.978				
5	12576 56th Pl N	65,212.26 1.497				
6	5579 Coconut Blvd	32,408.14 0.744				
7	12609 55th Rd N	32,803.86 0.753				
8	12646 55th Rd N	29,582.81 0.679				
9	5496 Coconut Blvd	2,761.18 0.063				
10	12549 Sunset Blvd	947.72 0.022				

11	**5486 Coconut Blvd**	**37,898.47 0.870**				
12	**12475 Sunset Blvd**	**50,206.49 1.153**				
13	**12437 54th St N**	**50,206.49 1.153**				
14	**12276 54th St N**	**50,206.49 1.153**				
15	**12275 53rd Rd N**	**50,206.49 1.153**				
16	**12332 53rd Rd N**	**41,197.95 0.946**				
17	**12295 52nd Rd N**	**7,058.11 0.162**				
18	**12218 53rd Rd N**	**2,486.29 0.057**				
19	**12181 52nd Rd N**	**33,52`.34 0.770**				
20	**12232 52nd Rd N**	**25,103.25 0.576**				
21	**12158 51st Ct N**	**23,717.46 0.544**				
22	**12179 51st Ct N**	**52,494.02 1.205**				
23	**12070 51st Ct N**	**29,735.74**				

		0.683				
24	**12158 52nd Rd N**	**25,103.25 0.576**				
25	**12115 Persimmon Blvd**	**25,103.25 0.576**				
26	**12029 Persimmon Blvd**	**20,321.68 0.467**				
OVERALL						

Property Detail

Location Address : 59TH ST N
Municipality : UNINCORPORATED
Parcel Control Number : 00-41-43-03-00-000-3000
Subdivision :
Official Records Book/Page : 13015 / 485
Sale Date : 10/24/2001
Legal Description : 3-43-41, A STRIP OF LAND THRU SEC FROM SE TO NW BEING FP&L CO 185 FT EASEMENT

Owner Information

Owner(s)	Mailing Address
INDIAN TRAIL IMPROVEMENT DISTRICT	13476 61ST ST N WEST PALM BEACH FL 33412 1915

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/24/2001	$10	13015 / 00485	COUNTY DEED	INDIAN TRAIL IMPROVEMENT DISTRICT
04/20/2001	$0	12473 / 01862	TAX DEED	PALM BEACH COUNTY
01/01/1992	$100	07160 / 00640	QUIT CLAIM	

Exemption Information

Applicant/Owner(s)	Year	Detail
	2025	

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 29.80
Property Use Code : 8000—DISTRICTS
Zoning : AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	RIGHT-OF-WAY	AR	29.7976

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$89,393	$89,393	$89,393	$89,393	$89,393
Total Market Value	$89,393	$89,393	$89,393	$89,393	$89,393

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$89,393	$89,393	$89,393	$89,393	$89,393
Exemption Amount	$89,393	$89,393	$89,393	$89,393	$89,393
Taxable Value	$0	$0	$0	$0	$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$0	$0	$0	$0	$0
NON AD VALOREM	$0	$0	$0	$0	$0
TOTAL TAX	$0	$0	$0	$0	$0

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

APPRAISAL OF
29.8 ACRES OF RESIDENTIAL ZONED LAND
(SUBJECT TO AN FPL EASEMENT)
LOCATED BETWEEN PERSIMMON BOULEVARD TO THE SOUTH
AND 60TH STREET NORTH TO THE NORTH
WEST PALM BEACH, FLORIDA 33411

FOR

BURGESS HANSON, EXECUTIVE DIRECTOR
INDIAN TRAIL IMPROVEMENT DISTRICT

BY

ROBERT B. BANTING, MAI, SRA
CERT GEN RZ4

AND

BEAU M. ARNOLD
CERT GEN RZ2937

WITH

ANDERSON & CARR, INC.
2801 EXCHANGE COURT
WEST PALM BEACH, FLORIDA 33409

DATE OF INSPECTION: SEPTEMBER 19, 2025
DATE OF REPORT: SEPTEMBER 23, 2025
CURRENT DATE OF VALUE: SEPTEMBER 19, 2025

A&C JOB NO.: 2250408.000
CLIENT REFERENCE: 29.8 ACRES W/ FPL EASEMENT (PCN: 00-41-43-03-00-000-3000)

September 23, 2025

Burgess Hanson
Executive Director
Indian Trail Improvement District
13476 61st Street North
West Palm Beach, FL 33412

Dear Mr. Hanson:

Pursuant to your request, we have personally appraised the real property being a 29.8 acre parcel of residential zoned land. The subject property is 185 feet wide and runs on a diagonal northwest from Persimmon Boulevard in the south to 60th Street North in the north. It is located in the unplatted rural residential enclave commonly known as the Acreage. The subject property is encumbered in its entirety by an easement in favor of Florida Power & Light Company for the operation and maintenance of overhead power transmission lines. The subject property is located between Persimmon Boulevard and 60th Street North, roughly 130 feet west of the centerline of 120th Avenue North on the south side and roughly 115 feet east of 130th Avenue North on the North side. The property does not have a street address.

The purpose of this appraisal is to estimate the market value of the fee simple estate and easement of the subject property, as encumbered with an FPL utility transmission easement, as of September 19, 2025. The intended use of the report is to assist the client and intended user in establishing a purchase or selling price. The intended user of this appraisal report is Indian Trail Improvement District. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

We have utilized the sales comparison approach to value; the most common method used for valuing properties such as the subject property. In applying the sales comparison approach we have utilized "across the fence" appraisal methodology which is a land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. The price or value of land adjacent to the corridor (i.e., across the fence) is considered for the valuation.

The across the fence methodology is also often used to value other small parcels of land with little utility and/or no development potential on a stand-alone basis. The subject property, due to the existing easement, has little if any development potential or use to anyone other than the adjacent owners. Properties of this type rarely sell, and when they do sell, are not typically exposed on the open market. They are almost exclusively purchased privately by adjacent landowners for assemblage into their property. Prices vary widely but are typically based on the unit values of the adjoining land.

The subject property is a 185 wide strip that has been cleared and improved with overhead transmission powerlines by Florida Power & Light Company. The fee simple title is currently held by the Indian Trail Improvement District, which is responsible for maintaining the road and drainage infrastructure in the area.

In this case, the subject property is being proposed to be assembled into various adjacent properties. The properties in the neighborhood area are typically residential lots. The lots are typically 1.15 to 1.5 acres in size with some properties being double lots. It is these neighborhood lots upon which we have based the subject property's' across the fence valuation less a diminution in the value for the existence of the utility easement. It should be noted that our valuation does not take into account a discount for a stand-alone use and assumes the assemblage is the highest and best use.

As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as encumbered with the easement) and easement (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of September 19, 2025 was:

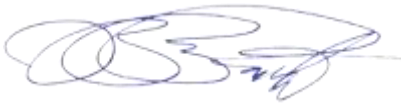
TOTAL CURRENT MARKET VALUE (AS ENCUMBERED BY FPL EASEMENT) $2,400,000

CURRENT MARKET VALUE PER ACRE (AS ENCUMBERED BY FPL EASEMENT): $80,000

This letter must remain attached to the report, which contains XX pages plus related exhibits, in order for the value opinion set forth to be considered valid. Your attention is directed to the General Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting, MAI, SRA
Cert Gen RZ4



Beau M. Arnold
Cert Gen RZ2937

RBB/BMA:cmp

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Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4
Qualifications for Beau M. Arnold, Cert Gen RZ2937
Addendum:

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Client:	Burgess Hanson, Executive Director Indian Trail Improvement District
Intended User	Indian Trail Improvement District
Intended Use:	Establishing a purchase or selling price
Taxpayer of Record:	Indian Trail Improvement District
Property Rights Appraised:	Fee simple estate subject to an easement
Extraordinary Assumptions:	None
Hypothetical Conditions:	None
Unusual Market Externality:	None
Location:	Site is located between Persimmon Boulevard and 60th Street North, roughly 130 feet west of the centerline of 120th Avenue North on the south side and roughly 115 feet east of 130th Avenue North on the North side.
Site/Land Area:	The subject site contains 1,298,088 square feet or 29.8 acres.
Zoning:	AR (Agricultural Residential) by Palm Beach County
Land Use Plan:	RR-2.5 (Rural Residential, 1 unit per 2.5 acres) by Palm Beach County
Flood Zone & Map Reference:	Zone AE, Community Panel Number 12099C0365F, effective date of October 5, 2017
Census Tract:	0078.21
Current Use:	Electrical transmission line right-of-way
Highest and Best Use:	Right-of-way w/ accessory agricultural, equestrian or other recreational uses (as subject to the existing easement restrictions)

Exposure Time:	2 to 4 months (unencumbered)

Estimated Property Values:

Value via Cost Approach:	N/A
Value via Income Capitalization Approach:	N/A
Value via Sales Comparison Approach:	$2,400,000

CURRENT MARKET VALUE TOTAL (AS ENCUMBERED):	**$2,400,000**
CURRENT MARKET UNIT VALUE PER ACRE: (AS ENCUMBERED)	**$80,000**
Date of Inspection:	September 19, 2025
Date of Report:	September 23, 2025
Date of Value:	September 19, 2025
Appraisers:	Robert B. Banting, MAI, SRA Cert Gen RZ4 Beau M. Arnold Cert Gen RZ2937

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported general limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Beau M. Arnold and Robert B. Banting, MAI, SRA have not made a personal on-site inspection of the property that is the subject of this report. Both appraisers have reviewed current aerial photography (via the Palm Beach County Property Appraiser's website) of the subject property.

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.



Robert B. Banting, MAI, SRA
Cert Gen RZ4
rbanting@andersoncarr.com
561-833-1661



Beau M. Arnold
Cert Gen RZ2937
barnold@andersoncarr.com
561-833-1661

GENERAL LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee being charged is for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, Inc. and then only in its entirety.

3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.

4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.

5. Liability of Anderson & Carr, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.

6. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.

7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.

8. No responsibility is assumed for the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management unless otherwise stated in particular parts of the report.

9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, their designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit when possible. All are considered appropriate for inclusion to the best of our knowledge and belief.

10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.

11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status as of the date of the photos.

12. Unless otherwise stated in this report, the appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

13. If applicable, the distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.

14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.

15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.

16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, restriction, or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.

18. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

20. This appraisal report has been prepared for the exclusive benefit of the client and intended users, Indian Trail Improvement District. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

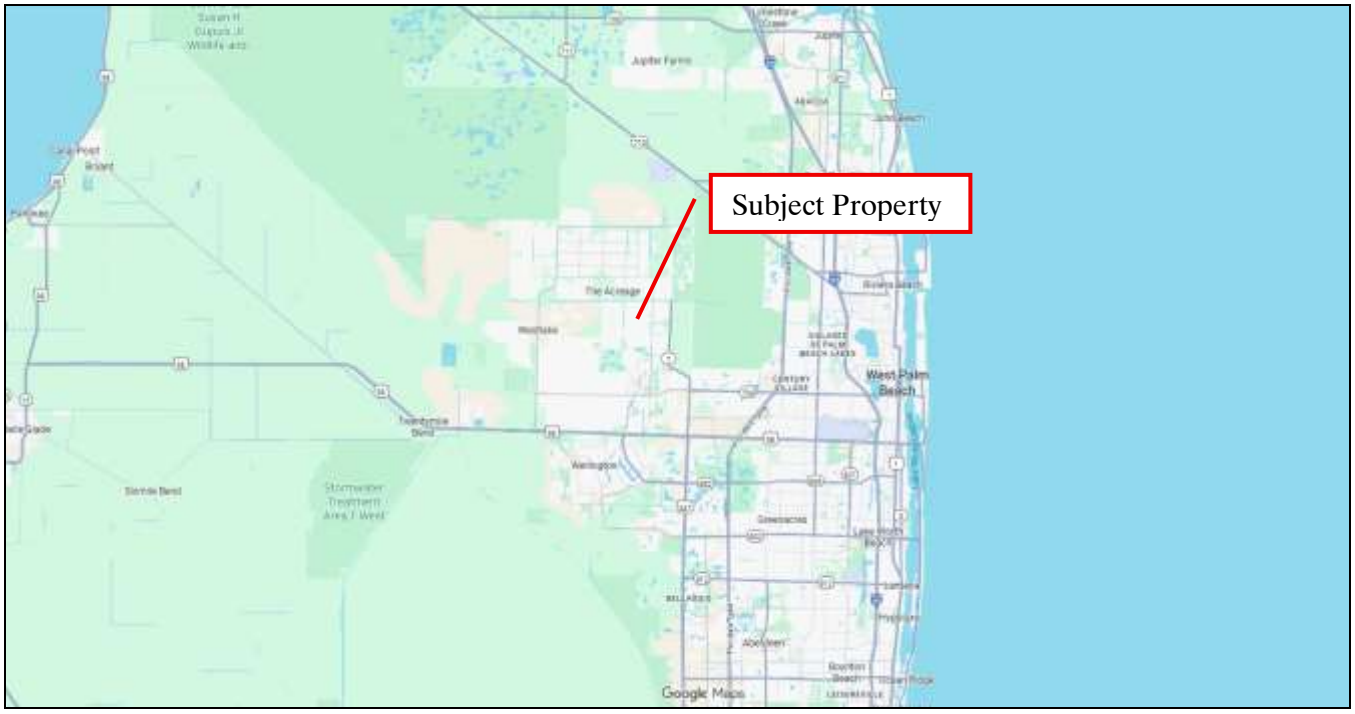
EXTRAORDINARY ASSUMPTIONS

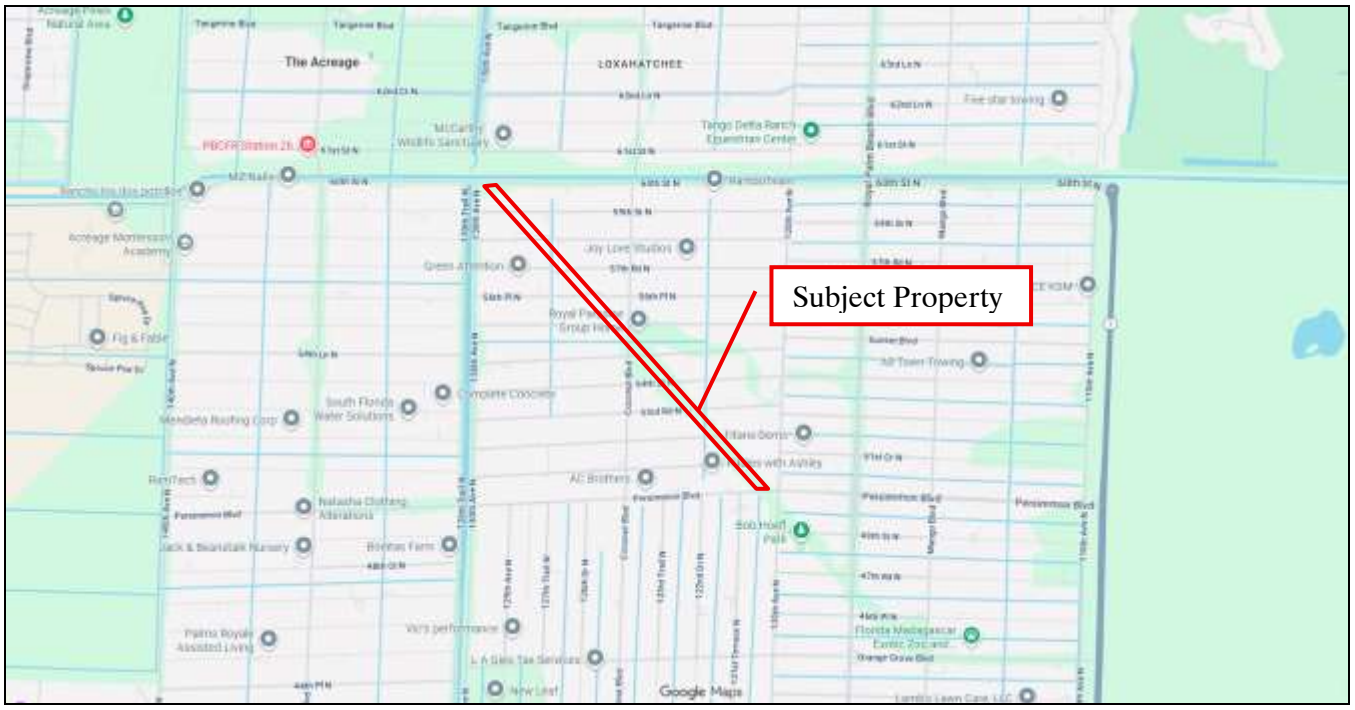
No Extraordinary Assumptions were utilized in the preparation of this appraisal.

HYPOTHETICAL CONDITIONS

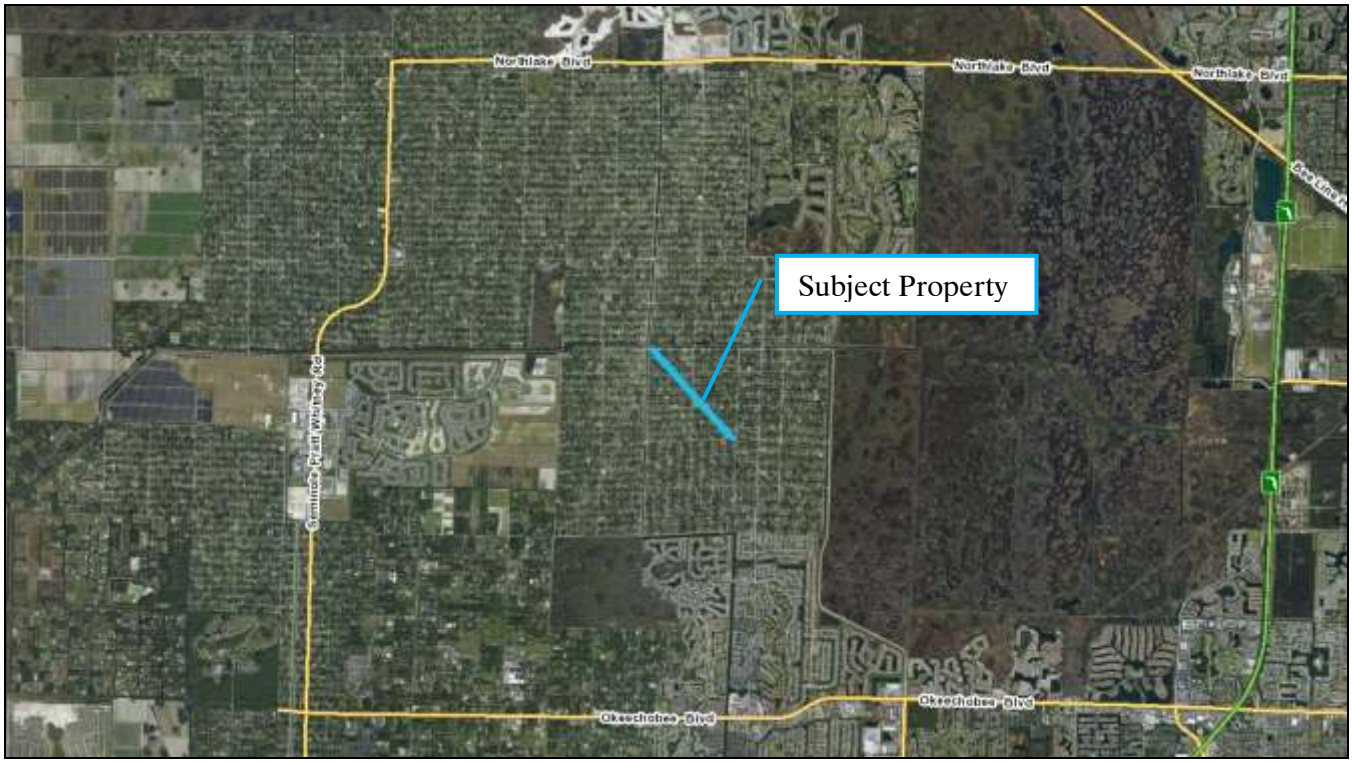
No Hypothetical Conditions were utilized in the preparation of this appraisal.

AREA/LOCATION MAPS

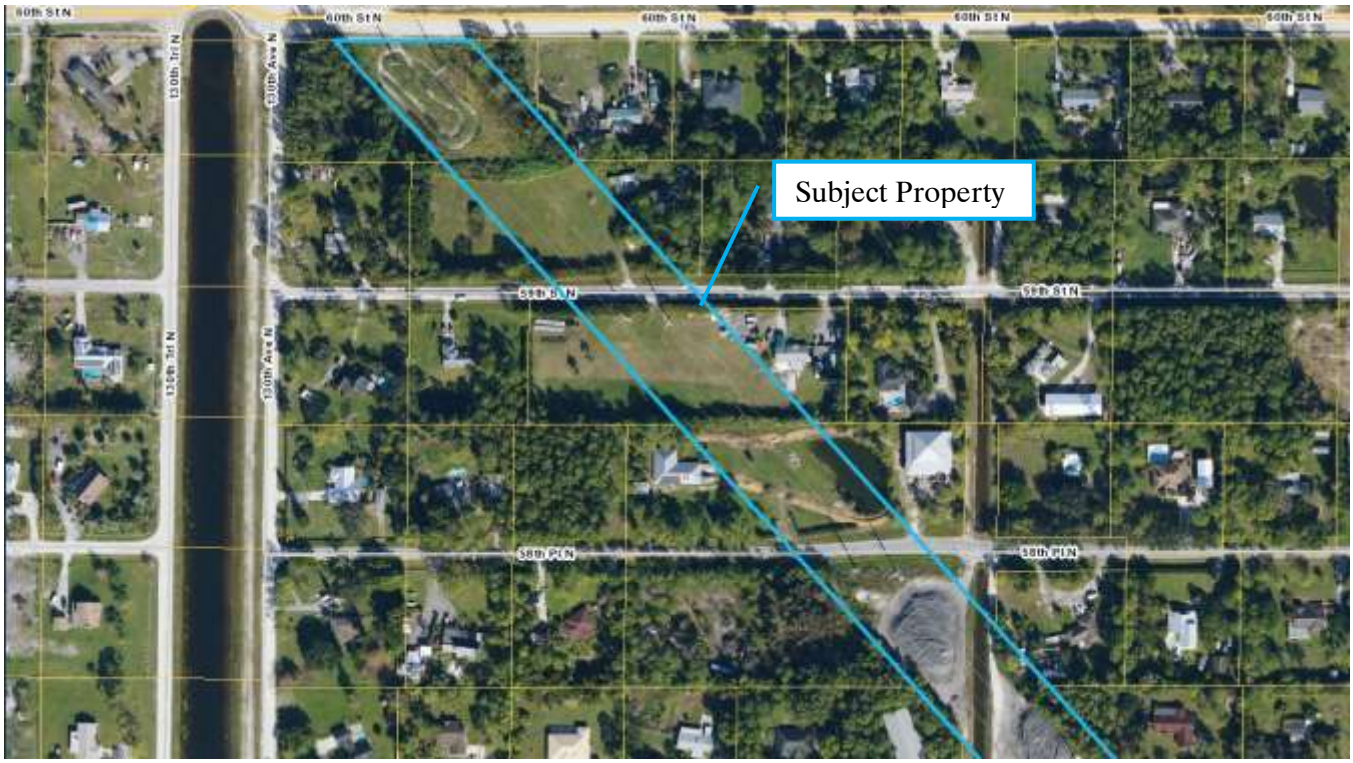




AERIAL PHOTOGRAPHS

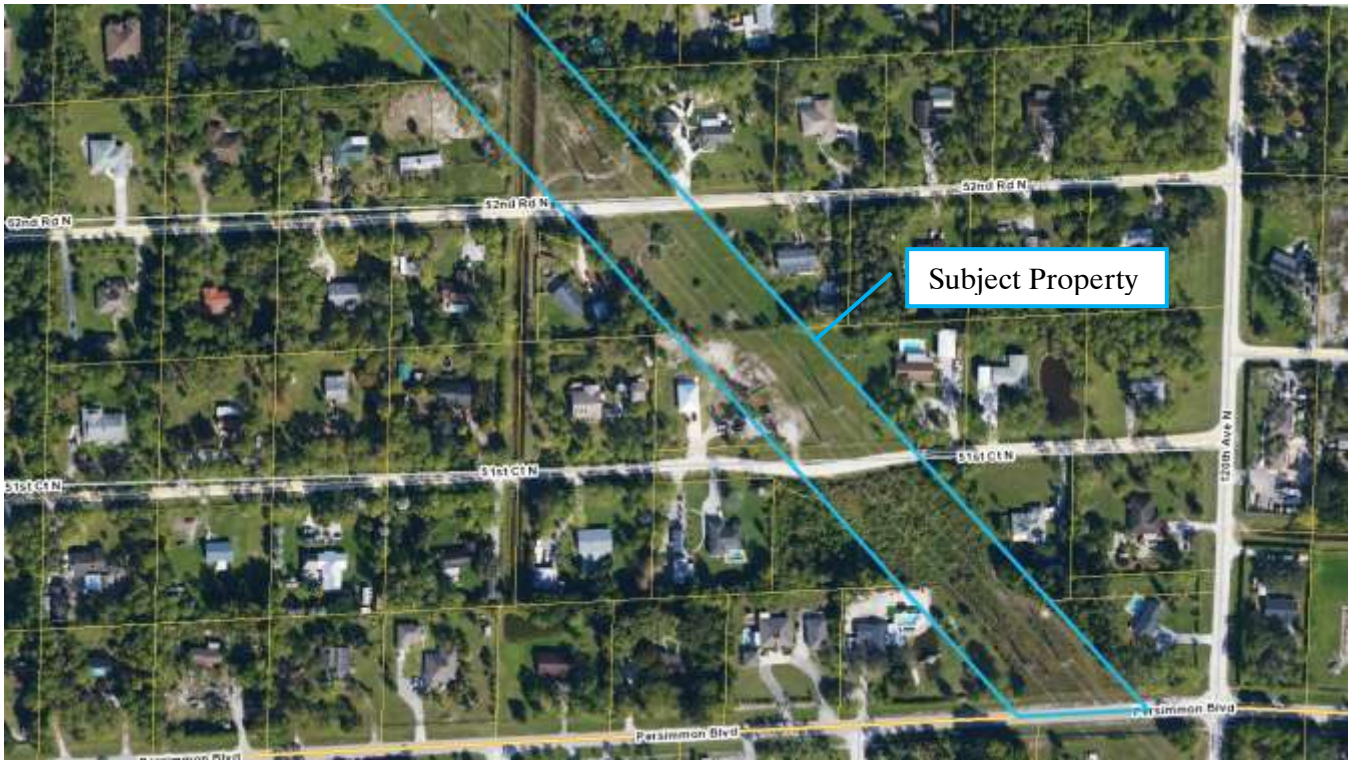





Subject Property
60th St N
59th St N
58th Pl N
130th Ave N
130th Trl N


Subject Property
57th Rd N
56th Pl N
55th Rd N
Coconut Blvd


Subject Property
Sunset Blvd
Coconut Blvd
54th St N
53rd Rd N


Subject Property
52nd Rd N
51st Ct N
Persimmon Blvd

PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate (as encumbered with an FPL utility transmission easement) and easement, of the subject property as of September 19, 2025.

PROPERTY APPRAISED

The subject property is a 29.8 acre parcel of residential zoned land. It is 185 feet wide and runs on a diagonal northwest from Persimmon Boulevard in the south to 60th Street North in the north. It is located in the unplatted rural residential enclave commonly known as the Acreage. The subject property is encumbered in its entirety by an easement in favor of Florida Power & Light Company for the operation and maintenance of overhead power transmission lines. The subject property is located between Persimmon Boulevard and 60th Street North, roughly 130 feet west of the centerline of 120th Avenue North on the south side and roughly 115 feet east of 130th Avenue North on the North side. The property does not have a street address.

LEGAL DESCRIPTION

The legal description for the subject property was taken from the right-of-way agreement granting the easement recorded in Palm Beach County OR Book 67, Page 170 on June 14, 1957.

A right-of-way 185 feet in width in Section 3, Township 43 South, Range 41 East, Palm B ach County, Florida, the centerline of which is more particularly described as follows:

Beginning at a point in the South line of said Section 3, said point being 246.8 feet West of the South East corner of said Section 3, thence Northwesterly along a course whose bearing is 131°- 53' - 22" from East through North from the said South line of Section 3, a distance of 7009.2 feet to a point in the North line of Said Section 3, said point being 235.7 feet East of the Northwest corner of said Section 3, containing 29.8 acres more or less;

DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in establishing a purchase or selling price. The intended user of the report is Indian Trail Improvement District.

This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation.

CLIENT

Mr. Burgess Hanson
Executive Director
Indian Trail Improvement District
13476 61st Street North
West Palm Beach, FL 33412

DEFINITIONS

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).

Across The Fence Method

A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. The price or value of land adjacent to the corridor (ie., across the fence) is considered for the valuation. Other considerations include corridor factor and usage factor adjustments (The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate and easement.

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

An easement is defined as the right to use another's land for a stated purpose. (The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

TYPICAL BUYER PROFILE

The typical buyer of the subject property would be a utility company wishing to use the corridor for additional transmission lines, pipeline etc. or adjacent landowners to expand their useable land areas, albeit subject to the restrictions of the easement. Alternatively, the adjacent property owners could purchase the property to expand their ownership holdings.

SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and determined the sales comparison approach to be applicable in this assignment. We have utilized "across the fence" appraisal methodology which is a land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. The price or value of land adjacent to the corridor (i.e., across the fence) is considered for the valuation.

The across the fence methodology is also often used to value other small parcels of land with little utility and/or no development potential on stand-alone basis. The subject property, due to its configuration, has little if any development potential or use to anyone other than the adjacent owners or as part of an assemblage for development. Properties of this type rarely sell, and when they do sell, are not typically exposed on the open market. They are almost exclusively purchased privately by adjacent landowners for assemblage into their property. Prices vary widely but are typically based on the unit values of the adjoining land.

In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information sources such as the Palm Beach County Property Appraiser's public access system and the Palm Beach County Clerk's Office, as well as subscription based information services such as the local MLS for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

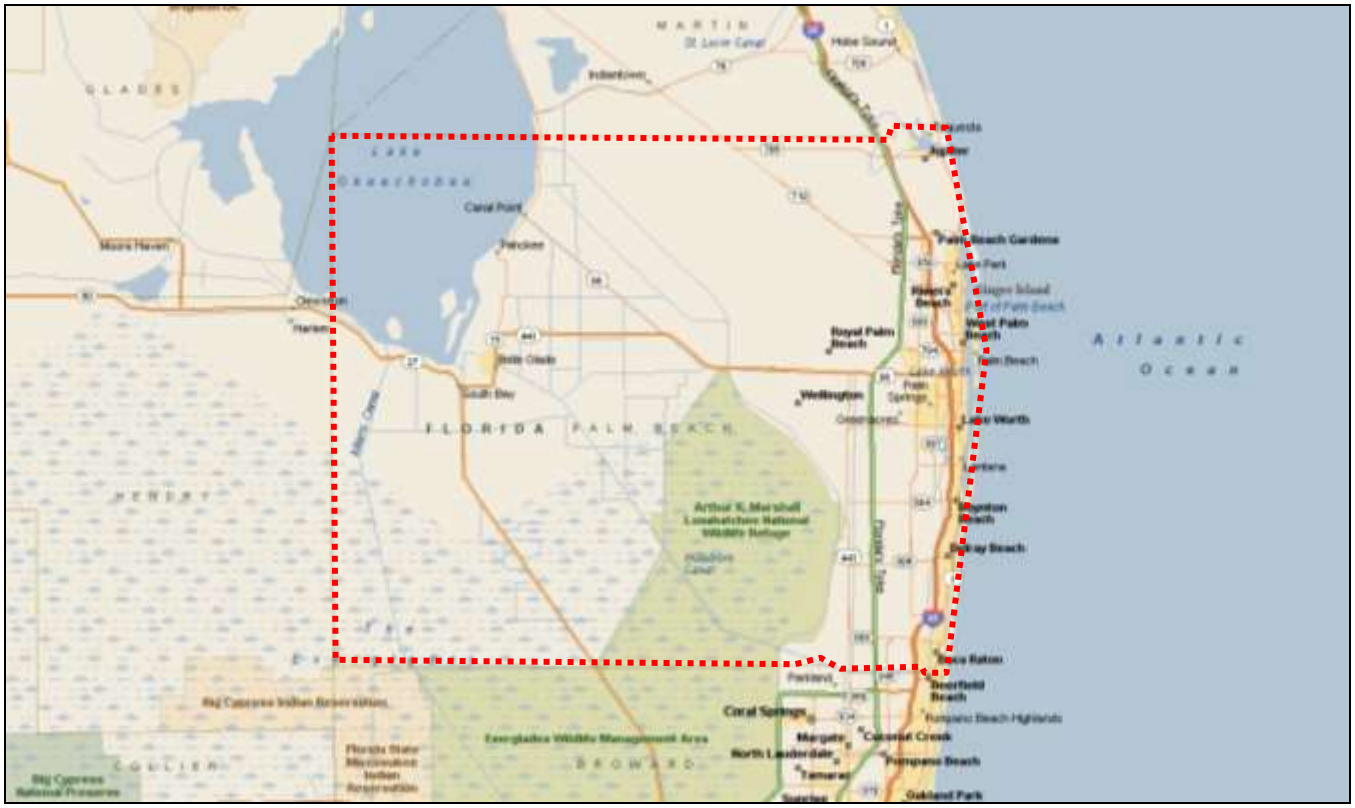
We inspected the subject property and the comparables via aerial photography available from the Palm Beach County Property Appraiser's website. Physical data pertaining to the subject property was obtained from said inspection and other public information sources such as the Palm Beach County Property Appraiser's records. Other data pertaining to the subject property was obtained from the Palm Beach County Clerk's and Tax Collector's offices and local planning and zoning departments.

The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

Per USPAP Standard Rule 2-2 this analysis is an Appraisal Report presented in written format. The analysis and conclusions of this appraisal assignment are presented in a narrative appraisal report.

PALM BEACH METROPOLITAN STATISTICAL AREA ANALYSIS



Geography

Palm Beach County stretches along Florida's scenic Southeast coast, bordered by Martin County to the north, Hendry and Glades Counties to the west, Broward County to the south, and the Atlantic Ocean to the east. Its northwestern edge includes a portion of Lake Okeechobee—the largest freshwater lake in the state. Strategically located, the county sits about 80 miles north of Miami and 260 miles south of Jacksonville.

Covering roughly 2,203 square miles, Palm Beach County includes approximately 1,974 square miles of land and 229 square miles of water, with 47 miles of pristine coastline. According to the U.S. Census Bureau's 2020 report, the county's population reached 1,492,191—up 1.13% from the 2010 census count of 1,320,134. Much of this growth stems from domestic migration, with new residents arriving from northern states as well as from neighboring Miami-Dade and Broward Counties. Today, Palm Beach ranks as Florida's third most populous county, following only Miami-Dade and Broward.

The county is home to 38 incorporated municipalities. Among them, West Palm Beach stands as the largest and serves as the county seat. To the south, Boca Raton claims the title of second-largest city and is recognized as one of the highest-income retail trade areas in the nation. Together with Miami-Dade and Broward Counties, Palm Beach forms Florida's famed "Gold Coast"—a densely populated stretch approximately 110 miles long and up to 20 miles wide. This region is the second-largest urbanized area in the United States, trailing only the New York metropolitan area.

Transportation

Vehicular Travel

Interstate 95 is a major north/south thoroughfare that connects Palm Beach County to the southeastern and northeastern portions of the state, and then continues along the Eastern Seaboard to Maine. Florida's Turnpike also passes through the county and provides connections to Miami-Dade and Broward Counties to the south and Orlando to the north, connecting with I-75 around Leesburg, FL. Other north/south highways include A1A, U.S. Highway 1, Congress Avenue, Military Trail and U.S. 441. A1A connects the coastal communities along the eastern edge of the county while U.S. 441 connects the more western communities such as Wellington and Jupiter Farms. There are numerous local east/west roadways with Southern Boulevard and Blue Heron Boulevard providing access to the most western portions of the county including Belle Glade, as well as Florida's West Coast.

Airport

Palm Beach International Airport (PBI) is a commercial service airport, serving both air carriers (airlines) and general aviation aircraft. PBI has a 24-hour control tower and a U.S. Customs & Immigration port of entry facility. It is a key transportation asset for the region, located just 2.5 miles from downtown West Palm Beach and directly adjacent to I-95—providing seamless access for travelers and businesses across Palm Beach County. Since its opening in 1988, PBI has undergone continuous expansion to meet growing demand.

Currently, the airport hosts 14 major airlines offering a wide range of domestic routes, as well as international service to destinations including The Bahamas and Canada. To support increased passenger and cargo volume, a dedicated overpass interchange with I-95 was constructed, dramatically enhancing traffic flow and reducing transit times to and from the airport.

In addition to PBI, Palm Beach County also supports four commercial executive airports, further strengthening the region's aviation infrastructure and appeal for corporate travel, private aviation, and logistics operations. This robust air transportation network positions Palm Beach County as an attractive hub for both business and leisure travel, while supporting regional growth and economic development.

Rail Service and Transit

Palm Beach County is strategically served by two major rail corridors: the Florida East Coast Railway and the CSX Railway. The CSX line is partially owned by the Florida Department of Transportation to support Tri-Rail, South Florida's commuter rail system, which provides essential north-south connectivity across the tri-county region.

Amtrak operates passenger rail service through the county, linking Palm Beach to major cities across the United States. Meanwhile, BrightLine—a privately funded, high-speed intercity rail service—offers fast, modern transit between Miami and West Palm Beach, with additional stops in Fort Lauderdale and Aventura. Service began in 2018, and a significant extension from West Palm Beach to Orlando via Melbourne was more recently added, further enhancing regional access and workforce mobility.

On the local level, Palm Tran is the county's primary public transportation provider, offering fixed-route bus service across the region, as well as Palm Tran CONNECTION, a paratransit solution for qualified users. Additionally, a variety of trolley and shuttle services—operated by local municipalities and Tri-Rail—ensures comprehensive coverage and convenient last-mile transit options.

This multi-modal transportation network supports a dynamic business environment by facilitating commuter access, improving logistics, and strengthening regional ties across South and Central Florida.

Port of Palm Beach and Intracoastal Waterway

The Port of Palm Beach, located in Riviera Beach, Florida, operates as an independent taxing authority governed by a five-member Board of Commissioners. Based on fiscal year end reports from 2023, the annual cargo throughput is $14.9 billion per year, with the highest container volume per acre in the U.S., and cruise ship passenger traffic exceeding 400,000; it ranks as the fourth busiest container port among Florida's 14 deepwater ports and 18th in the United States.

What sets the Port apart is its strong export orientation—approximately 80% of its cargo is outbound. It plays a vital role in regional trade, particularly with the Caribbean, supplying up to 60% of all goods consumed in The Bahamas. This makes the Port of Palm Beach a key logistics hub for companies engaged in international commerce and maritime shipping.

Complementing the Port's operations is the Intracoastal Waterway, one of Palm Beach County's most prominent marine assets, including a unique deep-water Mega Yacht berth and offering a full suite of yacht services. Spanning approximately 43 miles, it links 23 municipalities across the county and serves as a critical corridor for recreational boating, marine transport, and waterfront development.

Together, these assets position Palm Beach County as a strategic gateway for global trade and a valuable node in Florida's maritime economy.

Economy

At 2,000 square miles, Palm Beach County is the largest in area for the State of Florida. The county had experienced favorable demographic and economic conditions over the past five years until March 2020 with the onset of COVID-19. Although job and demographic growth had outpaced the U.S. across the board for the past several years, this area was dramatically impacted by the coronavirus pandemic which caused economic conditions to change rapidly across the world. In mid-2021 through 2023 the local economy recovered although prices escalated at a swift pace in the Palm Beach Metro Area as in the overall US economy due to national economic policies and spending legislation. Consumer prices began to stabilize in 2024, a trend which has continued into 2025.

The County's current population of 1.5 million has grown by close to 15% over the past decade, more than double the rate of the remainder of the country. In early 2020, the county's labor market had grown by 15% over the past five years. The unemployment rate according to the U.S. Bureau of Labor Statistics for February 2025 was 3.7% with an annual change of 0.5%. Palm Beach County has benefited from Florida's lack of a state income tax and post-pandemic has seen an even greater influx of wealthy individuals bring

significant parts of their wealth and business to the area. The tax dynamic, combined with a very strong business services infrastructure and a large talent pool, has created more jobs.

Palm Beach County's 700,000+ strong labor force is service driven, with over 80% of the labor force employed in private service provision. Trade and transportation are the largest sectors with close to 20% of the county's jobs. Palm Beach County's agricultural output ranks the highest in the state nearly doubling that of Miami-Dade. It consists of over 1,400 farms with over $1 billion in sales of crops and a $10 billion economic impact. The largest employer in Palm Beach County is the Palm Beach County School Board, the tenth largest school district in the United States, with close to 23,000 employees, 197,000 students and a $4.1 billion dollar budget for the 2023-2024 school year. Palm Beach County employment by industry is shown in the following table.

PALM BEACH EMPLOYMENT BY INDUSTRY IN THOUSANDS

	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
Industry	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	23	0.4	1.41%	-0.86%	2.39%	0.31%	0.60%	0.10%
Trade, Transportation and Utilities	129	1.0	1.01%	0.63%	1.40%	0.83%	0.50%	0.24%
Retail Trade	82	1.2	0.48%	0.54%	0.51%	0.02%	0.43%	0.17%
Financial Activities	51	1.2	0.81%	0.96%	2.59%	1.29%	0.37%	0.29%
Government	66	0.6	2.13%	0.71%	0.74%	0.68%	0.34%	0.22%
Natural Resources, Mining and Construction	46	1.2	1.29%	1.11%	3.90%	2.09%	1.06%	0.60%
Education and Health Services	125	1.0	4.80%	3.34%	3.07%	2.21%	0.98%	0.72%
Professional and Business Services	134	1.3	-1.36%	0.07%	2.27%	1.33%	0.86%	0.66%
Information	12	0.9	0.11%	0.32%	1.09%	0.66%	0.83%	0.35%
Leisure and Hospitality	95	1.3	-0.79%	1.34%	1.51%	1.15%	1.04%	0.81%
Other Services	31	1.2	-0.61%	1.16%	-0.01%	0.73%	0.43%	0.23%
Total Employment	**712**	**1.0**	**0.98%**	**1.03%**	**1.97%**	**1.18%**	**0.74%**	**0.45%**

Source: Oxford Economics
LQ = Location Quotient

Job opportunities have returned to Palm Beach County and a growing number of people are moving to the area from other states. The nation's economy is currently experiencing inflation along with rising interest rates; however, the local economy remains strong due to high demand. The diversity of Palm Beach County's workforce with no one industry accounting for more than 20% of the jobs has helped to insulate the market from higher losses.

Commercial Real Estate

Industrial

Palm Beach's trailing 12-month industrial net absorption has slowed to 590,000 SF, down from elevated levels of 840,000 SF during early 2022. Small tenant move-outs, 70% occupying spaces of less than 20,000 SF, drove the slowdown since the second half of 2023, resulting in rising vacancies from a low of 2.8% in 2022 to 6.1% as of the end of the 1st quarter 2025. Despite a slower economic environment weighing on lease volume, there remains a limited availability of existing space with vacancies remaining below the U.S. average of 7.1%.

The Palm Beach industrial market remains a critical logistics hub as it provides access to the large population pool in South Florida, the ninth-largest U.S. metropolitan statistical area in terms of population. Despite ranking fourth after Jaxport, Port Miami and Port Everglades in containerized cargo flows, the Port of Palm Beach provides significant infrastructure for business in the area. The continued rise of buying power in Palm Beach coupled with a lack of available space in Ft. Lauderdale and Miami should continue to help drive businesses northward into the market.

Despite recent gains, slowing demand and rising vacancies since 2023 have resulted in a moderation in rent gains from peak levels of around 12% year-over-year recorded in 2022. Further deceleration is likely as higher interest rates weigh on economic growth. That said, Palm Beach's industrial rent growth remains one of the strongest in the nation, with vacancies set to remain below the U.S. average, below 6% over the forecast period.

Overview

Palm Beach Industrial

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
797K	238K	6.8%	3.1%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	48,582,528	8.0%	$16.68	8.8%	(144,903)	550,087	508,119
Specialized Industrial	11,989,069	4.2%	$17.57	9.4%	72,296	0	499,991
Flex	11,247,039	4.2%	$21.97	4.3%	55,724	0	0
Market	**71,818,636**	**6.8%**	**$17.65**	**8.2%**	**(16,883)**	**550,087**	**1,008,110**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.7% (YOY)	5.1%	6.7%	10.9%	2009 Q4	2.3%	2018 Q3
Net Absorption SF	238K	684,419	878,845	2,280,609	2005 Q3	(2,353,156)	2009 Q3
Deliveries SF	797K	903,348	962,286	2,529,740	2024 Q3	25,400	2011 Q1
Market Asking Rent Growth	3.1%	3.6%	3.8%	10.7%	2022 Q3	-4.1%	2009 Q4
Sales Volume	$567M	$260.1M	N/A	$853.8M	2022 Q2	$35.5M	2010 Q1

Office

The Palm Beach County Metro can be categorized as one of the nation's larger metros. Office rents in Palm Beach were growing at a 5.1% annual rate during the 1st-2nd quarters of 2025, though gains have moderated, falling below the three-year average annual rent growth of 7.0%. Although vacancies have expanded recently to 8.8%, these remain below the ten-year average of 9.2% as of the 1st-2nd quarters of 2025.

Available office space in Palm Beach has risen since the 3rd quarter 2022, with net absorption turning negative in 2023 and again in 2024. Despite the recent softening, longer-term trends in the market continue to indicate a preference for 4 and 5 star office space located in the market's CBD, with more than 50% of the demand in Palm Beach concentrated in the 4 and 5 star assets since 2019, and over 60% of 4 and 5 star demand concentrated within the CBD over the same time period. However, less expensive locations like North Palm Beach have seen healthy tenant demand in the last few months. As local tenants look for lower leasing costs, West Palm Beach and Boca Raton, which have some of the highest asking rents in the market, have seen leasing activity moderate to around 85% and 80% of the 2015-2019 average levels, respectively.

Transaction volume has moderated since 2023, with $560 million trading in the last twelve months, below the $1.0 billion traded on average in the last five years. Despite this near-term slowdown, the Palm Beach market remains attractive on a relative basis as vacancy rates, which remain well below the national average at 14% and positive rent gains, suggest the market may be somewhat insulated from future economic uncertainty when compared to its high-growth peer markets. Still a near-term pullback in institutional buyer activity will likely continue as rising vacancies, softer rent gains, and still-elevated interest rates impact value creation and investment decisions.

Overview

Palm Beach Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
660K	(69.8K)	9.0%	2.9%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	14,430,052	14.1%	$59.59	22.1%	(101,943)	24,000	1,845,382
3 Star	34,832,707	8.7%	$41.71	10.7%	55,509	24,300	96,626
1 & 2 Star	12,412,762	4.0%	$34.02	4.8%	19,348	0	8,440
Market	**61,675,521**	**9.0%**	**$44.78**	**12.5%**	**(27,086)**	**48,300**	**1,950,448**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.0% (YOY)	10.3%	9.6%	16.1%	2010 Q3	6.0%	2000 Q2
Net Absorption SF	(69.8K)	527,279	245,881	2,137,310	2004 Q4	(1,109,304)	2008 Q1
Deliveries SF	660K	747,153	618,931	3,566,299	2008 Q4	30,000	2024 Q2
Market Asking Rent Growth	2.9%	2.7%	1.7%	9.4%	2022 Q3	-5.2%	2009 Q4
Sales Volume	$677M	$706.9M	N/A	$2.3B	2022 Q1	$99.9M	2009 Q4

Retail

Palm Beach retail leasing activity has slowed over the past 12 months, with over 1.5 million SF leased in 2024, down from recent peak levels of over 2.4 million SF leased as of the third quarter of 2021. This slowdown in leasing activity is mainly driven by a lack of available space, as total leased SF now makes up over 13% of available space, up from around 11% on average from 2015 through 2019. Still, net absorption has remained positive over most of the last three years, with the exception of the first quarter of 2024, which saw some minor move-outs.

Over the past few years, the influx of high-net-worth individuals continues to further bolster Palm Beach resident spending. Elevated retail sales have helped drive strong rent gains for retail space in the area, with annual growth at 3.8%, though this has slowed from peak levels of 7.9% in the third quarter of 2023.

Most space availability remains concentrated in general retail and neighborhood centers, which make up the largest share of retail inventory in the market. Still, available space remains at or near the lowest levels seen over the past decade across all segments. Going forward, space availability is unlikely to improve significantly as tenant move-outs remain below historical averages.

Going forward, a slowdown in consumer spending, with real retail sales growth moderating over the last few months, presents a drag to activity. That said, a healthy labor market continues to drive consumer spending, which has remained elevated relative to pre-pandemic trends. Near-term forecast expectations are for a continued historically tight vacancy rate of less than 4% for the foreseeable future.

Overview

Palm Beach Retail

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
329K	70.6K	3.9%	3.4%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	9,319,226	3.1%	$40.88	1.4%	21,083	0	0
Power Center	3,379,534	2.2%	$41.04	4.3%	6,385	0	0
Neighborhood Center	29,909,118	5.6%	$35.56	6.6%	158,079	5,980	125,820
Strip Center	5,268,309	3.3%	$34.12	4.5%	9,198	0	134,341
General Retail	32,528,903	2.9%	$37.38	3.6%	(86,517)	1,900	123,782
Other	684,743	3.7%	$50.28	6.9%	(1,078)	0	0
Market	**81,089,833**	**3.9%**	**$37.16**	**4.6%**	**107,150**	**7,880**	**383,943**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.3% (YOY)	5.2%	4.0%	8.7%	2010 Q1	3.0%	2022 Q4
Net Absorption SF	70.6K	488,815	163,472	1,511,173	2022 Q2	(1,064,810)	2009 Q3
Deliveries SF	329K	698,543	313,459	2,930,752	2006 Q4	191,973	2012 Q3
Market Asking Rent Growth	3.4%	2.8%	3.3%	7.5%	2023 Q3	-5.8%	2009 Q3
Sales Volume	$1B	$748.7M	N/A	$1.8B	2022 Q3	$136.2M	2009 Q3

Multi-Family

Palm Beach multi-family demand continues to grow at an above average pace, with apartment absorption over 4% annually in 2024, relative to 3 % growth for the U.S. Still, following national trends, demand has slowed from peak levels of over 8% annual growth seen in the third quarter 2021. Additionally, delivery of new apartment units has outpaced absorption since 2023, resulting in a rise in vacancy rate from a low of 3.7% in 2021 to 7.8% as of the end of the fourth quarter 2024.

Affordability concerns, along with slowing population growth and an elevated supply pipeline, are weighing on multifamily fundamentals in the near term, with annual asking rent gains continuing their descent, now slowing to .06% after growing at a record pace of 23.6% in 2021. Despite having the ninth largest supply pipeline across all Florida markets, Palm Beach's multifamily vacancy is the ninth lowest in the state.

The moderation in demand comes at a time when developers are set to deliver elevated levels of new apartments. Over 1,200 units broke ground in 2024, and construction starts remained elevated in 2023, with over 2,800 units breaking ground. While new supply additions peaked in 2024, totaling over 4,800 units, this follows an already elevated pipeline, leaving the market with a significant supply overhand in the near term. Higher financing costs are beginning to slow development activity, which will likely limit supply growth past 2026, allowing vacancies to come down from elevated levels over the long term. Going forward, higher costs, specifically for insurance, along with softer rent gains and elevated interest rates, will continue to impact activity and pricing. Still, institutional investors have made up a larger share of buyers over the last year relative to the prior five-year average, indicating an elevated interest in the market.

Overview

Palm Beach Multi-Family

12 Mo Delivered Units	12 Mo Absorption Units	Vacancy Rate	12 Mo Asking Rent Growth
1,751	2,936	7.1%	0.6%

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	45,363	8.2%	$2,767	$2,742	665	0	3,675
3 Star	24,778	6.1%	$2,188	$2,172	(54)	0	692
1 & 2 Star	14,116	5.7%	$1,758	$1,748	(23)	0	0
Market	**84,257**	**7.1%**	**$2,489**	**$2,468**	**588**	**0**	**4,367**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.6% (YOY)	7.7%	6.4%	10.0%	2009 Q1	3.7%	2021 Q3
Absorption Units	2,936	1,434	1,656	5,278	2021 Q3	(200)	2006 Q3
Delivered Units	1,751	1,605	1,462	4,545	2024 Q3	0	2011 Q1
Demolished Units	36	45	32	285	2010 Q1	0	2025 Q2
Asking Rent Growth	0.6%	3.2%	2.5%	23.4%	2021 Q4	-3.2%	2008 Q3
Effective Rent Growth	1.0%	3.2%	2.5%	24.8%	2021 Q4	-3.1%	2008 Q3
Sales Volume	$1.2B	$762.6M	N/A	$3.6B	2022 Q2	$63.9M	2007 Q3

Residential Real Estate

PALM BEACH COUNTY
MARKET SNAPSHOT

Single Family Homes	2025	2024	% Change
Closed Sales	1,187	1,269	-6.5%
Paid in Cash	486	547	-11.2%
Median Sale Price	$626,000	$659,999	-5.2%
Original List Price Received	93.1%	94.6%	-1.6%
Median Days to Contract	42	35	20.0%
Inventory (Active Listings)	6,259	5,170	21.1%
Months Supply of Inventory	5.7	4.5	26.7%

Townhouses/Condos	2025	2025	% Change
Closed Sales	821	868	-5.4%
Paid in Cash	464	521	-10.9%
Median Sale Price	$315,000	$325,000	-3.1%
Original List Price Received	90.9%	92.4%	-1.6%
Median Days to Contract	61	46	32.6%
Inventory (Active Listings)	7,670	6,522	17.6%
Months Supply of Inventory	9.7	7.1	36.6%

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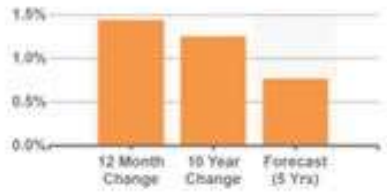
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DEMOGRAPHIC TRENDS

	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,604,108	342,205,063	1.4%	0.6%	1.3%	0.6%	0.8%	0.4%
Households	634,811	134,552,797	1.6%	0.8%	1.0%	1.0%	0.8%	0.5%
Median Household Income	$87,967	$81,423	1.2%	2.4%	4.7%	4.0%	3.5%	3.9%
Labor Force	785,864	170,840,328	1.7%	1.4%	1.3%	0.8%	0.8%	0.3%
Unemployment	3.6%	4.2%	0.1%	0%	-0.1%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



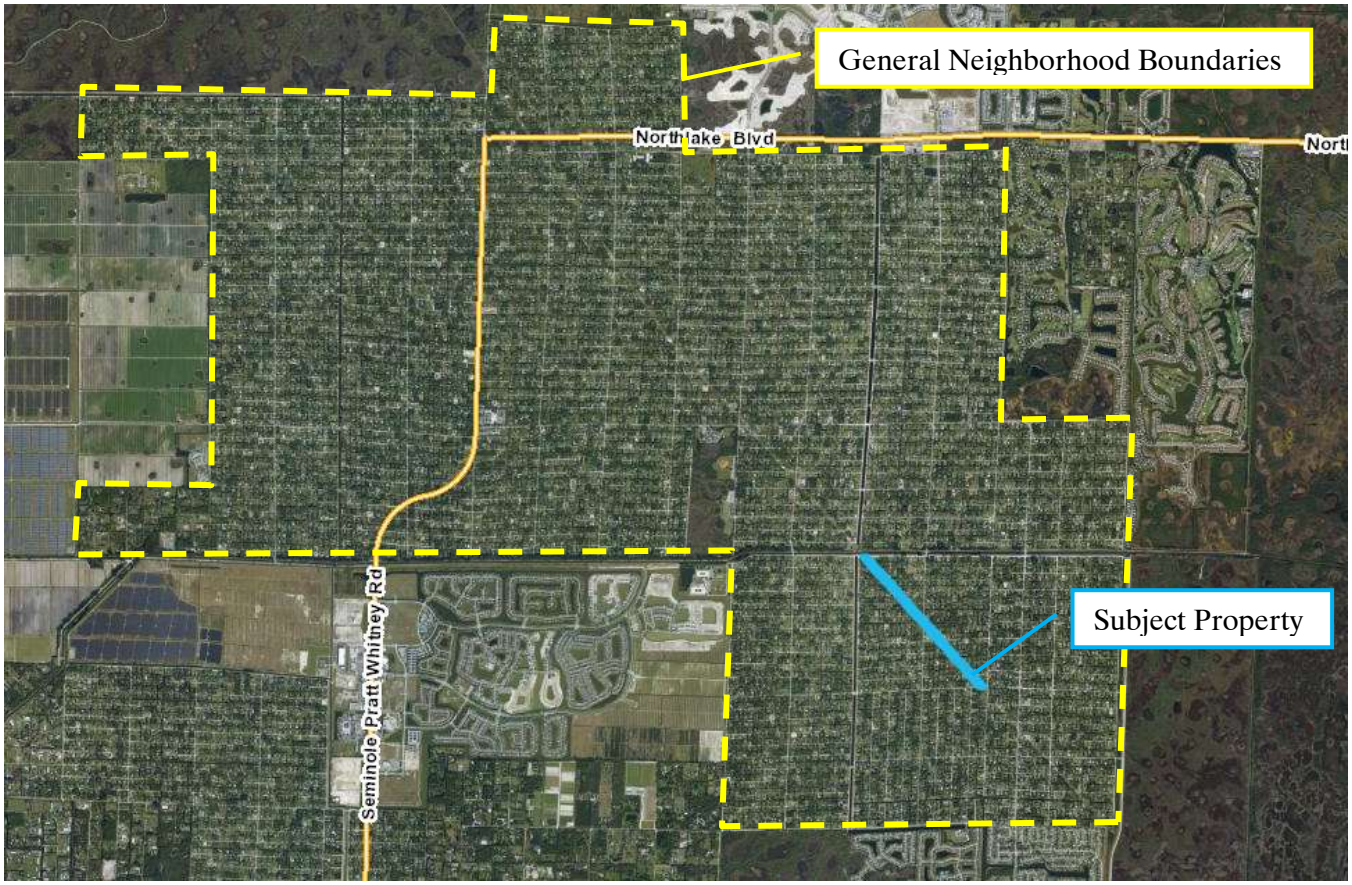
Source: Oxford Economics

Conclusion

Palm Beach County continues to demonstrate strong economic resilience and growth, driven by in-migration, a diversified workforce, and its status as a key business and tourism hub. Despite challenges such as rising vacancies in the industrial and office sectors and a slowdown in retail leasing activity, the county's overall real estate market remains robust. The multi-family sector, while experiencing short-term oversupply, continues to attract institutional investment, and long-term demand fundamentals remain favorable.

The County's strategic location, well-developed transportation infrastructure, and lack of a state income tax have positioned it as an attractive destination for businesses and high-net-worth individuals. While rising interest rates and economic uncertainties may impact short-term investment activity, Palm Beach County's broad employment base and strong demand for residential and commercial real estate suggest continued stability. Looking ahead, limited land availability and sustained population growth will likely drive further development, supporting long-term economic expansion and maintaining Palm Beach County's position as a highly desirable market.

NEIGHBORHOOD SUMMARY



The subject is located within a rural enclave of Western Palm Beach County, known as; The Acreage.

Origins and Development

The Acreage, located in western Palm Beach County, Florida, is a unique community that blends rural charm with suburban growth. Its origins trace back to the mid-20th century, when Samuel Nathan Friedland, a Russian immigrant and founder of the Food Fair grocery chain, purchased the 100-square-mile Indian Trail Ranch in 1956. The following year, the Indian Trail Water Control District (now the Indian Trail Improvement District) was established to manage canals and roads across the property, laying the groundwork for future settlement.

In the 1960s, Friedland planted thousands of citrus trees to supply his grocery stores, while portions of the land were sold to other growers, including the Callery-Judge Groves. Other tracts became the J.W. Corbett National Wildlife Refuge and the Pratt & Whitney Aircraft facility. By the late 1950s and early 1960s, Friedland's development company, Royal Palm Beach Colony, Ltd., began marketing one-acre lots to working-class families. Advertisements promised affordable land—about $5,000 per lot, with low down payments and monthly installments. Buyers were drawn by the promise of space and independence, though many arrived to find swampland and limited infrastructure.

Because drainage and road systems were not fully developed, Palm Beach County initially denied building permits. Over time, variances were granted, and by the late 1970s, residents formed associations to address collective issues such as flooding and road maintenance. This grassroots organization helped shape the community's identity as a self-reliant, semi-rural enclave.

Growth and Identity

By the 1980s, The Acreage had grown into a recognizable community, though still unincorporated. A naming contest even considered alternatives, but residents voted to keep the simple, descriptive title: The Acreage. The name reflects the defining characteristic of the area—most homes sit on lots of one acre or more, giving residents space for gardens, small farms, and equestrian activities.

The community's population has steadily increased, reaching over 41,000 residents by the 2020 Census. Despite this growth, The Acreage has retained its rural feel, with dirt roads, wooded areas, and large home sites. It straddles the line between Palm Beach County's dense eastern suburbs and its agricultural western lands, making it both a commuter community and a haven for those seeking open space.

Characteristics and Lifestyle

Several features define life in The Acreage:

- **Lot Size and Housing**: Most properties are one acre or larger, allowing for privacy, livestock, and equestrian use. Homes range from modest cottages to modern suburban-style houses.
- **Rural Infrastructure**: Many roads remain unpaved, and the area relies on the Indian Trail Improvement District for drainage and road maintenance.
- **Agricultural and Equestrian Culture**: Residents often keep horses, chickens, and gardens, reflecting the community's agrarian roots.
- **Natural Surroundings**: The Acreage is bordered by wildlife preserves and wetlands, offering residents access to outdoor recreation and a buffer from urban sprawl.
- **Community Spirit**: Despite being unincorporated, residents have historically organized to address shared concerns, from drainage to storm recovery.

Challenges and Resilience

The Acreage has faced recurring challenges, particularly with flooding during heavy rains and hurricanes. Notable storms, such as Hurricane Irene (1999) and the destructive 2004 hurricane season, caused significant damage, especially to older wooden homes. Yet the community has consistently rebuilt and adapted, reinforcing its reputation for resilience.

In recent years, The Acreage has experienced pressure from surrounding development. Neighboring areas like Westlake and Royal Palm Beach have become more suburbanized, while The Acreage remains committed to preserving its rural character. Discussions about incorporation have surfaced periodically, reflecting concerns about maintaining autonomy and resisting overdevelopment.

Conclusion

The Acreage stands as a distinctive community within Palm Beach County—neither fully rural nor fully suburban. Born from citrus groves and swampland, it has grown into a thriving residential area where families enjoy space, independence, and a close connection to nature. Its history is one of grassroots development, resilience in the face of environmental challenges, and a strong sense of identity rooted in its very name. Today, The Acreage continues to balance growth with preservation, embodying the enduring appeal of wide-open spaces in South Florida.

PROPERTY DATA

Taxpayer of Record

Indian Trail Improvement District

Palm Beach County Property Control Number(s)

00-41-43-03-00-000-3000

Assessed Value and Taxes for 2025

The following information was taken from the Palm Beach County Property Appraiser's and Tax Collector's web sites.

Appraisals		
Improvements $0	Land $89,393	Total Market Value $89,393
Assessed and Taxable Values		
Assessed Value $89,393	Exemption $89,393	Taxable Value $0
Taxes		
Ad Valorem $0	Non Ad Valorem $0	Total Tax $0

A typical informed buyer would recognize the possibility of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year's delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee, or other investor in the property fully investigate the tax status of the subject property with the County's Tax Collectors office.

Census Tract

The subject property is located in census tract 0078.21.

Census Tract Map

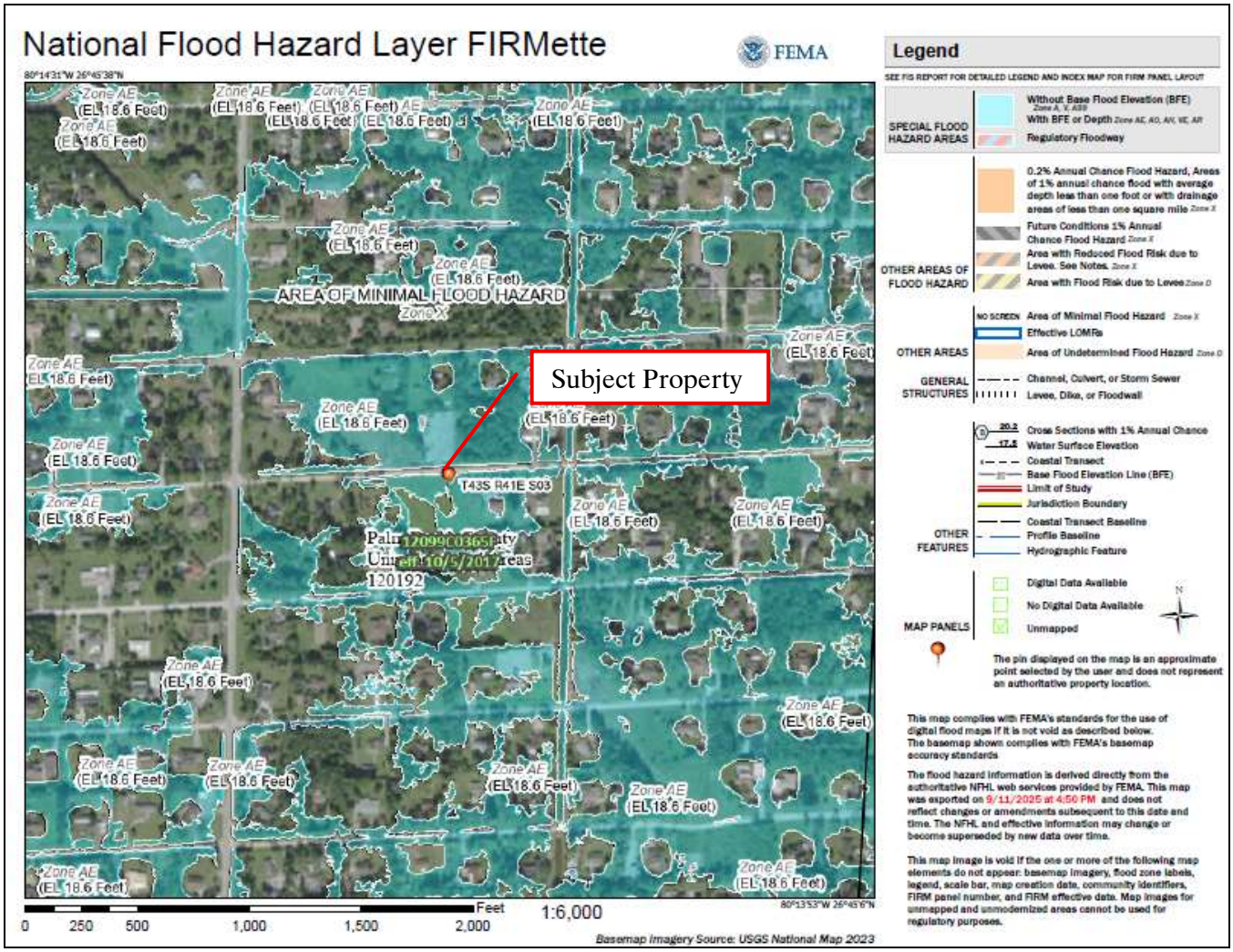


Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 12099C0365F, effective date of October 5, 2017. The subject appears to lie in an area designated as Zone AE (Elevation 18.6 feet).

Flood Zone AE is part of a special flood hazard area subject to 1% annual chance of flood. Zone AE is a special flood hazard area with a base flood zone elevation determined (water-surface elevation of the 1% annual chance flood).

Flood Map



Zoning and Future Land Use

The subject property's use is dictated by the Palm Beach County Zoning Code and Comprehensive Plan. The Palm Beach County zoning and future land use maps indicate the subject property has a zoning designation of AR (Agricultural Residential) with an underlying land use designation of RR-2.5 (Rural Residential, 1 unit per 2.5 acres).

The AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes.

Permitted uses under this zoning category generally include, but are not limited to; low density residential and agricultural uses and uses accessory thereto.

The appraisers have not independently verified that the subject complies with current site development regulations (setbacks, site coverage, etc.). It has been assumed that by virtue of the subject's on-going use, should there be any areas of non-compliance, a variance has been issued or some other form of special exception has been made.

Concurrency

The strongest growth control measure ever imposed was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the *Growth Management Law.* One provision of this law is referred to as *Concurrency* which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development. Eight types of infrastructure are affected including traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments.

It is the appraisers' understanding that the subject is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

Utilities

The following utilities are available to the subject property: electricity, cable and telephone connections are available in the area. there are no public water and sewer systems servicing the neighborhood. properties in the neighborhood rely on wells and septic systems.

Subject Property Sales History

The appraisers have not been provided with a title abstract on the property appraised nor have they conducted a title search of their own. The Palm Beach County Property Appraiser's records indicate that the subject property last transferred on October 24, 2001 for a price of $10. This transfer was recorded in Palm Beach County OR Book and Page 13015/485.

To the appraisers' knowledge the subject property is not currently listed for sale or subject to a current purchase agreement.

Site Analysis

The following analysis is based upon a personal inspection of the site and Palm Beach County Public Records.

Location

The subject property is located between Persimmon Boulevard and 60th Street North, roughly 130 feet west of the centerline of 120th Avenue North on the south side and roughly 115 feet east of 130th Avenue North on the North side. The property does not have a street address.

Size and Shape

We have relied on the site size for the property from the Palm Beach County Property Appraiser's records. The site is a irregular shaped parcel of land having roughly 185 front feet along the north side of Persimmon Boulevard and south side of 60th Street North The subject site area is approximately 1,298,088 square feet or 29.8 acres.

Topography and Drainage

The site is level and near road grade. Drainage appears to be adequate for its current use. No apparent drainage problems were noted during the inspection. However, we have not had the opportunity to visit the site during a time of heavy rainfall. It is assumed that the subject does not suffer from any detrimental drainage problems.

Access

Access is via 60th Street North on the north end and Persimmon Boulevard on the south end. The subject is also bisected by the rights-of-ways for the following streets (east to west); 59th Steet North, 58th Place North, 57th Road North, 56th Place North, 55th Road North, Sunset Boulevard, 54th Street North, 53rd Road North, 52nd Road North and 51st Court North. Coconut Boulevard bisects the subject north to south.

Easements or Encroachments

The entire subject property is encumbered with an easement in favor of Florida Power & Light Company for the operation and maintenance of overhead power transmission lines. Portions of the property are also covered by road and drainage easements that are common to the larger neighborhood area.

Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (Source: The Dictionary of Real Estate Appraisal, 7th ed., Appraisal Institute, 2022)

The analysis of highest and best use normally applies these considerations in a three step process, involving the analysis of the Highest and Best Use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement in order to estimate the highest and best use as improved. The subject is vacant land, therefore only the first two steps apply.

The subject site contains roughly 29.8 acres and could physically support a number of uses. These physically possible uses must be legal, reasonable, probable, and a logical continuation of surrounding uses within the subject property's neighborhood. The subject is currently zoned AR (Agricultural Residential) for RR-2.5 (Rural Residential, 1 unit per 2.5 acres) use. The surrounding area has been developed almost exclusively with single family homes in the past, with a mix of smaller agricultural (mostly plant nurseries) interspersed throughout.

The subject site is zoned for AR (Agricultural Residential) use. However, its irregular configuration and the existing FPL easement limit its usability. It could not readily be developed as a stand-alone parcel and would not allow development with any buildings due to the easement.

This parcel has little, if any, development potential to anyone other than the adjoining property owners. This type of property is almost exclusively purchased privately by the adjacent land owner for assemblage and almost never sold in the open market.

The highest and best use of the subject property is for assemblage with the adjoining properties. This would result in the most utility, development potential and highest value. It should be noted that an “across the fence” value ignores the highest and best use of the property on a stand-alone basis (which would include a discount for configuration and utility).

EXPOSURE AND MARKETING TIME

Exposure time is: 1) The time a property remains on the market; 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; 3) A retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions address the determination of reasonable exposure and marketing time. (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022).

We have not estimated the exposure time for the subject property as is, as it would be unlikely to ever be exposed for sale on the open market due to its limited utility on a standalone basis. That said we have estimated an exposure time for the adjacent parcel with which the subject property would be expected to be combined.

Financing for commercial properties appears to be available at this time. Most properties offered for sale have been exposed on the market for six to twelve months or longer.

A search of the local MLS on September 22, 2025 showed the sale of 128 land listings in the subject general neighborhood area since January 1, 2024 with an average time on the market of roughly 2 months and median of roughly 1 month. The overall range of time on the market was 0 to 895 days (or roughly 2.5 years). The high end of the range was for a 60 acre agricultural parcel.

Considering the preceding, as well as sales that have taken place in the local market, and assuming a prudent pricing strategy, we estimate an exposure time of 2 to 4 months. Looking forward, we feel this would be a reasonable estimate for marketing time as well.

SALES COMPARISON APPROACH (ACROSS THE FENCE)

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., Chicago: Appraisal Institute, 2022.)

The sales comparison approach requires that the appraiser locate recent sales of similar properties and through an adjustment process arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the sales comparison approach to value.

A search of the Palm Beach County official records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar type properties. The sales used in the analysis were the best comparables that we were able to verify with public records and/or a party to the transaction.

The following pages feature an aerial photograph of each comparable, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustment factors and conclusion of value across the fence value.



Comparable 1 – 13177 47th Court North



Comparable 2 - 12821 Citrus Boulevard



Comparable 3 – 13578 82nd Street North



Comparable 4 – 4660 Coconut Boulevard



Comparable 5 - 13707 53rd Court North



Comparable 6 – 13763 80th Lane North



Comparable 7 – 11447 40th Street North



Comparable 8 – 13714 82nd Street North

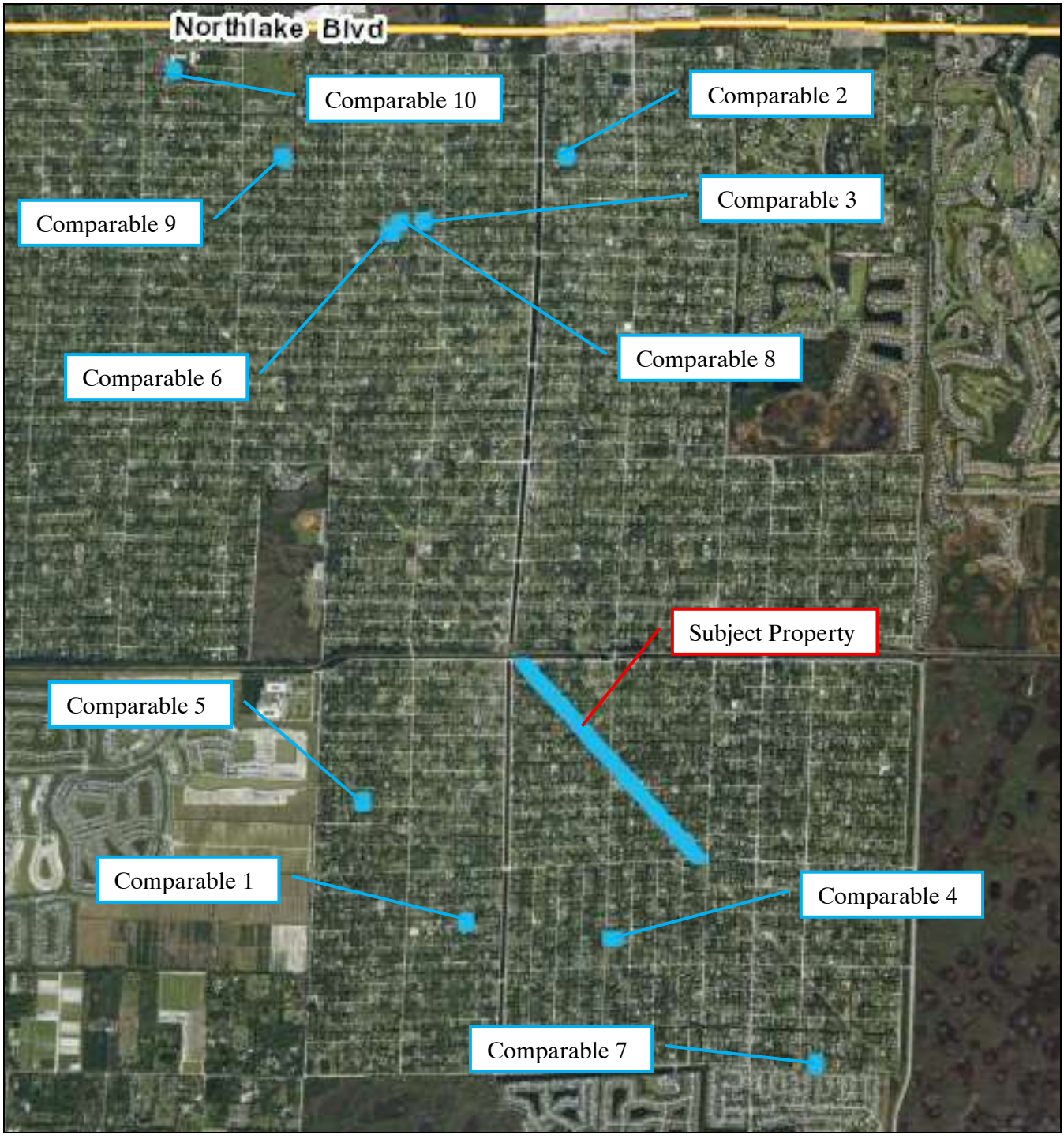


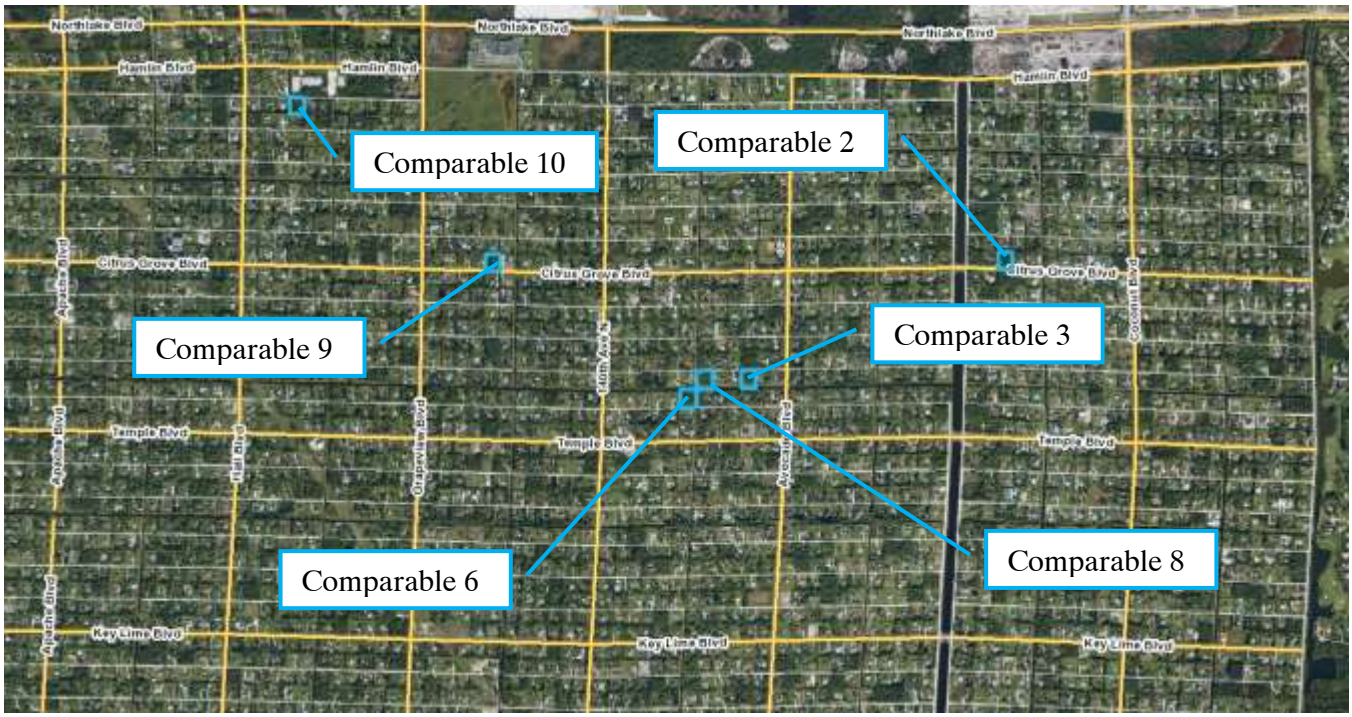
Comparable 9 – 14317 Citrus Grove Boulevard



Comparable 10 – 14826 89th Place North

Comparable Sale Location Maps




Comparable 10
Comparable 2
Comparable 9
Comparable 3
Comparable 6
Comparable 8
Northlake Blvd
Hamlin Blvd
Citrus Grove Blvd
Temple Blvd
Key Lime Blvd


Comparable 5
Comparable 4
Comparable 1
Comparable 7
Persimmon Blvd
Orange Grove Blvd

Sales Summary and Discussion

SALES SUMMARY TABLE							
Sale No. Date	OR Bk Page	Property Address	Land Area SF Acres	Sale Price	Price/SF of Land	Price/Acre of Land	Sale Comments
1 Mar-25	35624 1708	13177 47th Court West Palm Beach	56,192 1.29	$260,000	$4.63	$201,550	Unpaved road, canal on north side
2 Mar-25	35654 173	12821 Citrus Boulevard West Palm Beach	51,836 1.19	$265,000	$5.11	$222,689	Paved road
3 Apr-25	35713 1615	13578 82nd Street North West Palm Beach	56,192 1.29	$220,000	$3.92	$170,543	Unpaved road, canal on south side
4 May-25	35730 607	4660 Coconut Boulevard West Palm Beach	54,450 1.25	$280,000	$5.14	$224,000	Paved road, wider than typical, canal on east side
5 May-25	35766 997	13707 53rd Court North West Palm Beach	50,094 1.15	$255,000	$5.09	$221,739	Unpaved road
6 May-25	35793 828	13763 80th Lane North West Palm Beach	64,469 1.48	$260,000	$4.03	$175,676	Unpaved road, canal on east side and north side
7 Jun-25	35825 1740	11447 40th Street North West Palm Beach	54,450 1.25	$245,000	$4.50	$196,000	Paved road, canal at rear
8 Jun-25	35827 1995	13714 82nd Street North West Palm Beach	64,469 1.48	$265,000	$4.11	$179,054	Unpaved road, canal on south and west side
9 Jul-25	35873 1574	14317 Citrus Grove Boulevard West Palm Beach	51,836 1.19	$267,500	$5.16	$224,790	Paved road, wider than typical
10 Jul-25	35880 1162	14826 89th Place North West Palm Beach	50,094 1.15	$254,000	$5.07	$220,870	Paved road
Subj. Sep-25	N/A	Persimmon Boulvard to 60th Street North West Palm Beach	1,298,088 29.80	N/A	N/A	N/A	Subject is bisected by various road and canal R-O-W's

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, conditions of sale, financing, market conditions (trend or time adjustment), location, land size, and quality and condition of any existing improvements.

The appraisers based the comparisons on a standardized unit of measure, the sale price per acre of land. The sale price per acre of land correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.

Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

Market Conditions

The sales occurred over the period from March 14, 2025 to July 9, 2025. The subject property date of value is September 19, 2025. The market has shown stable market conditions over this time period. No adjustments for market conditions are warranted.

Location

The subject property is located between Persimmon Boulevard on the south and 60th Street North on the north. The general neighborhood area (known as The Acreage) is a historically rural location that has begun to see increased suburbanization with the approval of new denser PUD projects in the vicinity and the incorporation of a new municipality (the City of Westlake) on a former Citrus Grove of roughly 4,000 acres just to the northwest. All of the comparables share the same general locational and neighborhood characteristics. Roads in the area are a mix of paved and unpaved with those on paved access tending to command a premium versus unpaved, when all else is equal. The subject has a mix of frontage and the sales as a group reflect the varying frontage characteristics of the subject. Therefore, no individual adjustments to the sales are warranted.

Size

Generally, larger properties will sell for a somewhat lower price per acre of land than smaller ones, and vice versa, when all else is equal. The larger sales in this data set do appear to follow this pattern, and some consideration was given to this factor.

Site Conditions

Properties of all different shapes can typically be developed. Some properties, however, allow for a more efficient development of the site providing for the maximum development intensity. Neither the subject nor the comparables appear be impacted by their shape in such a manner as to limit their development. Another factor considered here is the existence of any physically detrimental site conditions such as contamination or muck. Neither the subject nor any of the comparables were known to suffer from any detrimental site conditions.

Also considered herein are the existence of road and canal right-of-way easements. These easements can affect the physical utility of a site. All of the comparables are subject to road easements and some have canal easements as well. The subject has both road and canal easements running through it in various locations. As a whole the sales data reflect the salient characteristics of the subject and so no direct adjustments have been made.

Zoning/Land Use

The subject property has a zoning designation of AR (Agricultural Residential) with an underlying land use designation of RR-2.5 (Rural Residential, 1 unit per 2.5 acres).

All of the comparables share the same zoning and future land use classifications as the subject. No adjustments are warranted for these factors.

Conclusion

The unadjusted range of value indicated by the sales is roughly $170,543 to $224,790 per acre of land with an average of $203,691.

Considering all of the salient factors discussed previously and prevailing market conditions, the appraisers feel a conclusion in the middle portion of the range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects an average across the fence value per acre of land (unencumbered by the FPL easement) for the subject property of $200,000 as of September 19, 2025.

MARKET VALUE PER ACRE VIA SALES COMPARISON APPROACH: $200,000

Total value is calculated as follows:

29.80 Acres @ $200,000 per Acre = $5,960,000

Rounded To:

TOTAL MARKET VALUE VIA SALES COMPARISON APPROACH: $6,000,000
(UNENCUMBERED ACROSS THE FENCE VALUE)

DISCOUNT FOR EASEMENT

As previously noted, the subject is encumbered in its entirety by an easement in favor of FPL. A copy of the easement as recorded in Palm Beach County OR Book 66 Page 77 is provided in the addendum of this report.

The easement was given in June 1957 to facilitate the construction of high power overhead transmission lines through the area. The easement precludes any permanent structure, aside from fencing, within the easement area. That said, the area can be used for parking/storage, agricultural and recreational purposes, given they do not disturb the ability to repair and maintain the power lines and associated infrastructure including the towers, guy wires etc. The existence of the easement has significant impact on the usability and thus the marketability and overall value of the property. Most properties in the area are purchased by owner users or single family spec builders for the construction of a single family home, which would be prohibited within the easement area.

To evaluate the impact on value of the FPL easement, we have conducted a study of sales in the subject neighborhood that were impacted by a similar easement, as it runs through the entire neighborhood. We were able to find five sales of vacant land impacted by the easement that have occurred since 2022. The land area falling within the easement for these land sales varied from 17% to 51% with a mean of 38%. Applying a market value to the unimpacted land area of each sale in the study and subtracting that from the total sale price of each, results in the implied price paid for the land area affected by the easement. The implied discounts of implied price paid for the easement impacted land are vs. the unimpacted land area at market value were 44%, 68%, 57%, 67% and 62%, resulting in a mean of 60%.

In addition to our local study we have also consulted an examination of various easement impacts done in the May/June 2006 issue of Right of Way Magazine, published by the International Right of Way Association (IRWA). The IRWA is a professional member organization comprised of global infrastructure real estate practitioners. Established as a not-for-profit association in 1934, IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure. The particular article titled Easement Valuation examines the impact of easements on owner's rights and property values. The article contains an easement valuation matrix that breaks down several types of easements and their impacts on value. The matrix follows.



Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	Severe impact on surface use Conveyance of future uses	Overhead electric Flowage easements Railroad ROW Irrigation canals Access roads
75% - 89%	Major impact on surface use Conveyance of future uses	Pipelines Drainage easements Flowage easements
51% - 74%	Some impact on surface use Conveyance of ingress/egress rights	Pipelines Scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines Cable line Telecommunications
26% - 49%	Location along a property line, location across non usable land area	Water or sewer line Cable lines
11% - 25%	Subsurface or air rights that have minimal effect on use and utility Location with a setback	Air rights Water or sewer line
0% to 10%	Nominal effect on use and utility	Small subsurface easement

Considering the preceding matrix in relation to the subject encumbrance, we note that the encumbrance is not nominal, nor subsurface. Thus the impact is likely larger than 0% to 10% or 11% to 25%. The encumbered area is not located along a property line, and encumbers the entirety of the property, warranting a greater discount than 26% to 49%. While it could be reasonably argued that there would be a balanced use between the easement owner and property owner. There would be some impact on surface rights; the property owner must allow access to the easement holder, but the property owner's access is not impeded. Though the encumbered area cannot be built on, the property owner can still construct fencing and exclude access to the general public. Considering the size and location of the encumbrance in combination with the subject property's highest and best use we believe the valuation matrix is supportive of a conclusion of a value impact of 60%.

Conclusion

Previously we concluded a current average market value per acre for the subject property (as if unencumbered by the FPL easement) of $200,000. Applying a discount of 60% results in an indicated value per acre for the subject property, as encumbered by the easement, of $80,000.

MARKET VALUE CONCLUSION (AS ENCUMBERED)

The total value for the subject property as encumbered is calculated as follows:

29.80 acres @ $80,000 per acres = $2,384,000

Rounded to:

TOTAL MARKET VALUE ESTIMATE: $2,400,000
(AS ENCUMBERED)

QUALIFICATIONS OF APPRAISER
ROBERT B. BANTING, MAI, SRA

PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984
SRA - Senior Residential Appraiser, Appraisal Institute - 1977
SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980
State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida
Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973
Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2:	Case Study of Single Family Residence
SREA 201:	Principles of Income Property Appraising
SREA:	Single Family Residence Demonstration Report
SREA:	Income Property Demonstration Report
AIREA 1B:	Capitalization Theory and Techniques
SREA 101:	Introduction to Appraising Real Property
AIREA:	Case Studies in Real Estate Valuation
AIREA:	Standards of Professional Practice
AIREA:	Introduction to Real Estate Investment Analysis
AIREA 2-2:	Valuation Analysis and Report Writing
AIREA:	Comprehensive Examination
AIREA:	Litigation Valuation
AIREA:	Standards of Professional Practice Part C

ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

The Internet and Appraising	Golf Course Valuation	Discounting Condominiums & Subdivisions
Narrative Report Writing	Appraising for Condemnation	Condemnation: Legal Rules & Appraisal Practices
Condominium Appraisal	Reviewing Appraisals	Analyzing Commercial Lease Clauses
Eminent Domain Trials	Tax Considerations in Real Estate	Testing Reasonableness/Discounted Cash Flow
Mortgage Equity Analysis	Partnerships & Syndications	Hotel and Motel Valuation
Advanced Appraisal Techniques	Federal Appraisal Requirements	Analytic Uses of Computer in the Appraisal Shop
Valuation of Leases and Leaseholds	Valuation Litigation Mock Trial	Residential Construction From The Inside Out
Rates, Ratios, and Reasonableness	Analyzing Income Producing Properties	Development of Major/Large Residential Projects
Standards of Professional Practice	Regression Analysis In Appraisal Practice	Federal Appraisal Requirements

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.
President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947 from 1995 to 2025
Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)
Realtor Member of Central Palm Beach County Association of Realtors
Special Master for Palm Beach County Property Appraisal Adjustment Board
Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.
Member of Admissions Committee, Appraisal Institute - South Florida Chapter
Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter
Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.
Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.
Authored articles for The Palm Beach Post and Realtor newsletter.
Real Estate Advisory Board Member, University of Florida.

TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

Air Rights	Medical Buildings	Apartment Buildings	Churches
Amusement Parks	Department Stores	Hotels - Motels	Marinas
Condominiums	Industrial Buildings	Office Buildings	Residences - All Types
Mobile Home Parks	Service Stations	Special Purpose Buildings	Restaurants
Auto Dealerships	Vacant Lots - Acreage	Residential Projects	Golf Courses
Shopping Centers	Leasehold Interests	Financial Institutions	Easements

"I am currently certified under the continuing education program of the Appraisal Institute."

QUALIFICATIONS OF APPRAISER
BEAU M. ARNOLD

GENERAL INFORMATION

State-Certified General Real Estate Appraiser RZ2937
State Licensed Real Estate Sales Associate SL3076071

EDUCATION AND SPECIAL TRAINING

Graduate, University of Florida, College of Business Administration,
BSBA (Majors - Real Estate and Management) 1997

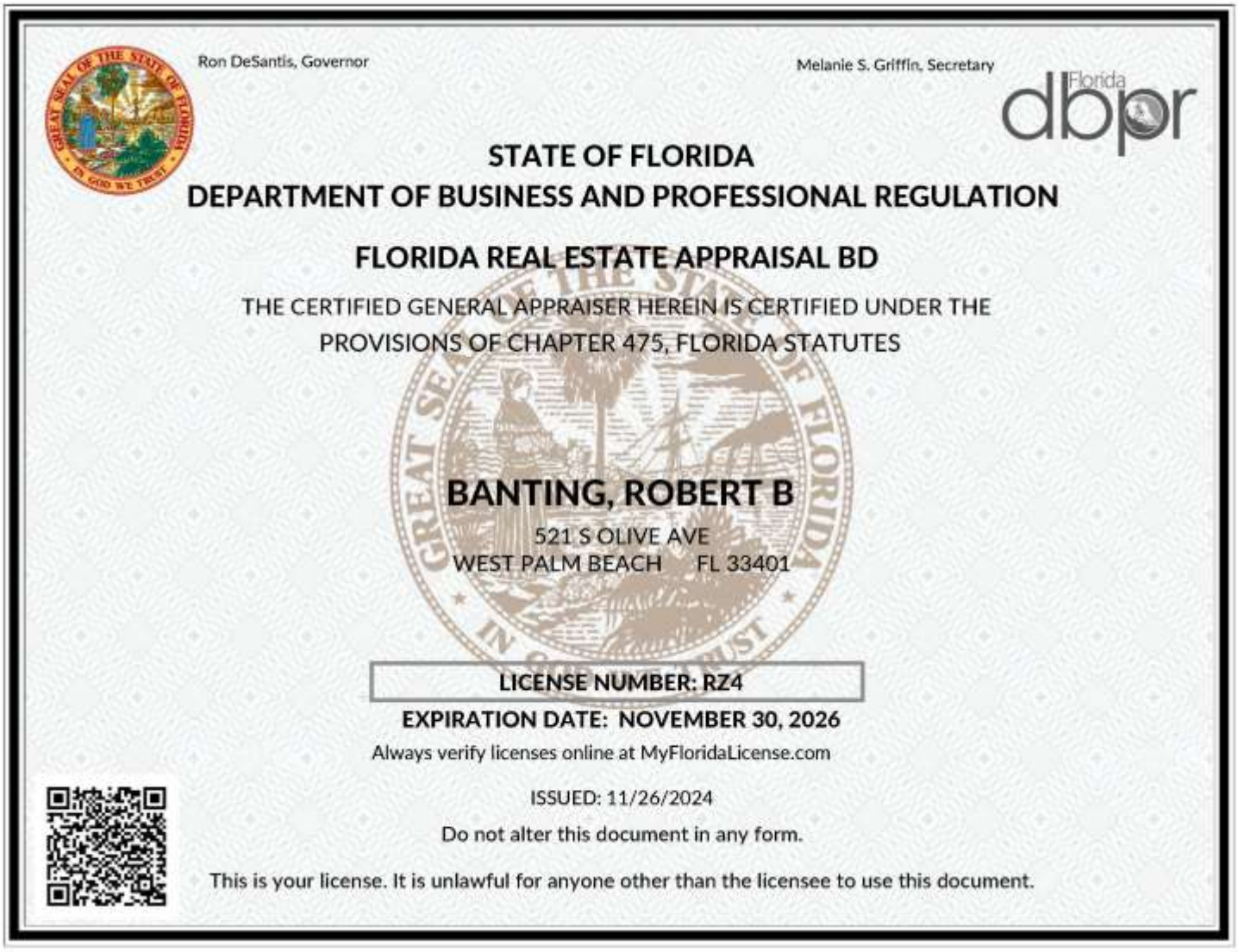
Successfully completed and passed the following courses:

UF:	Real Estate Analysis
UF:	Real Estate Valuation
AI 200R:	Residential Market Analysis and Highest and Best Use
AI 300GR:	Real Estate Finance, Statistics, and Valuation Modeling
AI I310	Basic Income Capitalization
AI I410N:	National Uniform Standards of Professional Appraisal Practice
AI 520:	Highest & Best Use and Market Analysis

Engaged in appraising and researching real estate with Anderson and Carr, Inc. since May of 1997.

TYPES OF PROPERTY APPRAISED

Single Family Homes
Commercial Land
Residential Land
Agricultural Land
Conservation/Environmentally Sensitive Land
Apartment Buildings
Warehouse Buildings
Proposed Construction
Net leased Properties
Restaurants
Houses of Worship
Civic Facilities
Marinas
Rights-of-Way
Leasehold Interests
Condominiums
Multi-Family Land
Industrial Land
Subdivision Land
Public Land
Retail Buildings
Office Buildings
Gas Stations
Special Purpose Properties
Shopping Centers
Schools
Mobile Home Parks
Golf Courses
Easements



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BANTING, ROBERT B

521 S OLIVE AVE
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ4

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/26/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

ARNOLD, BEAU M

930 CHURCHILL ROAD
WEST PALM BEACH FL 33405

LICENSE NUMBER: RZ2937

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/16/2024

Do not alter this document in any form.

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ADDENDUM

1957 JUN 14 PM 3 29

OFFICIAL RECORD 67 PAGE 170

RIGHT-OF-WAY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that Maurice Fox and Dena Fox, his wife, 32 South Munn Avenue, East Orange, New Jersey, of the County of Essex and State of New Jersey in consideration of the sum of One Dollar ($1.00) and other valuable considerations, receipt of which is hereby acknowledged, do hereby grant to the Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, whose address is P. O. Box 3100 (25 S. E. 2nd Avenue), Miami, Florida and to its successors and assigns, an easement forever for a right-of-way 185 feet in width to be used for the construction, operation and maintenance of one or more overhead electric Transmission and Distribution lines (including wires, poles "H" frame structures, towers, conduits, anchors, guys and appurtenant equipment) for the transmission of electricity in, over, upon, and across the following described lands of the Grantors situated in the County of Palm Beach and the State of Florida and more particularly described as follows:

A right-of-way 185 feet in width in Section 3, Township 43 South, Range 41 East, Palm Beach County, Florida, the centerline of which is more particularly described as follows:

Beginning at a point in the South line of said Section 3, said point being 246.8 feet West of the South East corner of said Section 3, thence Northwesterly along a course whose bearing is 131°- 53' - 22" from East through North from the said South line of Section 3, a distance of 7009.2 feet to a point in the North line of Said Section 3, said point being 235.7 feet East of the Northwest corner of said Section 3, containing 29.8 acres more or less;

together with the right and privilege to reconstruct, inspect, improve, alter, remove or relocate such transmission and distribution lines on the right-of-way above described with all rights and privileges necessary or convenient for the full enjoyment or use thereof for the above mentioned purposes, including the right to cut and keep clear all trees and undergrowth, and other obstructions within the said right-of-way.

RESERVING to the Grantors the right to construct underground sewers, pipes and mains across the said right-of-way at the Grantor's cost and expense, but so as not to interfere with the Grantee's structures and facilities located on the above right-of-way.

RESERVING to the Grantors, however, the right and privilege to use the above described right-of-way for agricultural and all other purposes except as herein stated or as might interfere with the Grantee's use, occupation or enjoyment thereof; and provided further, that no buildings or structures other than fences will be located or constructed by the owners on said right-of-way.

RESERVING to the Grantors, however, the right to construct roads, canals or culverts at their own cost and expense across the above described right-of-way, except as such road, canal, or culvert may interfere with the structures or facilities or both constructed or installed by Grantee.

By its acceptance of the easement herein granted, Florida Power & Light Company further agrees to install and maintain at its cost and expense gates and culverts at such places as the Grantee may find necessary to gain entrance to, and to cross lands and canals of the Grantors for ingress and egress within the easement granted herein to the Grantee.

IN WITNESS WHEREOF, the Grantors have executed this agreement this 12th day of June 1957.

Signed, sealed and delivered in the presence of:

M/Louis Fox (SEAL)

Alfred Jansen

Robert Bucks

Nina Fox (SEAL)

STATE OF ~~FLORIDA~~ New Jersey AND COUNTY OF Essex

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Maurice Fox and Elena Fox known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 12th day of June, 1959

Frederick A. Berg
Notary Public, State of New Jersey
~~Florida at large~~

My Commission expires; 26 June 1959

Recorded in Official Record Book
of Palm Beach County, Florida
J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

1957 JUN 14 PM 3 29

OFFICIAL RECORDS 67 PAGE 170

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M/Louis Fox (SEAL)

Alfred Jansen

Robert Bucks

Mina Fox (SEAL)

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Frederick A. Berg
Notary Public, State of New Jersey
~~Florida at large~~

My Commission expires; 26 June 1959

Recorded in Official Record Book
of Palm Beach County, Florida
J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

AGENDA ITEM NO. 8.2

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Administration
ITEM TYPE:	Contracts/Agreements/Leases
AGENDA SECTION:	**REGULAR AGENDA**
SUBJECT:	Bid Award
BACKGROUND:	On October 12 and 19, 2025, the Bid Request for District-wide Sod, Watering, and Hydroseeding was advertised in the Palm Beach Post. On October 13, 2025 the Bid Request went live on DemandStar. On October 30, 2025 the Bid was open on DemandStar (see attached minutes) and only one (1) Vendor had submitted a bid. During evaluation the Bid Response documents were reviewed; however, the Bid Form with Unit Prices was illegible. Other documents with handwritten responses were also illegible. It is Staff's recommendation to reject the bid response and have Staff resubmit the Bid Request.
FISCAL IMPACT:	N/A
RECOMMENDATION:	Motion to reject bid and direct Staff to go out to bid again.

ATTACHMENTS:
2025-1030 - Bid Opening Announcement - Minutes (Final).pdf
Bid Tabulation.pdf
Responses to Bid.PDF

Today's date:	October 30, 2025 – Time 1:00 PM (Recorded for Official Record)
Location:	Administration Building, 13476 61st Street N., WPB, FL 33412 (In Person)
Bid Opening:	Invitation to Bid for Districtwide SOD, Watering and Hydroseeding ITB 001-0-2025/SC
Scope of Work:	To provide Districtwide SOD, Additional Watering, and Hydroseeding
Attendees:	Robert Robinson, Deputy Executive Director Scarlet Cantley, Administration and Grants Coordinator Greg Shafer, Chief Stormwater Officer Kenny Lawrence, Facilities, Recreation and Parks Director Jacob Hoffman, Roadway Maintenance Superintendent Jeffrey Sisolak, Facilities, Recreation, and Parks Manager Carey Nelson, Technology Infrastructure and Cyber Security Coordinator

Indian Trail Improvement District is in the process of accepting Invitation to Bid that will meet or exceed the District requirements.

On October 13, 2025, a bid package and contract documents were made available on Demandstar.

Also indicated on Demandstar, "complete electronic package bids" had to be submitted by this date and time. Therefore, we are here to announce the names of the companies that had submitted the bids:

1. AAA Garden Center

The Evaluation process starts now. Award to the selected Company will be announced using Demandstar and posted to the District website on November 13, 2025.

On behalf of Indian Trail Improvement District, Thank you.
This Bid Opening is closed.

Tabulation Sheet

Agency Name Indian Trail Improvement District

Bid Number ITB-001-0-2025/SC

Bid Name ANNUAL DISTRICT-WIDE SOD, WATERING, AND HYDROSEED SERVICES

Bid Due Date 10/30/2025 13:00:00 Eastern

Bid Opening **Closed**

1 responses found.

✓ online, offline, ● not submitting, not received

	Company	Responded	Address	Bid Amount	Alt Bid Amount	Declared Attributes	Documents	Sent
Complete								
1 .	AAA Garden center	10/29/2025 16:33:42 Eastern	6501 s military trail, 4842 45 street , west palm beach fl. 33407, Lake Worth, FL, 33463	$1022700.0000	0.0000		W-9	✓
							Certificate on Insurance	✓
							Bid Form	✓
							Responses to Bid	✓
							Project Manual	✓
							C-417 Anti-Kickback Affidavit	✓
							C-415 Drug Free	✓
							C-414 Non Collusion	✓
							C-413 Public Entity	✓
							410A Related Work Experience	✓
							C-410 Bid Form	✓
							210 Bidder Registration	✓
							Addendum No. 1 - ACKNOWLEDGE RECEIPT	✓

ARTICLE 5 – BASIS OF BID

Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

INDIAN TRAIL IMPROVEMENT DISTRICT
BID FORM
SOD, WATERING, AND HYDROSEED
Unit Prices

ITEM	UNIT	*QUANTITY	UNIT PRICE	TOTAL
SOD – Bahia	SF	2,015,000	$ 1.40	$ [illegible]
SOD – Pinned Bahia	SF	500,000	$ .07	$ 35,000
SOD – Bermuda "Bimini"	SF	45,000	$ .65	$ 29,250
SOD – Bermuda "Celebration"	SF	45,000	$ .65	$ 29,250
SOD – Saint Augustine "Floratam"	SF	36,000	$ .60	$ 21,600
SOD – Saint Augustine "Palmetto"	SF	36,000	$ .60	$ 21,600
WATERING	SF	As Requested	$ 125.00/hr	$ TBD
HYDRO-SEEDING	SF	500,000	$ .16	$ [illegible]
			GRAND TOTAL	$ [illegible]

* Estimated Annual Quantity

PLEASE DOUBLE CHECK ARITHMETIC AND PRICES OFFERED

INVITATION TO BID
FORM C-201-SERVICES
QUESTIONNAIRE: QUALIFICATION OF BIDDERS

The following Questionnaire shall be completed and submitted with the Bid. In submitting this Bid, Bidder guarantees the truth and accuracy of all statements and answers herein contained. Failure to submit or complete this Form will render the Bid non-responsive and be disqualified from consideration.

1) Legal Name of Business, Address, Telephone Number and E-Mail Address

Fifty One Fifty Tree Garden Center, Inc.
6501 S Military Trail Lake Worth, FL 33463
561-968 5105 561-722-2629
ERIC @ AAAGARDENCENTER.COM

2) Form of Business: Corporation X; LLC:____; Partnership____; Sole Proprietor _____

(Joint Ventures are not eligible_

3) If a Corporation or LLC, state:

Date of Incorporation/Registration: 6/1995

State in which Incorporated/Registered: Florida

Name and Title of Principal Officers/Managers	Position
Eric Gordon	Owner/President

OR: Attach Secretary of State Registration summary

4) If an Out-of-State Corporation/LLC currently authorized to do business in Florida, give date of such authorization:

_____

5) If Partnership:

Date of organization: _____

Nature of Partnership (General, Limited, or Other):

_____

Names and Addresses of Partners

_____

_____

_____

6) If a Sole Proprietor, state -- Name & Address of Owner:

_____

_____

7) The names of the Corporate Officers, or Partners, or Individuals doing business under a trade name, are as follows:

_____

_____

8) **DELETED**

9) **DELETED**

10) Indicate type of contracting undertaken by your Organization and number of years experience:

As Prime Contractor:	Type:_____	No. of Years_____
	Type:_____	No of Years _____
As Subcontractor:	Type:_____	No. of Years_____
	Type:_____	No of Years _____

11) Note any special qualifications of firm members relevant to the Work (Registered Engineer, Surveyor, specialty licenses, etc.):

_____

_____

(Use extension sheet if necessary)

12) Has the bidder or his or her representative inspected the proposed project site? YES ✓ NO ____

13) Does the Bidder have a complete plan for its performance? YES ✓ NO ____

Explain: 45 YEARS IN THIS SIZE

14) Will Bidder subcontract any part of this work? YES ____ NO ✓

If yes, please identify each subcontractor that will perform work **in excess of the percent (10%) of the contract amount** and the work that each will perform.

Subcontractor	Work to be Performed

15) What equipment does Bidder own that is available for the work?

FORKLIFTS / TRUCKS / HAND TOOLS

16) What equipment will Bidder purchase for the proposed work? If none, so state.

NA

17) What equipment will you rent for the proposed work? If none, so state. NA

18) State the name of your proposed project manager and give details of his or her qualifications and experience in managing similar jobs.

19) List all organizations which were predecessors to Bidder or in which the principals or officers of the Bidder were also principals or officers.

N/A

20) List and describe all bankruptcy petitions (Voluntary or Involuntary) which have been filed by or against the Bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description the disposition of each such petition. If none, so state

N/A

21) List and describe all successful Performance or Payment Bond claims made to your surety(ies) during the last five (5) years. The list and descriptions should include claims against the bond of the Bidder and its predecessor organization(s). If none, so state.

N/A

22) List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names; case, arbitration, or hearing identification numbers; the name of the project over which the dispute arose; and a description of the subject matter of the dispute. If none, so state.

23) List and describe all criminal proceedings or hearings concerning business related offenses in which the Bidder, its principals or officers or predecessor organization (s) were defendants. If none, so state.

N/A

24) Has the Bidder, its principals, officers, or predecessor organization(s) been debarred or suspended from bidding by any government during the last five (5) years? YES _____ NO _X_ If yes, provide details.

25) List and disclose any and all business relations with any members of the District Board of Supervisors. If none, so state.

N/A

26) Identify & explain any similar projects you have failed to complete in the last five (5) years. If none, so state.

N/A

(Use extension sheet if necessary)

27) Has your organization, or any officer or partner thereof, ever been party to any criminal litigation as a result of methods, costs, etc. ? YES ____ NO X.

If yes, state case number, case name, and provide pertinent details, including outcome/judgment:

(Attach extension sheet if necessary)

28) Has your organization, or any officer or partner thereof, ever been party to any civil litigation as result of methods, costs, etc.? YES ____ NO X

If yes, state case number, case name, and provide pertinent details, including outcome/judgment:

(Attach extension sheet if necessary)

END OF FORM

Sunbiz.org

Detail by Entity Name

Florida Profit Corporation

FIFTY ONE FIFTY THREE GARDEN CENTER, INC.

Filing Information

Document Number	P95000049833
FEI/EIN Number	65-0593413
Date Filed	06/23/1995
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/18/2019
Event Effective Date	NONE

Principal Address

6501 S MILITARY TRAIL
LAKE WORTH, FL 33463

Changed: 03/16/2022

Mailing Address

6501 S MILITARY TRAIL
LAKE WORTH, FL 33463

Changed: 03/16/2022

Registered Agent Name & Address

GORDON, ERIC
6501 S MILITARY TRAIL
LAKE WORTH, FL 33463

Name Changed: 04/09/2018

Address Changed: 03/16/2022

Officer/Director Detail

Name & Address

Title P

GORDON, ERIC ROBERT
6501 S MILITARY TRAIL
LAKE WORTH, FL 33463

Title V

GORDON, JUSTIN
421 POSSUM PASS
WEST PALM BEACH, FL 33413

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	02/03/2024
2025	03/18/2025

Document Images

03/18/2025 -- ANNUAL REPORT	View image in PDF format
02/03/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format

03/16/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
12/18/2019 -- Amendment	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- Off/Dir Resignation	View image in PDF format
04/09/2018 -- Amendment	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- Reg Agent Change	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
03/05/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
05/06/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
06/27/2007 -- ANNUAL REPORT	View image in PDF format
05/23/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
01/25/2000 -- ANNUAL REPORT	View image in PDF format
02/02/1999 -- ANNUAL REPORT	View image in PDF format
02/20/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
11/06/1996 -- REINSTATEMENT	View image in PDF format
06/23/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

FORM C-520
AGREEMENT FOR CONTRACT SERVICES
(NON-CONSTRUCTION)

THIS AGREEMENT is made as of this 30 day of October, 20 25 by and between **INDIAN TRAIL IMPROVEMENT DISTRICT**, an independent special district organized under the State of Florida, located at 13476 61st Street North, West Palm Beach, Florida 33412 (hereafter "District") and [illegible], a [illegible] [Individual/Corp/Prtnshp/LLC], located at [illegible] 33463 (hereafter "Contractor").

WHEREAS, the District desires to engage Contractor for the SOD INSTALLATION & WATERING & HYDROSEEDING, subject to the provisions of this Agreement; and

WHEREAS, Contractor is desirous of performing such services and represents that it is qualified in all respects to do so; and

WHEREAS, Contractor's services were competitively solicited pursuant to District's Invitation to Bid No. 001-0-2025/MP and Contractor's Bid was determined by District to be the most responsive and responsible offering the lowest contract price in the best interests of the District.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree as follows:

1. **THE WORK**. Contractor shall complete all Work as specified or indicated in the Contract Documents, which are incorporated herein by this reference. The Work is generally described as follows:

Installing & watering new laid Sod.
Hydroseeding designated area.

2. **CONTRACT DOCUMENTS**

A. Contents. The Contract Documents shall consist of the following:

(1) This Agreement and any attachments thereto (pages 1 to ___, inclusive).

(2) Technical Specifications as listed in the table of contents of the Project Manual.

(3) Addenda (numbers _____ to _____, inclusive).

(4) Exhibits to this Agreement (enumerated as follows):

a. Contractor's Bid (page 520 -11, inclusive).

b. Minimum Insurance Coverage Requirements (page 520-12, inclusive).

(5) The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

a. Notices to Proceed.

b. Work Change Directives.

c. Change Orders.

B. The documents listed in this Paragraph 2.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 2.

D. The Contract Documents may only be amended, modified, or supplemented in writing executed by both parties.

3. **CONTRACT TERM/EXTENSIONS**.

A. The initial contract term is (1) year from its Effective Date, unless sooner terminated in the manner provided herein.

B. At DISTRICT's sole discretion, extensions of this Agreement may be given by DISTRICT in one (1) year increments for up to four (4) additional years, for a total contract term not to exceed five (5) years.

4. **COMPENSATION**.

A. The District shall compensate Contractor in the amount of $ **TBD** for the initial one (1) year term of this Agreement, payments to be made in equal consecutive monthly payments within thirty (30) days after the contract services have been received, accepted and properly invoiced. Invoices must bear Purchase Order No. **TBD**.

B. Unless otherwise specified herein, for the purpose of compliance with Section 218.735(1), F.S. (Local Government Prompt Payment Act), Owner's Agent to whom Contractor may submit Applications for Payment or invoices by e-mail shall be:

AP@Indiantrail.com

Indian Trail Improvement District
13476 61st Street North
West Palm Beach, Florida 33412
E-Mail: Info@Indiantrail.com

5. **FEDERAL AND STATE TAX**. The District is exempt from federal and state taxes for tangible personal property. The District will provide an exemption certificate to the Contractor, upon request. Contractor shall not be exempted from paying sales tax to its suppliers for materials to fulfill contractual obligations with the District, nor shall Contractor be authorized to use the District=s tax exemption number in securing such materials.

6. **COMPLIANCE WITH LAWS**.

i. Contractor, in carrying out the Work hereunder, shall conform to all applicable federal, state and county laws, ordinances, rules and regulations that in any manner affect the Work. Lack of knowledge by the Contractor shall in no way be a cause of relief from this responsibility. Contractor is prohibited from discriminating against any employee or applicant in any of its employment practices, rates of pay or other compensation methods and training selection under any applicable anti-discrimination law or regulation.

By entering into this Agreement, Contractor certifies that it, its affiliates, suppliers, sub-contractors and consultants that will perform any portion of the Work have not been placed on the convicted vendor list maintained by the State of Florida, Department of Management Services within the thirty-six (36) months immediately preceding the date of this Agreement.

7. **LICENSES AND PERMITS**. Contractor, prior to commencement of work, shall submit to District a current Occupational License for Palm Beach County and all permits required to complete this contractual service at no additional costs to the District.

8. **INSURANCE**. It shall be the responsibility of Contractor to provide evidence of the following minimum amounts of insurance coverage provided in the attached **Exhibit "A".**

9. **INDEMNIFICATION**. Contractor agrees to defend, indemnify and hold the District, its Supervisor, employees and agents and each of them, free and harmless at all times from and against any and all claims, liability, expenses, losses, suits, costs, fines and damages (including attorney fees) and causes of action of every kind and character against or from the District by reason of any damage to property or the environment, or bodily injury (including death) incurred or sustained by any party hereto, or of any party acquiring any interest hereunder, and any third or other party whomsoever, or any governmental agency, arising out of, or related to or in connection with the Contractor's acts, omissions or operation hereunder, or any breach of the terms of the Contract;

provided, however, the Contractor shall not be responsible to the District for damages resulting out of bodily injury or damages to property, which Contractor can establish as being attributable to the negligence of the District, its Supervisors, employees, or agents.

10. **DEBRIS REMOVAL**. When any work contracted for with the District results in the production of debris, the Contractor shall include the cost of removal of same in his bid or proposal.

11. **RELATIONSHIP OF THE PARTIES**. The relationship of Contractor to District shall be that of in independent contractor and Contractor shall have no authority to bind the District in any way with third parties without the prior written consent of the District. It is further understood that this Agreement is intended to secure the services of Contractor because of its particular ability and experience and that this Agreement shall not be assigned, sublet or transferred by Contractor without the prior written consent of the District.

12. **DECISIONS BY THE DISTRICT**. All of the services performed by Contractor hereunder shall be to the satisfaction of the District Administrator, who shall decide all questions, difficulties and disputes of whatever nature which arise under or by reason of the Agreement, the prosecution and fulfillment of the services hereunder and the character, quality amount and value thereof. The District Administrator's decision upon all claims, questions and disputes shall be final, conclusive and binding upon the parties hereto to the extent that said decision is not contrary to the provisions of this Agreement.

13. **TERMINATION**. Either party shall have the right to terminate this Agreement in the event that the other party defaults hereunder, provided that the non-defaulting party has given thirty (30) days written notice specifying said default and said default has not been cured within this 30-day time period. While the parties shall have no further ongoing obligations hereunder after the date of said termination, termination shall not affect any claim for damages or compensation arising out of actions prior to the date of said termination.

14. **COVENANT AGAINST CONTINGENT FEES**. The Contractor warrants that is has not employed or retained any company or person, other than a bona fide employee working solely for the Manager, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this provision, the District shall have the right to terminate the Agreement without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration. The District shall further be responsible for reporting the details of such breach or violation to the proper legal authorities, when and where appropriate.

15. **E-VERIFY**. The CONTRACTOR warrants compliance with all federal immigration laws and regulations that relate to its employees and subcontractors. The CONTRACTOR agrees and acknowledges that commencing January 1, 2021, the OWNER, as a public employer, shall be subject to the E-Verify requirements set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes shall thereupon apply to contracts entered into on or after said commencement date. In compliance therewith, and following the January 1, 2021 commencement date, if the DISTRICT has a good faith belief: (a) that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work under this contract by the immigration laws or the Attorney General of the United States and is in violation of Section 448.09(1), Florida Statutes, the DISTRICT shall terminate this contract, or (b) that a subcontractor performing work for the Contractor under this contract has knowingly hired, recruited or referred an alien who is not duly authorized by the immigration laws or the Attorney General of the United States to work under this contract, the DISTRICT shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate its agreement with said subcontractor as to this contract. The CONTRACTOR shall be liable for any additional costs incurred by the DISTRICT as a result of the termination of the contract/agreement based on CONTRACTOR's failure to comply with E-Verify requirements referenced herein.

16. **PUBLIC RECORDS**. CONTRACTOR shall comply with the applicable provisions of §119.0701, Florida Statutes (Public Records), as follows:

A. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT GINA STEVENS, RECORDS CUSTODIAN AT 561-793-0874, INDIAN TRAIL IMPROVEMENT DISTRICT, 13476 61ST STREET NORTH, WEST PALM BEACH, FL 33412.

B. Specifically, Contractor shall:

(1) Keep and maintain public records required by the District to provide Sod, Seed, Mulch and Hydroseeding Services.

(2) Upon request from District's custodian of public records, provide District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, F.S. or as otherwise provided by law or District Policy.

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to District.

(4) Upon completion of the contract, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to provide Authorized Recreation Services. If Contractor transfers all public records to District upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to District upon request from District's custodian of public records, in a format that is compatible with District's information technology systems.

17. **MISCELLANEOUS PROVISIONS**.

A. **Governing Law/Jurisdiction/Venue**. This Agreement and all transactions contemplated by this Agreement shall be governed by and construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws. The parties acknowledge that the negotiations and anticipated performance of this Agreement occurred or shall occur in Palm Beach County, Florida, and that, therefore, each of the parties irrevocably and conditionally (i) agrees that any suit, action or other legal proceeding arising out of or relating to this Agreement may be brought solely in the state or Federal courts in Palm Beach County, Florida; (ii) consents to the jurisdiction of such court in any such suit, action or proceeding; and (iii) waives any objection which it may have to the laying of venue of any such suit, action or proceeding in any such court.

B. **Prevailing Party**. In the event of any litigation between the parties related to or arising out of this Agreement, each party shall be responsible for its own attorney's fees and costs, including trial, appellate and post-judgment collection proceedings.

C. **Amendment and Modification**. The parties may amend, modify and supplement this Agreement in such manner as may be agreed upon by them in writing.

D. **Notices**. All notices, requests, demands and other communications hereunder (ANotices@) shall be deemed to have been duly given, if delivered in writing by hand or mailed, certified or registered mail with postage prepaid:

(1) **If to District**, to: Executive Director, Indian Trail Improvement District, 13476 61st Street North, West Palm Beach, Florida 33412, or to such other person(s) and place(s) as the District shall furnish to Contractor by written Notice; or

(2) **If to Contractor**, to:

Fifty One Fifty Three Garden Center Inc.
6501 S. Military Tr. Lake Worth, FL 33463

or to such other person(s) and place(s) as Contractor shall furnish to the District by written Notice.

E. **Entire Agreement**. This instrument embodies the entire agreement between the parties hereto with respect to the transactions contemplated herein, and there have been and are no agreements, representations or warranties between the parties other than those set forth or provided for herein.

F. **Headings**. The headings in the Articles and Paragraphs of this Agreement are inserted for convenience only and shall not constitute a part hereof.

G. **Successors and Assigns**. Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

H. **Severability**. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf. This Agreement will be effective on the date the last party signs (which is the Effective Date of the Agreement).

Executed by DISTRICT this 27 **day of** October, **20**25.

OWNER:
INDIAN TRAIL IMPROVEMENT DISTRICT, a independent special district of the State of Florida

By: _____
Name Signed)

_____
(Name Printed)

Title: President

[District Seal]

Attest: _____

Title: Secretary

Address for giving notices:
Indian Trail Improvement District
13476 61st Street North
West Palm Beach, Florida 33412

Owner is a public body. Evidence of authority to sign and resolution or other documents authorizing execution of this Agreement. Is attached.

Executed by CONTRACTOR this 21 **day of** October, **20**25

CONTRACTOR:

By: _____
(Name Signed)

Eric Gordon
(Name Printed)

Title: Owner/President

(If Contractor is a corporation, a partnership, or an LLC, attach evidence of authority to sign.)

[Corporate Seal] FIFTY ONE FIFTY THREE GARDEN CENTER, INC

Attest: _____

Title:
Address for giving notices:
Fifty One Fifty Three Garden Center, Inc
6501 S Military Trail
Lake Worth, FL 33463

License No.:
(Where applicable)

Agent for service of process:

AGENDA ITEM NO. 8.3

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Miriam Heisser

DEPARTMENT: Human Resources

ITEM TYPE: Discussion Item

AGENDA SECTION: **REGULAR AGENDA**

SUBJECT: Position Reclassifications

BACKGROUND: Reclassification **Fleet Supervisor and Procurement Specialist to Supervisor of Inventory and Fleet Services**

The District recently lost its long-time Fleet Supervisor and previously has lost the Procurement Specialist. With the unique opportunity to advance the procurement process with the anticipated concept that the District will begin leasing equipment rather than purchasing, as well as a need for substantive mechanical knowledge to better manage inventory, staff determined that the Fleet Department would be better served with a Supervisor who can both work on equipment as well as accurately manage inventory. The candidate will be expected to have the skill and experience level required for safe and productive operation, including assisting with special projects such as welding and fabrication on the water control structures. The candidate will also be expected to have technical knowledge to understand the assets needed by the District as well as best practices in tracking and maintaining appropriate levels of inventory.

Staff is asking the Board to reclassify the Fleet Supervisor position to a Supervisor of Inventory and Fleet Services position and to eliminate the Fleet Supervisor and Procurement Specialist positions effective upon approval. This position will report to the Chief Administrative Officer. The fiscal impact will be the salary difference with an annual minimum salary difference of $20,000, as indicated in the table below:

	Minimum Salary Range	Mid Point	Maximum Salary Range
Fleet Supervisor	$60,000	$77,5000	$95,000
Supervisor of Inventory and Fleet Services ** new***	$80,000	$110,000	$140,000
Procurement Specialist (to be eliminated)	$44,345	$55,869	$67,392
Annual Difference subtracting Procurement adding difference, if based at the Range Points	**$24,345**	**$23,369**	**$22,392**

Reclassification of Records Retention Coordinator/ Records Management Liaison Officer (RMLO)

The District's Customer Service Representative has provided notice of her intent to reduce her hours effective January of 2026. With the District's increased use of technology and the implementation of the ERP system and continued developments with its functionality, staff determined it would best serve the District to incorporate the majority of the Customer Service Representative's duties into the Records Retention Coordinator/ Records Management Liaison Officer (RMLO) position.

To absorb these additional responsibilities, a 5% increase in base wage is recommended with a corresponding modification of the existing Salary Schedule by 5%.

Reclassification of Customer Service Representative from Full-Time to Part-Time

The District's Customer Service Representative has provided notice of her intent to reduce her hours effective January

2026. Should the Board approve combining the majority of these duties into the Records Retention Coordinator/ Records Management Liaison Officer (RMLO) position, staff recommends reclassifying the Customer Service Representative position to part-time. The incumbent has expressed interest in continuing to work for the District on a part-time basis approximately one day per week and to cover absences. It is expected that the part-time hours would not exceed 750 hours for the remainder of the fiscal year. Other than legally required benefits (e.g. workers' compensation coverage, FRS retirement system participation), this part-time position would not be eligible for other benefits such as medical benefits, sick, vacation, or holiday leave.

FISCAL IMPACT:

Reclassification Fleet Supervisor and Procurement Specialist to Supervisor of Inventory and Fleet Services Labor cost impact will represent the the difference in wages paid to the prior incumbent(s) and the expected pay rate of the new hire for the position. Current combined labor cost for FY26 (excluding benefits) **$161,012.80**
Reclassification Records Retention Coordinator/Records Management Liaison Officer (RMLO) 5% ($1,929.60) for remainder of FY 2026 as per policy
Reclassification of Customer Service Representative from Full-time to Part- time will result in approximate **savings** of $32,546.40 (salary) and additionally a monthly savings of approx. $900 in medical benefits,(($8,100 for the remainder of the FY26) - **total savings: $40,000.00**.

RECOMMENDATION:

Motion to approve the reclassifications, updated salary schedules and organizational charts as applicable.

1. Reclassification Fleet Supervisor and Procurement Specialist to Supervisor of Inventory and Fleet Services
2. Reclassification of Records Retention Coordinator/ Records Management Liaison Officer (RMLO)
3. Reclassification of Customer Service Representative from Full-Time to Part-Time

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ATTACHMENTS:

Visio-Organizational chart -Recommended 01.01.26.pdf
Visio-Organizational chart -Recommended 11.13.2025.pdf
11.13.2025 Redline Copy of Salary Chart Recommendation.pdf
01.01.2026 Redline Copy of Salary Chart Recommendation.pdf
11.12.25 - Fleet and Inventory Control Supervisor - MH.LD.docx
11.12.25 - Records Retention Coordinator MH.docx

Recommended Organizational Chart FY26 effective 01/01/2026

Board of Supervisors

- Michael Johnson — Assistant Secretary
- Richard J. Vassalotti II — Treasurer
- Elizabeth Accomando — President
- Patricia Farrell — Vice President
- Betty Argue — Secretary

Contract District Engineer

Contract District Attorney

Contract
Executive Director

1FTE Chief Administrative Officer
- 1FTE Administration & Grant Coordinator
- 1 FTE Supervisor of inventory & Fleet Services
  - 3 FTE Mechanic
- 1PTE Customer Service Representative
- 1 FTE Records Retention Coordinator

1 FTE Payroll & Accounting Specialist

1 FTE SR Accountant

1 PTE Un-manned Aereal Vehicle Specialist (UAV)

1FTE Technology Infrastructure & Cyber Security Coordinator

1FTE Media & Public Outreach Officer

Contract Chief Financial Officer

1FTE Deputy Executive Director/ Chief Construction Officer

1FTE Chief Operating Officer
- 1FTE Roadway Maintenance Superintendent
  - 16 FTE Road Unit
  - 2 FTE Trucking
  - 1 FTE Signage & Striping Technician
  - 5 FTE Grader Team
  - 4 FTE Asphalt, Sidewalk & Road Team

Aggregate Production
- 1 FTE Crew Chief
- 1 FTE HEO
- 2 FTE EO

1FTE Chief Stormwater Officer
- 1FTE Capital Improvement Superintendent
  - 3 FTE Culvert Improvement
  - 8 FTE Swale Maintenance
  - 3 FTE Canal Improvement
  - 1 FTE Inspection & Permit Technician
  - 2 FTE Trucking
- 1 FTE Aquatics and Operations Superintendent
  - 8 FTE MOWING
  - 1 FTE Stormwater Technician
  - Contracted Aquatics

1FTE Director of Facilities, Parks and Recreation
- 1FTE Facilities, Parks & Recreation Manager
  - 2 FTE Park Specialist II
    - 6 FTE Park Specialist I
  - 1.5 FTE Equestrian Specialist
  - 1FTE Recreation Specialist
  - Contracted Maintenance Athletic Fields

Recommended Organizational Chart FY26 effective 11/13/2025

Board of Supervisors

- Michael Johnson — Assistant Secretary
- Richard J. Vassalotti II — Treasurer
- Elizabeth Accomando — President
- Patricia Farrell — Vice President
- Betty Argue — Secretary

Contract District Engineer

Contract District Attorney

Contract
Executive Director

1FTE Chief Administrative Officer
- 1FTE Administration & Grant Coordinator
- 1 FTE Supervisor of Inventory and Fleet Services
  - 3 FTE Mechanic
- 1FTE Customer Service Representative
- 1 FTE Records Retention Coordinator
- 1 FTE Payroll & Accounting Specialist
- 1 FTE SR Accountant
- 1 PTE Un-manned Aereal Vehicle Specialist (UAV)
- 1FTE Technology Infrastructure & Cyber Security Coordinator
- 1FTE Media & Public Outreach Officer

Contract Chief Financial Officer

1FTE Deputy Executive Director/ Chief Construction Officer

1FTE Chief Operating Officer
- 1FTE Roadway Maintenance Superintendent
  - 16 FTE Road Unit
  - 2 FTE Trucking
  - 1 FTE Signage & Striping Technician
  - 5 FTE Grader Team
  - 4 FTE Asphalt, Sidewalk & Road Team

Aggregate Production
- 1 FTE Crew Chief
- 1 FTE HEO
- 2 FTE EO

1FTE Chief Stormwater Officer
- 1FTE Capital Improvement Superintendent
  - 3 FTE Culvert Improvement
  - 8 FTE Swale Maintenance
  - 3 FTE Canal Improvement
  - 1 FTE Inspection & Permit Technician
  - 2 FTE Trucking
- 1 FTE Aquatics and Operations Superintendent
  - 8 FTE MOWING
  - 1 FTE Stormwater Technician
  - Contracted Aquatics

1FTE Director of Facilities, Parks and Recreation
- 1FTE Facilities, Parks & Recreation Manager
  - 2 FTE Park Specialist II
    - 6 FTE Park Specialist I
  - 1.5 FTE Equestrian Specialist
  - 1FTE Recreation Specialist
  - Contracted Maintenance Athletic Fields

Recommended Salary Chart
FY25
Effective 11/13/2025

POSITION TITLE	SALARY RANGES						
	MIN	MID	MAX	MIN	MID	MAX	
	ANNUAL			HOURLY			
EXECUTIVE							
Executive Director	As Negotiated			As Negotiated			
Deputy Exec. Dir./Chief Construction Officer	$ 95,000	$ 140,000	$ 185,000	$ 45.67	$ 67.31	$ 88.94	
Chief Administrative Officer	$ 90,000	$ 127,500	$ 165,000	$ 43.27	$ 61.30	$ 79.33	
Chief Operating Officer	$ 95,000	$ 130,000	$ 165,000	$ 45.67	$ 62.50	$ 79.33	
Chief Stormwater Officer	$ 95,000	$ 130,000	$ 165,000	$ 45.67	$ 62.50	$ 79.33	
Director of Facilities, Parks and Recreation	$ 75,000	$ 95,000	$ 115,000	$ 36.06	$ 45.67	$ 55.29	
Technology, Infrastructure & Cybersecurity Coordinator	$ 65,000	$ 80,000	$ 115,000	$ 31.25	$ 38.46	$ 55.29	
Media and Public Outreach Officer	$ 85,000	$ 125,000	$ 160,000	$ 40.87	$ 60.10	$ 76.92	
ADMINSTRATION							
Administration and Grant Coordinator	$ 55,000	$ 71,000	$ 87,000	$ 26.44	$ 34.13	$ 41.83	
Senior Accountant	$ 65,000	$ 80,000	$ 95,000	$ 31.25	$ 38.46	$ 45.67	
Accounting and Payroll Specialist	$ 44,345	$ 65,673	$ 87,000	$ 21.32	$ 31.57	$ 41.83	
Procurement Specialist	$ 44,345	$ 55,869	$ 67,392	$ 21.32	$ 26.86	$ 32.40	
Records Retention Coordinator	$ 34,127	$ 44,964	$ 55,800	$ 16.41	$ 21.62	$ 26.83	
Customer Service Representative	$ 34,127	$ 44,964	$ 55,800	$ 16.41	$ 21.62	$ 26.83	
Unmanned Aerial Vehicle (UAV) Specialist	$ 40,000	$ 50,000	$ 60,000	$ 19.23	$ 24.04	$ 28.85	
ROADS AND SIDEWALKS							
Roadway Maintenance Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
Signage and Striping Technician	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
STORMWATER MANAGEMENT							
Capital Improvement Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Aquatics and Operations Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Inspections and Permits Technician	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
~~Fleet Supervisor~~	~~$ 60,000~~	~~$ 77,500~~	~~$ 95,000~~	~~$ 28.85~~	~~$ 37.26~~	~~$ 45.67~~	****
Supervisor of Inventory and Fleet Services	$ 80,000	$ 110,000	$ 140,000	$ 38.46	$ 52.88	$ 67.31	****
Fleet Mechanic	$ 52,000	$ 70,720	$ 89,440	$ 25.00	$ 34.00	$ 43.00	
Stormwater Technician	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
AGGREGATE PRODUCTION							
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
FACILITIES, PARKS AND RECREATION							
Facilities, Parks and Recreation Manager	$ 50,000	$ 65,000	$ 80,000	$ 24.04	$ 31.25	$ 38.46	
Recreation Specialist	$ 31,200	$ 42,975	$ 54,750	$ 15.00	$ 20.66	$ 26.32	
Equestrian Specialist	$ 40,000	$ 52,854	$ 65,707	$ 19.23	$ 25.41	$ 31.59	
Park Specialist 2	$ 40,000	$ 52,854	$ 65,707	$ 19.23	$ 25.41	$ 31.59	
Park Specialist 1	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	

Recommended Salary Chart
FY25
Effective 01/01/2026

POSITION TITLE	SALARY RANGES						
	MIN	MID	MAX	MIN	MID	MAX	
	ANNUAL			HOURLY			
EXECUTIVE							
Executive Director	As Negotiated			As Negotiated			
Deputy Exec. Dir./Chief Construction Officer	$ 95,000	$ 140,000	$ 185,000	$ 45.67	$ 67.31	$ 88.94	
Chief Administrative Officer	$ 90,000	$ 127,500	$ 165,000	$ 43.27	$ 61.30	$ 79.33	
Chief Operating Officer	$ 95,000	$ 130,000	$ 165,000	$ 45.67	$ 62.50	$ 79.33	
Chief Stormwater Officer	$ 95,000	$ 130,000	$ 165,000	$ 45.67	$ 62.50	$ 79.33	
Director of Facilities, Parks and Recreation	$ 75,000	$ 95,000	$ 115,000	$ 36.06	$ 45.67	$ 55.29	
Technology, Infrastructure & Cybersecurity Coordinator	$ 65,000	$ 80,000	$ 115,000	$ 31.25	$ 38.46	$ 55.29	
Media and Public Outreach Officer	$ 85,000	$ 125,000	$ 160,000	$ 40.87	$ 60.10	$ 76.92	
ADMINSTRATION							
Administration and Grant Coordinator	$ 55,000	$ 71,000	$ 87,000	$ 26.44	$ 34.13	$ 41.83	
Senior Accountant	$ 65,000	$ 80,000	$ 95,000	$ 31.25	$ 38.46	$ 45.67	
Accounting and Payroll Specialist	$ 44,345	$ 65,673	$ 87,000	$ 21.32	$ 31.57	$ 41.83	
Procurement Specialist	$ 44,345	$ 55,869	$ 67,392	$ 21.32	$ 26.86	$ 32.40	
~~Records Retention Coordinator~~	~~$ 34,127~~	~~$ 44,964~~	~~$ 55,800~~	~~$ 16.41~~	~~$ 21.62~~	~~$ 26.83~~	
Records Retention Coordinator	$ 44,345	$ 55,869	$ 67,392	$ 21.32	$ 26.86	$ 32.40	
Customer Service Representative	$ 34,127	$ 44,964	$ 55,800	$ 16.41	$ 21.62	$ 26.83	
Unmanned Aerial Vehicle (UAV) Specialist	$ 40,000	$ 50,000	$ 60,000	$ 19.23	$ 24.04	$ 28.85	
ROADS AND SIDEWALKS							
Roadway Maintenance Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
Signage and Striping Technician	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
STORMWATER MANAGEMENT							
Capital Improvement Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Aquatics and Operations Superintendent	$ 58,323	$ 79,560	$ 100,797	$ 28.04	$ 38.25	$ 48.46	
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Inspections and Permits Technician	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
~~Fleet Supervisor~~	~~$ 60,000~~	~~$ 77,500~~	~~$ 95,000~~	~~$ 28.85~~	~~$ 37.26~~	~~$ 45.67~~	****
Supervisor of Inventory and Fleet Services	$ 80,000	$ 110,000	$ 140,000	$ 38.46	$ 52.88	$ 67.31	****
Fleet Mechanic	$ 52,000	$ 70,720	$ 89,440	$ 25.00	$ 34.00	$ 43.00	
Stormwater Technician	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
AGGREGATE PRODUCTION							
Crew Chief	$ 49,920	$ 67,569	$ 85,218	$ 24.00	$ 32.49	$ 40.97	
Heavy Equipment Operator	$ 41,600	$ 58,209	$ 74,818	$ 20.00	$ 27.99	$ 35.97	
Equipment Operator	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	
FACILITIES, PARKS AND RECREATION							
Facilities, Parks and Recreation Manager	$ 50,000	$ 65,000	$ 80,000	$ 24.04	$ 31.25	$ 38.46	
Recreation Specialist	$ 31,200	$ 42,975	$ 54,750	$ 15.00	$ 20.66	$ 26.32	
Equestrian Specialist	$ 40,000	$ 52,854	$ 65,707	$ 19.23	$ 25.41	$ 31.59	
Park Specialist 2	$ 40,000	$ 52,854	$ 65,707	$ 19.23	$ 25.41	$ 31.59	
Park Specialist 1	$ 31,200	$ 41,881	$ 52,562	$ 15.00	$ 20.14	$ 25.27	

INDIAN TRAIL

Improvement District

Est. 1957

JOB TITLE:	Supervisor of Inventory and Fleet Services		
LOCATION:	West Palm Beach	TRAVEL REQUIRED:	Some Travel required
SALARY RANGE:	Minimum: $ 80,000.00 Mid-Point: $ 110,000.00 Maximum: $ 140,000.00	POSITION TYPE:	Full Time – Non - Exempt
REPORTING TO	Chief Administrative Officer	DRUG TESTING	Mandatory Drug Screen

ROLE AND RESPONSIBILITIES

This is highly skilled and supervisory work at the non- exempt work level. Under general direction of the Chief Administrative Officer, plans, organizes, directs, controls, and supervises work of staff related to the fleet services and inventory management.

Fleet Services responsibilities include the maintenance and major repair of a broad range of difficult technical work in the service, diagnosis and repair to a variety of automotive, specialized and heavy construction equipment, gasoline and diesel powered heavy equipment and components and ancillary equipment of varying makes and models. The position is responsible to ensure support to all Departments by providing professional fleet maintenance. The position directs and supervises the fleet department and is expected to plan subordinates' work and make decisions within established policies and procedures. In addition to supervisory duties, this position has a broader scope of duties related to diesel and heavy equipment such as the complete repair and overhaul of graders, bulldozers, cranes, and generators, as well as directing the work of automotive or unskilled workers.

Inventory responsibilities include advising on purchasing, leasing, renting, maintenance and repair of automotive, heavy equipment, construction equipment and all District assets. This includes set up, registry and licensing of such equipment, i.e. license plates, registration, communicate expected delivery with receiving department and coordinate appropriate insurance coverage through the District insurance carrier. The position serves in the function of inventory control and ensures all items obtained by procurement agent are tagged and logged. This position is responsible for the maintenance of the facility where the items are kept and proper organization and storage of such items.

Due to the District's response role and in the total scope of emergency management, this position may be required to provide support before, during and after major storm events and emergency situations, such as hurricanes or other declared emergencies, depending on assigned emergency response role.

Essential functions include but are not limited to
Function Fleet Services

- Ability to research, recommend and integrate appropriate fleet maintenance software
- Plan, prioritize, assign, supervise, review and participate in the work of staff responsible for vehicle and equipment maintenance.
- Establish schedules and methods of providing vehicle and equipment maintenance services, identify resource needs and review the needs with appropriate management staff
- Forecast vehicle and/or equipment purchase/lease needs and make recommendations to management.
- Participate in the development of goals and objectives as well as policies and procedures, make recommendations for changes and improvements to existing standards, policies and procedures, participate in the implementation of approved policies and procedures, monitor and ensure compliance
- Oversees and occasionally assists in preventive maintenance, repairs and completes major overhauls and repairs on automobiles, light trucks, specialized equipment and heavy trucks including engines, brakes, air conditioning systems, ignition systems, transmissions, differentials and rear axle assemblies. – this position main focus is the broader spectrum of specialized equipment and projects
- Tunes engines using standard, modern testing equipment.
- Responds to emergency road calls involving disabled District equipment; makes repairs or has vehicle towed to Fleet Management shop.
- Troubleshoot, test, diagnose, adjust, repair and service a variety of equipment including but not limited to Caterpillar construction equipment, medium and heavy-duty trucks, heavy equipment, rubber tires, tractors, Gradall excavators, graders, loaders, mowers, large mowing attachments, and trailers
- Repairs or overhauls chassis units including engines, brake systems, transmissions, air conditioning systems, differentials, front and rear axles, and hydraulic systems.
- Removes repairs and reinstalls engines, transmissions, differentials, clutches and steering assemblies.
- Operates heavy equipment on an occasional basis.
- Use hand and power tools and hoists
- Order parts as needed
- Provide input in areas of certifications for new and replacement tools and equipment
- Refurbishes existing equipment, as requested
- Perform preventative maintenance as required
- Develop and implement a preventative maintenance program
- Check for accuracy and quality work performance of subordinates
- Performs related work as required.
- Continuous and on-going departmental projects and cross-training.

Function- Inventory

- Tag items according to State Statute
- Responsible for distributing items to all District Staff operating from the storage location where items are stored
- Responsible for maintaining the facility where items are stored
- Annual inventory count; ensure appropriate input into ERP system
- Monitor and maintain fuel system (assist)
- Monitor and maintain work order system
- Track stock levels, usage, costs, and warranty information to forecast needs
- Ensure proper amount of stock is available to meet demands of District
- Implement and manage security measures such as controlled access, tracking who takes parts from storage, and conduct regular audits
- Involved in annual budget process

Function Staff Development

- Develop training program for Mechanic staff to improve service, customer relations, policy knowledge, technical knowledge, and succession planning
- Attends training modules

- Responsible for annual evaluation

QUALIFICATIONS AND EDUCATION REQUIREMENTS

Knowledge of:

- Principles and practices of vehicle and equipment maintenance
- Principles and practices of fleet management.
- Principles and practices of inventory management and control
- Equipment, tools and materials used in vehicle and equipment maintenance activities and services.
- Principles of supervision and training.
- Basic budgeting principles.
- Principles and practices of safety management.
- Principles of government procurement and inventory control
- Pertinent local, state and federal laws, ordinances and rules.
- Automotive Service Excellence (ASE) Certification for Master Automotive Technician Preferred
- High School diploma or equivalent.
- Five (5) years experience as an automotive or heavy equipment mechanic, with at least one (1) year experience performing repairs to heavy diesel equipment; or any equivalent combination of related training and experience and at least three (3) years of supervisory experience with inventory management responsibilities
- Extensive knowledge of standard practices, methods, tools and equipment in the automotive mechanical trade.
- Extensive knowledge of the construction, design, repair and adjustment of a wide variety of specialized medium/heavy duty trucks and equipment, pumps and apparatus
- Comprehensive knowledge of the usual types of tools and equipment, as well as specialized tools, gauges, machinery and analyzing equipment used in the repair, servicing and maintenance of gas and diesel driven equipment.
- Extensive knowledge of the principles of gasoline and diesel engine operation.
- Extensive knowledge of the mechanical repair of automotive, construction or landscaping equipment.
- Extensive knowledge of the occupational hazards and safety precautions of the trade.
- Extensive skill in diagnosing and correcting defects in equipment and mechanisms.
- Ability to adapt available tools and repair parts to specific repair problems.
- Ability to analyze mechanical problems and make necessary repairs.
- Ability to follow oral and written instructions and to keep accurate and timely records of repair and service operations
- A class B Commercial Driver's License.
- Pre-Employment Screening (i.e., Drug Test, Driver’s License, etc.)

PREFERRED SKILLS

Ability to:

- Organize, implement and direct vehicle maintenance operations and activities.
- Perform the full range of vehicle and equipment maintenance duties. Perform the most complex vehicle maintenance duties and operate related equipment.
- Supervise, train and evaluate assigned staff.
- Organize, track, secure, manage and forecast inventory
- Interpret, explain, and implement pertinent department policies and procedures.
- Develop cost estimates for supplies and equipment.
- Read and interpret maps, plans, sketches, schematics, diagrams, and blueprints.
- Demonstrate tact and diplomacy with employees and the public.
- Develop and recommend systems and procedures related to assigned operations.
- Communicate clearly and concisely, both orally and in writing

- Establish and maintain effective working relationships with those contacted in the course of work.

WORK ENVIRONMENT

While performing the duties of this position, the employee works in outdoor conditions, near and on machinery, or in high precarious places. The employee will likely be exposed to hot/ dry/ wet/ humid/cold conditions. The employee will occasionally be exposed to fumes, airborne particles, chemicals, vibration and other potential hazards associated with the maintenance and/or construction of roads and drainage works and other types of construction. Manual dexterity is necessary in order to manipulate machinery, trucks, and tools. The noise level in the work environment is quiet to moderate, but can be high under certain circumstances. Hand-to-eye coordination is necessary to operate various tools and construction equipment.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the *essential functions* of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Work is performed outside. Hand-to-eye coordination is necessary to operate various office equipment and motor vehicles. Ability to walk, stand, and work on unstable soil, and to walk extended distances. While performing the duties of this job, the employee may be required to engage in the following activities: lifting over 80 pounds, sitting, standing, walking, climbing, crouching, crawling, stooping, kneeling or balancing; reaching with arms; using hands and fingers to handle, feel, or operate objects, tools or controls; talking, and hearing. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust one's focus.

ADDITIONAL NOTES

N/A

Supervisor Signature:		Print Name:	
Employee Signature		Print Name	
Date Signed EE		Date Signed Supervisor	

INDIAN TRAIL

Improvement District

JOB TITLE:	Records Retention Coordinator/ Records Management Liaison Officer (RMLO)		
LOCATION:	West Palm Beach	TRAVEL REQUIRED:	Some Travel required
SALARY RANGE:	Minimum: $ 44,345.00 Mid-Point: $ 55,869.00 Maximum: $ 67,392.00	POSITION TYPE:	Full Time – Non Exempt
REPORTING TO	Chief Administrative Officer	DRUG TESTING	Exempt

ROLE AND RESPONSIBILITIES

This administrative and technical non-exempt work is responsible for the District's records management, technical support program and Front Desk duties, which include general clerical duties. An employee in this position is the RMLO (Records Management Liaison Officer) and therefore responsible for answering inquiries and furnishing information to internal and external customers, maintaining and processing records, maintain records logs in accordance of District Policy, Florida Public Records Law and State Statute. The Records Retention Coordinator/RMLO knows and understands Florida Public Records Law and FL Statute 119, recordkeeping rules and practices for state and local government agencies. Work requires good judgment to see projects through to completion. Communicating with the public and the ability to handle hostile people are requirements of the job. Additionally, an employee in this position is responsible for answering inquiries and furnishing information to District residents by telephone and in person, receiving deposits for Rentals, Special Permits and Driveway/Culvert Permits, and processing related paperwork. Work involves furnishing information for permits, and providing general District information, data entry, receiving and validating monies, issuing receipts, filing and account research.
Essential functions include but are not limited to:

Cashiering:

- Tyler Program based – receive payments, process, distribute to responsible department
- Permitting
- Rentals
- Accounts Receivable checks
- End of date close out / General Ledger

Permit Management

- Review culvert, gate and park permit issued by the District to ensure permit description, location and inspections are correct, contact the employee responsible and/or agency to ensure that permits are processed and corrections are made as necessary.
- Receive and process Special Permit application

- Receive and process Millings Petition Application

Clerical

- Creates and issues weekly work order report.
- Updates and maintains Front Desk Manual.
- Screens calls & evaluate inquiries to provide appropriate information to
- Daily mail distribution
- Assists in the assembly of Board of Supervisor meeting materials, i.e. agendas, board books, Prepares, disseminates, and publishes public notices and legal advertisements as required by applicable law

Essential Records Management functions include but are not limited to:

- Knows and understands Florida Public Records Law and FL Statute 119, recordkeeping rules and practices for state and local government agencies
- Familiar with Florida's Division of Library and Information Services General Records Schedule for State and Local Government Agencies (GS1-SL) regarding records retention and other matters
- Able to timely research and compile information responsive to public records requests
- Helps ensure proper disposition of eligible records
- Trains and advises District staff in records management practices.
- Responds to questions from the public regarding agency records.
- Inventories agency records.
- Participates in District decisions regarding microfilming, imaging, storage and disposal, providing recommendations based upon applicable policies, law and experience
- Assists with public information dissemination under the direction of the Executive Director or designee
- Has oversight and coordinates the scanning of documents into the BOS approved Records Management Software
- Processes current and historical records in accordance with current policy and applicable law.
- Maintains current filing and record storage systems in accordance with current policy and applicable law.
- Assists in creation and maintenance of Records Management related policies and procedures under the direction of the Executive Director or designee. Monitors departmental records management programs under the direction of the Executive Director or designee.
- Stays current in knowledge of laws affecting public records.
- Maintains a digital news article file.
- Maintains a digital resident "thank you" file.
- Performs related duties as required.

QUALIFICATIONS AND EDUCATION REQUIREMENTS

- Bachelor's Degree in Business or related field
- Certified in Records Management through either Florida Records Management Association or the International Institute of Municipal Clerks
- 2 – 3 years of experience in records retention systems including experience in automated systems.
- 2-3 years working in a Database Management environment.
- Special District / governmental experience desirable
- Pre-Employment Screening (i.e., Criminal Background Check, etc.)

PREFERRED SKILLS

- Knowledge of database technologies.
- Notary Public Certification.
- Exercise discretion in the handling of confidential matters and public records.
- Ability to apply technical knowledge in a logical progression to diagnose customer problems.
- Ability to independently organize and execute assignments with minimal supervision.
- Ability to organize and coordinate multiple, time-sensitive assignments.

- Ability to maintain work records.
- Ability to conduct research, organizes, analyze, prepare and present technical information.
- Knowledge of the principles and techniques of records management.
- Knowledge of Florida Statutes, rules and regulations regarding all aspects of records management for local governments.
- Ability to understand and apply applicable laws, rules, regulations and District policies.
- Ability to research laws affecting public records requests and records retention schedules.
- Ability to communicate effectively, both orally and in writing.
- Ability to establish and maintain effective working relationships with others, both internally and externally.
- Ability to analyze record management problems, and plan/develop cost effective solutions.

WORK ENVIRONMENT

The employee works in an office setting at times, which may include long hours sitting in one place, utilizing a computer screen. However, the employee is also required to inspect job sites under various weather conditions, near machinery, or in high precarious places. The employee will likely be exposed to hot/wet/humid/cold conditions. The employee will occasionally be exposed to fumes, airborne particles, chemicals, vibration and other potential hazards associated with the maintenance and/or construction of roads and drainage works and other types of construction. The noise level in the work environment is normally quiet but can be moderately high under certain circumstances.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the *essential functions* of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Work is performed in an office setting. Hand-to-eye coordination is necessary to operate various office equipment and motor vehicles. This job requires long periods sitting at a computer workstation and utilizing the telephone and computer. This person must be able to manipulate a keyboard and utilize a hand-held device to communicate with field employees. Ability to walk, stand, and work on unstable soil, and to walk extended distances. While performing the duties of this job, the employee may be required to engage in the following activities: lifting under 50 pounds, sitting, standing, walking, climbing, crouching, crawling, stooping, kneeling or balancing; reaching with arms; using hands and fingers to handle, feel, or operate objects, tools or controls; talking, and hearing. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust one's focus.

Supervisor Signature		Print	
Employee Signature		Print	
Date signed EE		Date signed Supervisor	

AGENDA ITEM NO. 11.1

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Kenny Lawrence

DEPARTMENT: Parks

ITEM TYPE: Policies

AGENDA SECTION: **FACILITIES, PARKS & RECREATION AGENDA**

SUBJECT: Consider: Updates to the Facilities, Parks and Recreation Policies and Procedures.

BACKGROUND: Updates have been made to the Facilities, Parks and Recreation Policies and Procedures that was previously Approved on April 17th, 2024, and revised on March 18th, 2025.

These changes are as follows:

(Policy changes can be found in red)

Page 3, Page 4, and Page 5 Section 3: Definition of Terms: added definitions for "Certified Food Protection Manager", "Commissary", "Mobile Food Establishment", "Potentially Hazardous Food", and "Potable Water"

Page 9 Section 6 m(1)(a)(b), and n.: General Operating Regulations - Added bicycle use restrictions, and the wearing of masks on District property restrictions.

Pages 31-37 Section 16.: Mobile Food Establishment Permit Requirements - Added new section defining Mobile Food Establishment Permit Requirements.

Pages 60 and 62 Exhibit "G": - Added Rental Rates for Acreage Community Park South Athletic Campus, to match the District's new recreation software program Recdesk. Added Rental Rates for Mobile Food Truck/Food Vendors.

FISCAL IMPACT: No Fiscal Impact

RECOMMENDATION: Motion to approve the updated Facilities, Parks and Recreation Policies and Procedures.

ATTACHMENTS:

Facilities Parks and Recreation Policies and Procedures updated 11-12-25.pdf

FACILITIES, PARKS & RECREATION DEPARTMENT

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

POLICIES AND PROCEDURES

Approved – 12th day of November 2025

Policies and Procedures
Facilities, Parks & Recreation Department

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SECTION 1. POLICY STATEMENT

District parks and facilities shall be available for meetings, activities, and events, which are recreational, social, and/or civic in nature, offering services of interest and need to the community, or may be otherwise approved by the Board of Supervisors. However, the District's parks and facilities have limited capacity. The purpose of the Facility Use & Rental Policy is to ensure that park service capacity is allocated in a fair and equitable manner. Fees charged for the use of District facilities and parks are intended to financially assist with the ongoing maintenance and operation costs in providing this community service. The Executive Director may establish and modify operational procedures consistent with this Policy. The Parks and Recreation Director may periodically review the Facility Use & Rental Policies and Procedures and Parks and/or Recreation Fee Schedule to make recommended recommendations for change and/or updates. Upon recommendation by the Executive Director, the changes or updates to the Facility Use & Rental Policies and Procedures and/or Parks and Recreation Fee Schedule will require approval by the Board of Supervisors.

SECTION 2. AUTHORITY

SECTION 3. DEFINITION OF TERMS

"Adult" means any individual over the age of 18.

"Alcohol use" refers to any beverage that contains any amount of alcohol.

"Applicant" means an individual or group which submits a completed application for a Park Facility Use Permit and the required deposit to use the District's facility pursuant to the terms of this Policy.

"Application" means the form an "Applicant" completes when applying to rent a facility, field, equipment, or other item listed in the Parks and Recreation Fee Schedule.

"Athletic Fields" means fields designated for permitted athletic use only.

"Board of Supervisors" means the governing body of the Indian Trail Improvement District.

"Bounce House" means a springy, inflatable structure that often times has four vertical wall or column structures that is meant for jumping and other play activities.

"Certified Food Protection Manager (CFPM)" A person responsible for all aspects of food operations at Food Establishments regulated by FDACS under Chapter 500, F.S.

"Children or Minor" means any individual SEVENTEEN (17) years of age or younger.

"Commercial Rider" any rider or patron utilizing the District park system for commercial use.

"Commissary" A support service location for a Mobile Food Establishment, that meets all applicable requirements of Chapter 500, F.S., and Chapter 5K-4, F.A.C. These approved Food Establishments must be permitted or licensed by Florida Department of Agriculture and Consumer Services (FDACS), Department of Business and Professional Regulation (DBPR), restaurants, or grocery stores can be considered for approval as an MFE Commissary. When not required at the MFE, Commissaries may provide a three compartment sink for washing, rinsing, and sanitization of equipment/utensils in addition to hand wash and

rest room facilities. Services required of the Commissary will be based on the food sold and the MFE type and capabilities. A private residence may not be used as a Commissary.

"Confirmed Reservation" means a reservation issued in writing by the Facilities, Parks and Recreation Director or designee upon approval of a Facility Use Application for use of a park, field or facility or some portion thereof by an applicant, after all requirements of the Facility Use & Rental Policy are met.

"Deposit" means a sum of money to secure the exclusive use or reservation of a park, facility, field or other park amenity and to be held in escrow by the District to cover any damages or other costs in which an applicant may cause. In the case of no damage or other costs, then the deposit will be returned per the District Finance Department Deposit Procedures.

"District" means the Indian Trail Improvement District, acting through its officials, representatives, agents, and employees.

"District-Recognized Group" means a non-profit organization or entity that is based in and primarily serves residents of the District; or any organization or entity which has executed a service or other agreement with the District. The group shall have a service basis in the District if its principal place of business or residence of any officer is located within the District's Legislative boundaries. This information, as well as the group's non-profit status, shall be verified by the Florida Secretary of State.

"Domesticated Animal" means animals that have been bred in captivity for many generations to live alongside humans and are different from their wild ancestors or cousins based on genetics and behavior and even appearance.

"Equine" means a horse, pony, mule or donkey as defined in Ch. 773, Florida Statutes. Per F.S. 773.01(2).

"Executive Director" means the administrative officer of the Indian Trail Improvement District.

"Facilities, Parks and Recreation Director" means the administrative officer over the Facilities, Parks, and Recreation Department of designee.

"Fee" means a form of payment to rent, hold a special event or have other special access or usage that is not considered general recreation play or is not within a Service Provider Agreement.

"Groundwork" shall include but not limited to lunging, cavaletti, poles, etc.

"Horse" herein shall include any "equine" as that term is defined in Ch. 773, Florida Statutes.

"Inquiry" means when an individual or representative of a group seeks information about available dates for possible use by the individual or group.

"ITID" means Indian Trail Improvement District, acting through its officials, representatives, agents, and employees.

"Local School District" means Palm Beach County School District and any schools that are located within the District or which serve District residents.

"Long-Term Special Permit" means a permit that is continuous for a specified period of time that is issued by the Board of Supervisors to the entity or individual which may include "first priority" rental status for fields or a facility or amenity.

"Mobile Food Establishment (MFE)" Food Establishments are Food Establishments that are self-propelled or otherwise moveable from place to place such as a truck, trailer, or similar self-propelled conveyance or non-permanent kiosk or table where pre-packaged food products are sold.

"Multi-Purpose Field" means a field that may be used for any type of sport or athletic use and could be considered for either open recreation play or permitted play by designation within this Policies and Procedures.

"Non-Profit User Agreement" means a written, executed contract between a "Non-Profit Entity" and the "District" that outlines the scope of services, obligations, rules, guidelines, and other pertinent information.

"Non-Profit Athletics User Agreement" means a written, executed contract between a "Non-Profit Entity" and the "District" that outlines the scope of services, obligations, rules, guidelines, and other pertinent information.

"Non-Residents" means those who reside outside of a Unit of Development with a Recreation Component and pay for such benefits through the "Parks Assessment."

"Open Play or Recreation" means open to the general public for open use and does not require a permit or rental.

"Other Government Agencies" means government agencies other than the District, which serve the District's community (e.g., Palm Beach County, elected officials; State agencies and elected officials; Federal agencies, departments, and elected officials). Inter-agency programs in which the District participates shall be included.

"Patron" means a person who is informally using a park, participating in a program, or attending an event.

"Pavilion" means an open air, roofed structure.

"Playground" means an area that is set aside for play equipment and other similar amenities.

"Permitted Field" means a permit or rental is required for the use of a District field as designated within this Policies and Procedures.

"Physical Abuse" Per F.S. 828.12(1) A person who unnecessarily overloads, overdrives, torments, deprives of necessary sustenance or shelter, or unnecessarily mutilates, or kills any animal, or cause the same be done, or carries in or upon any vehicle, or otherwise, any animal in a cruel or inhumane manner, commits animal cruelty, a misdemeanor of the first degree, punishable as provided in F.S. 775.082 or by a fine of not more than $5,000, or both.

"Potentially Hazardous Food (PHF)" Food that requires time/temperature control for safety (TCS) to limit pathogenic microorganism growth or toxin formation.

"Potable Water" Water that meets the quality standards of Chapter 62-550, F.A.C., and is satisfactory for drinking, culinary, and domestic purposes.

"Recreation Field" means a field that is available for "Open Recreation" and does not require any permit or rental agreement.

"Recreation Rider" any rider or patron utilizing the District park system for recreational/non-commercial use.

"Rental" means the exclusive use of a park, facility, field, pavilion, or other park amenity as set forth within this Policies and Procedures, and requires certain applications, fees, deposits or other processes to secure a reservation.

"Residents" means person or persons who live within a Unit of Development with a Recreation Component and pay for such benefit through the "Parks Assessment."

"Service Provider" means a "District-Recognized Group" that has an approved and active Service Provider Agreement approved by the Board of Supervisors.

"Service Provider Agreement" means a written, executed contract between a "Service Provider" and the "District" that outlines the scope of services, obligations, rules, guidelines, and other pertinent information.

"Spectator" means a person who is informally using a park, participating or viewing a program or an event.

"Staff" means an employee dutifully hired and in the employ of the Indian Trail Improvement District.

"User" means a person who formally rents or obtains a permit to have exclusive use of a park or facility for a program, event, or other activity.

"Violation" means an action or behavior that does not comply with the District Facilities, Parks and Recreation Policy, Palm Beach County Ordinances or State Statutes or is an unacceptable conduct of a park patron.

Volunteer" means an individual who is not receiving any compensation or other benefits to perform certain functions or tasks on behalf of the District.

SECTION 3. STAFF RESPONSIBILITIES

Staff shall:

1. Be responsible for enforcement of all policies, rules and regulations established in this Policy and may deny or terminate use of a facility at any time if determination is made that the use does not conform to the requirements of this Facility Use & Rental Policy, violates the terms of any use permit, or may cause damage to the facility.
2. Oversee and supervise all events at District facilities for the safety and wellbeing of the public and proper maintenance of the facility.
3. Be responsible for and have complete authority over the facility being used, all equipment, participants, activities, alcohol use and security on site per the terms of this policy.
4. Have authority to request changes in activities or cessation of objectionable activities. Users shall comply with staff requests and instructions. Failure to comply with reasonable staff requests shall be grounds for staff to immediately terminate use of the facility or park and request the individual to leave the District's property.

5. Have the authority to oversee and supervise all contractors hired by the District to perform a service for or on behalf of the District.

SECTION 4. PARK FACILITIES: HOURS OF OPERATION

This policy applies to the following District facilities, parks, athletic fields, open recreation areas, playgrounds, recreation fields and pavilions: The Facilities, Parks and Recreation Director may approve permit times outside of the hours of operation subject to staff availability and appropriate fees paid if applicable, or for Board Approved Non-Profit Athletics User Agreements, or Non-Profit User Agreements.

a. Acreage Community Park North Athletic Campus: Mon-Sun: 8:00 AM – 9:00 PM
b. Acreage Community Park South Athletic Campus: Mon-Sun: 8:00 AM – 9:00 PM
c. Acreage Community Park South Entertainment Campus: Mon-Sun: 8:00 AM – 9:00 PM
d. Acreage Community Park Skate Park: Mon-Fri: 3:00 PM – 9:00PM, Sat-Sun 8:00AM – 9:00PM. Non-School Day Hours 8:00 AM – 9:00 PM
e. Bob Hoefl Park: Mon-Sun: 8:00 AM – Sunset
f. Citrus Grove Park: Mon-Sun: 8:00 AM – 9:00 PM
g. Coconut Park: Mon-Sun 8:00: AM – Sunset
h. Downers Park: Mon-Sun: 8:00 AM – Sunset
i. Hamlin House: Mon-Fri 5:00 PM – 9:00 PM, Sat-Sun 8:00 AM – 9:00 PM
j. Kidscape Park: Mon-Sun: 8:00 AM – Sunset
k. Nicole Hornstein Equestrian Park: Mon-Sun: 7:00 AM – 9:00 PM
l. Sycamore Park: Mon-Sun 8:00 AM – Sunset
m. Temple Park: Mon-Sun 8:00 AM – Sunset

SECTION 5. FACILITY USE ASSIGNMENT: PRIORITY RANKING

Use of District parks and facilities will be assigned to individuals or groups on a first come-first serve basis, and applicable fees/deposits therefore charged, according to the following Priority Categories, in descending order of priority:

Group A: Open Activities conducted and/or sponsored by the District.

Group B: Open Activities conducted by District-Recognized Groups as outlined and subject to the scope of the corresponding Non-Profit Athletics User Agreement, Non-Profit User Agreement or Long-Term Permit.

Group C: Open Activities conducted by Other Governmental Agencies or the Local School District.

Group D: Private Events conducted by residents, other resident groups/organizations, and businesses based in the Unit of Development that has a Parks Component and pays for such benefit through a Parks Assessment.

Group E: Private Events conducted by non-residents, non-resident groups/organizations, and businesses based outside of a Unit of Development that has a Parks Component and pays for such benefit through a Parks Assessment.

SECTION 6. GENERAL OPERATING REGULATIONS

a. All District parks and facilities are alcohol, drug, and tobacco free. This includes vaping, dipping, and chewing tobacco. Those persons wishing to smoke or use tobacco items must do so outside of the park. Alcohol use is only allowable at certain parks for events or rentals as outlined in Section 7.
b. The Facilities, Parks and Recreation Director reserves the right to approve or deny all facility use, athletic use, or event permit applications except for those requesting fee waivers, or extenuating circumstances outside of normal requests, which will require approval by the Board of Supervisors.
c. The User or permit holder must attend the permitted event and shall remain on-site until all patrons have left and will perform a walk-through of the facility or park with District staff prior to leaving to ensure that the facility or park is restored to its original condition.
d. The District requires a responsible individual over the age of SIXTEEN (16) to supervise any children under the age of THIRTEEN (13) while using or enjoying a park or facility.
e. Applications and fees will only be accepted during regular business hours except for online payments.
f. No overnight parking unless specifically authorized by the Facilities, Parks, and Recreation Director.
g. Non-Profit organizations with Non-Profit Athletics User Agreements or Non-Profit User Agreements with the District and a valid 501© are eligible to utilize the Hamlin House on a once-a-month basis for meetings with the approval from the Facilities, Parks, and Recreation Director. Additional days can be requested and approved by the Facilities, Parks, and Recreation Director on an as-needed basis. Hamlin House requests are subject to availability. An entity with an approved Non-Profit Athletics User Agreements or Non-Profit User Agreements will be subject to the requirements and specifications within their respective Agreement.
h. Non-Profit organizations with Non-Profit Athletics User Agreements or Non-Profit User Agreements will be required to charge a 20% Non-Resident fee to all participants who are not residents of Indian Trail Improvement District or pay into the District's park system. The Non-Resident fee shall not exceed Thirty-Five ($35) Dollars.

The Non-Resident fee must be paid to Indian Trail Improvement District within Thirty (30) days of the close of registration for that sports season. The payment must include a receipt showing the breakdown of registrations received by the user for that sport season or recreation program.

A Non-Resident Fee may not be charged for programs in Acreage Community Park South subject to the District's lease Agreement with Palm Beach County.

i. Patrons, Users or Permit Holders experiencing a non-emergency park or facility issue are encouraged to contact the Facilities, Parks, and Recreation Department.
j. The District may require any Service Provider, User or Permit Holders to provide Criminal Background Checks for volunteers, coaches, referees/umpires, concession attendants or any other person who may interact or supervise children under the age of SEVENTEEN (17).
k. Unapproved clinics, lessons or other financial producing activities are strictly prohibited without the approval of the District. Failure to abide by these rules may result in the suspension or trespass from District property.

l. Skateboards, in-line skates, scooters, roller skates or similar forms of transportation are prohibited in any District park, unless the area is designated for that form of transportation, such as a skate park. Riders under the age of 18 must be accompanied by an adult and must wear an approved helmet.

m. Motorized vehicles must remain within the parking areas, or roadways permitted. Motorized vehicles will NOT be permitted outside of parking areas or roadways without the approval of the District.

   a. Bicycles (including electric)
   To the extent allowed by state law, in a park or recreational area, it shall be unlawful for any person to ride a bicycle other than on a paved vehicular road or path designated for such purpose. Doing wheelies, lifting the front wheel off the ground for a period of time, is prohibited on all District property.

n. Mask Restrictions on District property. Per Florida Statute 876.12, No person or persons over 16 years of age shall, while wearing any mask, hood, or device whereby any portion of the face is so hidden, concealed, or covered as to conceal the identity of the wearer, enter upon, or be or appear upon any lane, walk, alley, street, road, highway, or other public way in this state.

SECTION 7. APPLICATION PROCEDURES & PERMIT REQUIREMENTS

A. **Inquiries**: Any interested party who makes an Inquiry for facility/pavilion/athletic field availability and makes a rental appointment to finalize a rental permit and pay applicable fees and deposits. The interested party must complete a Facility Use Application, sign a permit, and pay all applicable fees and deposit amounts prior to finalizing the permit to secure the dates, times and locations as outlined in the Facility Use Application.

B. **Application Procedures**: All Applicants must be TWENTY-ONE (21) years of age or older and complete a District Facility Use Application ("Application") and pay all applicable fees and deposits per the District Parks and Recreation Fee Schedule at the time of completing a Facility Use Application. The District will not be responsible for reserving dates without a completed permit, and all applicable fees and deposits. Permit requests are scheduled on a first come first serve basis. All potential users shall complete an application a minimum of FIVE (5) business days prior to the rental date. Additional fees may be required from the applicant when limited advance notice is provided as determined by the Parks and Recreation Fee Schedule

   A copy of the Facility Use Permit is attached as **Exhibit "A"**.

C. **Insurance Requirements:** Applicants with groups above 50 individuals (participants) and/or requiring special requests, such as bounce houses, will be required to meet the District's minimum insurance requirements. Proof of insurance must be submitted to the District's Parks and Recreation Department prior to the final approval of any applicant's permit request. Failure to provide the required insurance will result in the cancellation of the permit.

   1. **Commercial General Liability Insurance Policy** – limits of at least $1,000,000 each occurrence

2. **Participant Legal Liability** – This must be shown on the certificate.
3. **Products Liability Coverage** – Required only for the sale of any products including food and beverages.
4. **Automobile Liability insurance** – Limits of at least $1,000,000 each accident (required only if using a mobile concession vehicle or if using a vehicle to transport participants, goods, equipment to and from the District Park or Property.)
5. **Insurance Rating** – Insurance companies should have an A.M. Best's rating of B+VIII or higher.
6. **Indian Trail Improvement District** – Listed as additional insured if using District facilities.
7. **Certificate holder shall read:**

Indian Trail Improvement District
13476 61st Street North
West Palm Beach, Florida 33412
Attn: Facilities, Parks, and Recreation Director

***Please see Section 14 for more details regarding insurance requirements**.

D. **Reservation Policies**

1. Applicant(s) must be TWENTY-ONE (21) years of age or older.
2. Reservations may not be submitted any earlier than THREE (3) months in advance.
3. Reservations will be on a first come, first served basis.
4. The approval reservation date of use requested by Applicant must meet all terms and conditions as outlined in the above Sections of this Policy.
5. The District may accept Reservations made less than FIVE (5) business days in advance of the rental date, if the facility and required staff are readily available. The District may require additional fees from the applicant when limited advance notice is provided as outlined in Exhibit B; Fee and Rental Rates.
6. All reservations are subject to the approved fees and deposit requirements outlined in Exhibit B; Fee and Rental Rates.
7. Confirmation of a reservation shall be given after the payment of all appropriate fees and deposits; and the submittal of all respective permits and/or licenses and insurance requirements.
8. Pavilions are available for reservation based on a "Per Time Block Schedule." Pavilion Time Block Schedules are from 8:00 AM - 11:00 AM; 12:00 PM - 3:00 PM; and 4:00 PM – 7:00 PM. Applicants can reserve all Time Block Schedules to secure a full day if additional time is required. Reservation(s) for a combination or all Time Block Schedules, will require full rental payment of the reserved Time Block Schedules. Only ONE (1) Deposit will be required when renting a combination or all Time Block Schedules on the same day.
9. A small portable grill may be used during a facility or park rental. Grills in excess of 200 square inches will require approval from the Facilities, Parks and Recreation Director and are subject to additional fees and/or insurance requirements.

E. **Denial of Permit Applications**

The District may deny a use and/or the application for a permit for any of the following reasons:

a. The facility is incapable of accommodating the proposed activity by reason of the nature of the activity or the number of people estimated to be in attendance.
b. If applicable, the user fails to demonstrate the ability to provide adequate security to ensure the safe conduct of an event.
c. The applicant fails to comply with all of the conditions of this Policy or those set forth in the rental contract.
d. The permit holder is directly responsible for the conduct of all participants. Any person or persons violating the facility rental agreement, or park rules and regulations, or in the opinion of the District's Facilities, Parks, and Recreation Director constituting a public nuisance, potential hazard to public or park property, or exhibiting disorderly conduct, may be expelled from the park property by the District.
e. The activity is likely to cause physical damage to the facility, grounds, fields, or its equipment.
f. Conditions for the issuance of a facility use permit remain unfulfilled.
g. If it comes to the attention of the District that the application has or will violate any law or regulation relating to the rental of the District facility or that the proposed use of the facility will violate any District Policies, Palm Beach County Ordinance and/or Federal and State Statutes.
h. Another event is already scheduled on the requested date.
i. The applicant previously used the facility and failed to comply with applicable rules or conditions, or due to damage or lack of cleaning.
j. Vandalism and/or illegal acts.
k. Weather emergencies, Acts of God, etc.

F. Facility Use Permits

1. Upon approval of an application, a Facility Use Permit will be issued authorizing the requested use of the facility. Requesting user must sign the permit and agree to all terms and conditions thereof.
2. The Facilities, Parks and Recreation Director may attach such conditions to the permit deemed necessary for the protection of the public health, safety, welfare, and the maintenance and operation of the facility.
3. The permit holder may not transfer, assign, or sublet use of the reserved facility or apply for use on behalf of another person or organization. The permit holder must be TWENTY-ONE (21) years or older and be present for the duration of the event. Failure to comply shall result in forfeiture of fees and/or deposits.
4. If at any time prior to or during the scheduled event the permit holder is not in compliance with the policies and regulations stated in this Policy, or the conditions of the Facility Use Permit, and after notice of non-compliance, has failed or refused to comply (or compliance is no longer possible), the District, acting by and through the Facilities, Parks and Recreation Director or his/her designee, may cancel the reservation or terminate the event. Under those circumstances, no deposits and/or fee(s) previously paid by the applicant shall be returned.

5. The District is not responsible for any damage done to the renter's equipment while on District property, or if the equipment is stolen. Should the equipment cause damage to District property, the user group will be responsible for providing the District with restitution.

G. Bounce House Policy

1. Bounce Houses are permitted in all District parks with the approval of the Facilities, Parks, and Recreation Director, who may request approval from the Board of Supervisors prior to issuing the permit.
2. The use of self-contained, inflatable water slides, inflatable water pools or any bounce house that requires water is not permitted within any District Park or Property.
3. No more than TWO (2) bounce houses may be reserved and used during a facility or park rental. Any facility or park rentals requesting more than TWO (2) bounce houses will be required to complete a Special Event Application form and will require approval from the Facilities, Parks and Recreation Director who may request approval from the Board of Supervisors prior to issuing the event permit. Bounce Houses or Slides (no water slides) will require a special fee, insurance and must be approved by the Board of Supervisors.
4. No more than TWO (2) – TEN (10) by TEN (10) tents may be reserved and used during a facility or park rental. Facility or park rental requests requiring more than TWO (2) – TEN (10) by TEN (10) tents will be required to complete a Special Events Application and will require approval from the Board of Supervisors and additional deposit and rental fees as outlined in Exhibit B; Fee and Rental Rates.
5. No Bounce Houses or other types of slides (no water slides) or temporary structures, except for TWO (2) – TEN (10) by TEN (10) tents, shall be permitted on any Athletic, Open Recreation or Multi-purpose Field without approval from the Board of Supervisors and additional deposit and rental fees as outlined in Exhibit B; Fee and Rental Rates.
6. A commercial vendor must supply, set up and tear down the bounce house(s).
7. The vendor must provide a generator to power the bounce house. Park electric will not be permitted or available for this purpose. Violation of this requirement will result in the forfeit of their deposit.
8. The vendor must provide the District with the appropriate insurance subject to the District's Insurance requirements found in Section 7(c) of the Facilities, Parks, and Recreation policy prior to the rental date.
9. Bounce House(s) set up location must be approved by the District.
10. Bounce House(s) may not be set up earlier than 1 hour prior to the start of the permit and must be removed upon completion of the permit.
11. The permit holder is responsible for monitoring the use of the bounce house(s).
12. The permit holder may not leave the park or facility until the bounce house(s) have been removed. Violation of this requirement will result in the forfeit of their deposit.
13. If the District receives a nuisance complaint the permit holder must cease the use of the bounce house(s). The District will not be responsible for the loss of the use of the bounce due to the negligence of the permit holder.

14. The District will not be responsible for damage that may occur to the bouse house(s) for any reason. It is the responsibility of the permit holder to assure that the set-up site is free of obstructions and potential hazards.

H. Payments, Fees, & Deposits

1. In General

a. All contracts are subject to rental and cancellation fees and deposit requirements established in the District Board approved Parks and Recreation Fee Schedule.
b. Rental fees must be paid in full prior to the rental date(s) and location(s) being reserved. Payments can be made by personal or business check, cashier's check, credit card, or cash.
c. Failure to comply with the payment procedure in this policy may result in the cancellation of the facility rental or event. Cancellation and returned payment fees will apply.
d. In the event of damage, destruction or defacement to property, the applicant shall be liable for all expenses required to repair, restore, or replace the facility, its furnishings, or equipment to its original condition. If damage has incurred, the applicant shall be required to pay the full cost of the necessary repairs, including damage that exceeds deposit amounts.
e. Cleaning and alcohol deposits shall be refunded if proper cleanup is completed, and no damage is incurred as a result of the rental. This determination will be made by staff.
f. Applicable deposit balances will be refunded 30 days.
g. Acceptable forms of payment will be checks, credits cards, or debit cards. Cash payments will not be accepted.

2. Cancellation and Refunds

All rentals shall adhere to the following cancellation/refund policy:

a. The District shall not assess any fees if the cancellation is made TEN (10) or more business days prior to the start of a rental or a special event.
b. Cancellations made less than TEN (10) business days prior to the start of a rental, or a special event will be subject to a cancellation fee.
c. A date change is subject to facility and staff availability.
d. Refund checks will be mailed to the applicant's address on the rental application. Applicants may request an ACH refund payment. Requests for an ACH refund payment will require the completion of an ACH form for processing. *Refunds will not be available for pickup.

I. Security

a. The District reserves the right to require security as staff deems appropriate.
b. The cost of security will be the responsibility of the applicant.

SECTION 8. ALCOHOL USE

A. Alcohol use is allowed at Acreage Community Park North Athletic Campus, Acreage Community Park South Athletic Campus, Acreage Community Park Entertainment Campus, Nicole Hornstein Equestrian Park, and Hamlin House with written permission from the Facilities, Parks, and Recreation Director. All approved alcohol use must comply with applicable State Statutes and provisions of this Policy. Failure to comply with any regulations will result in the immediate revocation of the permission to use alcohol and termination of the event. The District may require additional regulations and specifications in the facility use permit for any event.

B. **General Alcohol Regulations**

1. Other than permitted alcohol approval at Acreage Community Park North Athletic Campus, Acreage Community Park South Athletic Campus, Acreage Community Park Entertainment Campus, Nicole Hornstein Equestrian Park and Hamlin House, District parks and facilities are alcohol free.
2. The District shall require an alcohol permit fee in the amount established in Exhibit B, Fee and Rental Rates.
3. To serve alcohol, the District shall require proof of Full Liquor Liability Insurance coverage.
4. The sale of alcohol at private parties, including but not limited to weddings, anniversaries, birthdays, etc. must be arranged through a caterer with a valid license obtained from the Florida Division of Alcoholic Beverages and Tobacco. NO EXCEPTIONS.
5. Non-profit organizations may serve alcoholic beverages by obtaining a temporary permit from the Florida Division of Alcoholic Beverages and Tobacco.
6. Alcohol shall not be served to any person under the age of TWENTY-ONE (21). The user's failure to comply, monitor and enforce these provisions is grounds for the immediate termination of the activity; forfeiture of the refundable deposits; and all reservation fees. The District may pursue criminal charges and/or civil legal action against the User.
7. Injuries caused to any person as a result of alcoholic beverages being served and/or consumed on District premises, including but not limited to the Acreage Community Park North Athletic Campus, Acreage Community Park South Athletic Campus, Acreage Community Park Entertainment Campus, Nicole Hornstein Equestrian Park and Hamlin House, shall be the sole responsibility of the organization, its sponsor or the adult representative, who, as a condition of signing the Facility Use Permit for the facility agree to indemnify the District for any such injuries.
8. Service of alcohol is only allowable during the approved alcohol service time.
9. All alcohol must be distributed by server(s), who are TWENTY-ONE (21) years of age or older, from behind a table or a bar, which must be monitored by the server at all times. The server(s) must be a member of the catering staff or a hired bartender and may not be a guest of the event. The server(s) must be an adult, over the age of TWENTY-ONE (21) and is required to submit a copy of his/her driver's license a minimum of FIVE (5) business days prior to the event. The server(s) is responsible for ensuring that guests are over the age of TWNETY-ONE (21) and not over-served or acting irresponsibly. The server shall not consume any alcohol while on

duty. The District reserves the right to require Criminal Background Checks of any caterer, its employees or volunteers.

C. **Liquor License Requirements**

1. No sales or requests for donations for alcohol are permitted without a license from the Florida Division of Alcoholic Beverages and Tobacco. A copy of the license must be posted in plain view near the bar, or other location, where the alcohol is being served.
2. Non-Profit Organizations: A ONE (1) day alcoholic beverage permit can only be issued to non-profit organizations and only if the proceeds are going back to that Non-Profit organization.
3. Private Parties: Private parties (e.g., weddings, anniversaries, birthdays, meetings, or anyone other than a non-profit organization) shall not sell alcohol on their own but must arrange sale through a licensed caterer. The caterer must have a state license which enables the caterer to sell beer, wine, & distilled spirits (hard liquor). If the caterer does not have this license, the private party cannot sell alcohol. NO EXCEPTIONS. It is illegal for a private party to sell alcohol on their own.

SECTION 9. ACREAGE COMMUNITY PARK NORTH ATHLETIC CAMPUS

a. Acreage Community Park North Athletic CAMPUS is a permitted-use-only facility. The North Athletic Campus is only open during the hours under Section 4.
b. Any individuals, group(s) or organization(s) requesting to utilize a North Athletic Campus "Athletic Field" will require a permit.
c. The North Athletic Fields designated for baseball or softball will be restricted to only those uses, unless the Facilities, Parks and Recreation Director approves the usage.
d. Acreage Community Park North Athletic Campus's Athletic Fields will be sub-divided into sections as follows: Each section may be closed or permitted at the discretion of the Facilities, Parks and Recreation Director based on conditions or community need.

Football Fields
Field 1A, 1B, 1C, 1D
Field 2A, 2B, 2C, 2D
Field 3A, 3B, 3C

Baseball/Softball Fields
Field 1
Field 2
Field 3
Field 4

SECTION 10. ACREAGE COMMUNITY PARK SOUTH ATHLETIC CAMPUS

This is intentionally left blank until further information is provided by the Environmental Resource and Management Department of Palm Beach County.

SECTION 11. EQUESTRIAN POLICIES & PROCEDURES

SECTION 11.01. POLICY STATEMENT

District parks and facilities shall be available for meetings, activities, and events, which are recreational, social, and/or civic in nature, offering services of interest and need to the community, or may be otherwise approved by the Board of Supervisors. However, the District's parks and facilities have limited capacity. The purpose of the Equestrian Policy is to ensure that park service capacity is allocated in a fair and equitable manner. Fees charged for the use of District facilities and parks are intended to financially assist with the ongoing maintenance and operation costs in providing this community service. The Executive Director may establish and modify operational procedures consistent with this Policy. The Facilities, Parks and Recreation Director may periodically review the Equestrian Policies and Procedures and Equestrian Fee Schedule to make recommendations for changes and/or updates. Upon recommendation by the Executive Director, the changes or updates to the Equestrian Policies and Procedures and/or Equestrian Fee Schedule will require approval by the Board of Supervisors.

SECTION 11.02. STAFF RESPONSIBILITIES

Staff shall:

1. Be responsible for enforcement of all policies, rules and regulations established in this Policy and may deny or terminate use of a facility at any time if determination is made that the use does not conform to the requirements of this Equestrian Policy, violates the terms of any use permit, or may cause damage to the facility.
2. Oversee and supervise all events at District facilities for the safety and wellbeing of the public and proper maintenance of the facility.
3. Be responsible for and have complete authority over the facility being used, all equipment, participants, activities, alcohol use and security on site per the terms of this policy.
4. Have authority to request changes in activities or cessation of objectionable activities. Users shall comply with staff requests and instructions. Failure to comply with reasonable staff requests shall be grounds for staff to immediately terminate use of the facility or park and request the individual to leave the District's property.

SECTION 11.03. PARK FACILITIES: HOURS OF OPERATION

This policy applies to the following District facilities, parks, athletic fields, open recreation areas, playgrounds, recreation fields and pavilions: The Facilities, Parks and Recreation Director may approve permit times outside of the hours of operation subject to staff availability and appropriate fees paid if applicable.

a. Nicole Hornstein Equestrian Park: Mon-Sun: 7:00 AM – 9:00 PM
(All arenas close by 8:30 PM) Riders are expected to be completely packed up and exit the park by closing. Consistent failure to exit the park in a timely manner may result in the rider being suspended or trespassed from using the facility.

SECTION 11.04. GENERAL OPERATING REGULATIONS

a. All District parks and facilities are alcohol, drug and tobacco free. This includes vaping, dipping and chewing tobacco. Those persons wishing to smoke or use tobacco items must do so outside of the park.
b. Alcohol use is only allowable at certain parks for events or rentals as outlined in Section 7 of the Facilities, Parks, and Recreation Policy. Alcohol requests are subject to board approval through permit application requests.
c. The Facilities, Parks and Recreation Director reserves the right to approve or deny all facility use, athletic use, or event permit applications except for those requesting fee waivers, or extenuating circumstances outside of normal requests, which will require approval by the Board of Supervisors.
d. The User or permit holder must attend the permitted event and shall remain on-site until all patrons have left and will perform a walk-through of the facility or park with District staff prior to leaving to ensure that the facility or park is restored to its original condition.
e. The District requires a responsible individual over the age of SIXTEEN (16) to supervise any children under the age of THIRTEEN (13) while using or enjoying a park or facility.
f. Applications and fees will only be accepted during regular business hours except for online payments.
g. Patrons, Users or Permit Holders experiencing a non-emergency park or facility issue are encouraged to contact the Facilities, Parks and Recreation Department.
h. Unapproved clinics, lessons or other financial producing activities are strictly prohibited without the approval of the District. Failure to abide by these rules may result in the suspension or trespass from District property.
i. Skateboards, in-line skates, scooters, roller skates or similar forms of transportation are prohibited in any District park, unless the area is designated for that form of transportation, such as a skate park. Riders under the age of 18 must be accompanied by an adult and must wear an approved helmet.
j. Motorized vehicles must remain within the parking areas, or roadways permitted. Motorized vehicles will not be permitted outside of parking areas or roadways without the approval of the District.

SECTION 11.05. NICOLE HORNSTEIN EQUESTRIAN PARK – GENERAL RULES

Failure to abide by the following rules and guidelines can result in the suspension or trespass of any violators by the District.

a. Physical abuse of any animal will not be tolerated and will be subject to immediate suspension and/or trespass from District property and may result in the notification to the appropriate authorities for potential criminal charges.
b. Park hours are from 7:00am-9:00pm. Riders are expected to be completely packed up and exit the park by closing. All arenas close at 8:30pm. Consistent failure to exit the park in a timely manner may result in the suspension or trespass of the rider and/or patron.
c. All Riders and/or Patrons with Equine Animals must possess and provide Current Negative Coggins.

d. Riders, spectators, and/or patrons at the Nicole Hornstein Equestrian Park are using it and its amenities at their own risk.
e. Canines must be on a leash no longer than 6 feet at all times. The dog's owner or caretaker is responsible for picking up and properly disposing of any waste.
f. A Canine exhibiting aggressive behavior may result in the Owner or Caretaker removing the Canine from the Park.
g. No skateboards, in-line skates, scooters, roller skates, motorized vehicles including but not limited to; one wheels, golf carts, ATV's, side-by-side's, dirt bikes etc. are permitted within the park. Staff has the authority to ask riders, patrons, or spectators to remove these items, or vehicles from the park.
h. No glass: all liquids must be kept in shatterproof containers.
i. Riders, Patrons, and Spectators using the park shall not touch or feed any animal that is not his or hers without permission from the Owner or Rider.

SECTION 11.06. HORSE & RIDER – RULES AND ETIQUETTE

Failure to abide by the following rules and guidelines can result in the suspension or trespass of any violators by the District.

1. All riders and/or patrons with Equine animals utilizing the park shall complete a registration form, liability waiver, and provide current negative Coggins to the Facilities, Parks, and Recreation Department.
2. All Riders and/or Patrons with Equine Animals must possess and provide Current Negative Coggins.
3. Horses are to be washed at the designated wash rack stations.
4. While on all District property and regardless of a rider's style, riders under SIXTEEN (16) years of age: shall wear an approved safety helmet that complies with the standards of Section 773.06(02), Florida Statutes ("Nicole's Law").
5. Any rider under the age of FIFTEEN (15) years old must be accompanied by an Adult (18 years of age or older) when using the facility.
6. Any horse known to display harmful behavior (such as kicking or biting) must wear a red ribbon in its tail to alert other riders. Stallions will be required to wear a yellow ribbon to alert other riders. Riders must alert others of any behavioral issues with his or her horse.
7. Riders are prohibited from riding in a manner that will harm themselves, the horse, or others. Racing is prohibited.
8. Lunging is prohibited in any open area (see Arena & Round Pen Rules for Locations).
9. Grazing or feeding is allowable inside or on the outside of the owner's trailer. Owners shall remove any excess feed that may have fallen onto the ground.
10. No hay or hay bags will be allowed within the park area and can only be affixed to the interior or exterior of the trailer.
11. Horses shall not be loose, including being hobbled, in the park or facilities. Horses shall be tied to approved hitching posts only. Horses are not to be tied to fences, trees, pavilions, equipment, gates, etc.

12. Paved or concrete walkways are for pedestrians only. Horses may cross the paved walkways when entering and exiting the arenas.
13. Horses are strictly prohibited inside the picnic pavilion, playgrounds, chained or fenced off areas; or other areas designated "off limits".
14. All riders must wear proper attire, including proper footwear while utilizing the park.

SECTION 11.07. ARENA AND ROUND PEN – RULES & ETIQUETTE

Failure to abide by the following rules and guidelines can result in the suspension or trespass of any violators by the District.

1. Physical abuse of any animal will not be tolerated and will be subject to immediate suspension and/or trespass from District property and may result in the notification to the appropriate authorities for potential criminal charges. A person who unnecessarily overloads, overdrives, torments, deprives of necessary sustenance or shelter, or unnecessarily mutilates, or kills any animal, or cause the same to be done, or carries in or upon any vehicle, or otherwise, any animal in a cruel or inhumane manner. Suspicions or complaints regarding animal abuse will be reported to the proper authorities.
2. The Arenas and Round Pen are for "Equine" use only. Per F.S. 773.01(2)" Equine" means a horse, pony, mule, or donkey.
3. No barrels will be allowed in the Main Arena, East Arena, and Round Pen. Use of barrels will be only allowable in the West Arena.
4. Canines are not permitted in the Arenas or Round Pen.
5. Horses shall be lunged in the Round Pen only. In the event the Round Pen is unavailable, the East Arena may be used as an overflow Arena allowing for lunging.
6. All equestrian "Groundwork" must be done in the East Arena and/or Round Pen only.
7. A rider may not deny another rider's use of an arena or use of any facilities.
8. No cantering/loping except in the Arenas, Dressage Arena and Round Pen.
9. Tampering or changing of the lights, fencing, sprinklers, arena footing, etc. is strictly prohibited.
10. Dragging, grooming and/or maintenance of the Arenas and Round Pen is performed solely by staff.
11. Absolutely no feed, hay or water is permissible in the Arenas or Round Pen.
12. The use of the Round Pen shall have a time limit of 30 minutes for each person and horse if another is waiting to use it.

SECTION 11.08. PARKING LOT – RULES

Failure to abide by the following rules and guidelines can result in the suspension or trespass of any violators by the District.

a. Any horse not properly hitched to a trailer or inside a trailer must be attended at all times.
b. No overnight parking unless specifically authorized by the Facilities, Parks and Recreation Director.
c. Manure must be picked up by the rider and removed from the property upon completion of use.
d. No trailers are to be unhooked while on District property or parks without approval from the District; certain exceptions may be approved by the Facilities, Parks, and Recreation Director or designee.

e. Equestrians riding, feeding, loading or unloading of equine animals in the parking lot due so at their own risk.

SECTION 11.09. EVENT OR COMMERCIAL USE

a. Unapproved clinics, audits, lessons or other financial producing activities are strictly prohibited without the approval from the District.
b. Training and lessons are prohibited without the written permission from Indian Trail Improvement District and would require a permit, permit fees, insurance, Coggins, and any additional information the District may need prior to the use of the park for commercial events/use.
c. All riders and patrons utilizing the park will be required to complete a registration form, liability waiver, and provide current negative Coggins to the Facilities, Parks, and Recreation Department.
d. Any party(s) looking to host an event or use it for commercial activity will be required to provide the District with the appropriate insurance requirements per the Facilities, Parks, and Recreation Policy and must meet minimum state requirements.
e. No Party or Rider has the authority to remove another Rider from use of an arena unless that particular arena has been rented. No more than 2 arenas may be rented at a time. The Round Pen is for public use only and cannot be rented. The remaining arena, not rented, will be for public use. If a Rider does need to be removed from an arena, then the appropriate staff shall be notified, and a staff person will remove that Rider.
f. The District may require any Service Providers, Users or Permit Holders to provide Criminal Background Checks for volunteers, coaches, referees/umpires, concession attendants or any other person who may interact or supervise children under the age of SEVENTEEN (17). All background checks will be subject to the District's risk management policy and require a level 2 background check.

SECTION 11.10. SPECTATOR RULES

a. Riders, Patrons, and Spectators using the park will not be permitted to touch or feed any animal that is not his or hers.
b. Spectators shall not stomp on bleachers, use air horns, make any clucking, kissing, whistling or any sound that may be distracting or used as a command to a horse. Any potential violation of this rule will be at the discretion of staff. If a violation has been confirmed, the individual/group who is causing the issue will be asked to discontinue with that distraction. If the individual/group fails to comply with staff's request that individual/group may be asked to leave District property.

SECTION 11.11. PARK VIOLATION PROCEDURES

a. Failure of a park patron, spectator, rider, or user to comply with the Facilities, Parks and Recreation Policy, Equestrian Policy, Palm Beach County Ordinance, State Statutes or other applicable policies, ordinances and/or laws may result in a warning, removal or may require interdiction with the Palm Beach County Sherriff's Office (PBSO) for further investigation and/or prosecution by the Palm Beach County Office of the State Attorney.
b. Any damages caused by a patron, spectator, rider, or user to any District property, will be subject to a trespass issuance, restitution and/or additional charges deemed appropriate by PBSO and/or the Palm Beach County Office of the State Attorney.

c. The District Legal Counsel shall review any non-accidental, malicious damage, caused by a patron, spectator, rider, or user to any District property. The review will be for any applicable civil claims or financial restitution against a patron and/or user including personal insurance (property or liability) regardless of any intervention or investigation by PBSO of the Palm Beach County Office of the State Attorney.
d. The District may choose to permanently refuse future rentals and/or other permits to users, patrons, spectators and/or riders who violate any Section of the Facilities, Parks and Recreation Policy.

SECTION 11.12. ENFORCEMENT

a. It shall be the duty and responsibility of all law enforcement officials within their jurisdiction to enforce all State laws, County ordinances, and County traffic regulations within the limits of all parks and other areas maintained and operated by the District.
b. It shall be the duty and responsibility of law enforcement officers and designated District employees to enforce all park rules and regulations. It shall be unlawful for any person to do any act forbidden or fail to perform any act required by these rules or for any person to fail to comply with any lawful and reasonable order given by law enforcement officers or authorized District employees.
c. It shall be the duty and responsibility of law enforcement officers and authorized District employees to enforce all provisions of permits issued by the District. It shall be unlawful for any person to do any act forbidden or fail to perform any act required by any permit issued by the District. Copies of policies pertaining to any activity and/or facility may be furnished with each permit issued. Permits may be required relating to camping, picnicking, boating shooting and archery, fireworks, special events, aircraft, public facilities as the District deems necessary, fees may be charged for any permits issued by the District.
d. Permit holders who experience any issues while their permit is actively in use shall report those issues to staff and may enforce the permit rules and regulations as appropriate.

SECTION 11.13. FEES

Fees are based on the chart below. Non-Active Units within the District will be required to pay the same fee schedule as the Non-Residents fees.

Fees will be paid on an annual basis, starting January 1st, and ending December 31st. Registration fees that are paid November 1st - December 31st will be prorated to $25, and will be required to reregister January 1st for the beginning of the new year.

Event and Commercial Fees will be part of a later version.

	Resident Fee	Non-Resident Fee
Annual Registration Fee	Free	$75
1-Time Day Pass	Free	$5

SECTION 12. EQUESTRIAN AND MULTI-MODAL TRAILS

Intentionally Left Blank. There may be separate sections for Equestrian and Multi-Modal Trails.

SECTION 13. HAMLIN HOUSE

a. Facility Use: Hamlin House shall be available for meetings/activities under the following criteria:

a. Government agencies
b. Board approved non-profits, civic-oriented organizations with elected board members governing via established by-laws serving the property owners of the District.
c. Other organizations, as approved by the District Board of Supervisors at a duty convened by the District.
d. Other individual and group events as approved by the District.

The District shall have the right of first use of the Hamlin House facility and all other uses shall be secondary. All rental opportunities are subject to availability on a first come, first served basis. When the Board "bumps" an already scheduled rental, the group will receive a full refund, or select another available date.

Use of Parking Lot

The parking lot shall not be utilized as a meeting room. The parking lot and perimeter of the Hamlin House facility have been fitted with lights which have been outfitted with automatic timers for security reasons. They are no way meant to provide lighting for nighttime meetings to be held in the parking lot, which is prohibited.

b. Hours of Operation for Renting Meeting Room: Available rental times are from 8:00am to 9:00pm Monday through Sunday. The Facilities, Parks, and Recreation Director shall determine approval of use outside of the posted use times. (Note: Additional costs may result).

c. Rental Rate Structure: Usage fees are set according to the Board approved fee schedule.

a. See Exhibit "G" for current Board approved fee schedule.
b. A minimum of 5 business days' notice must be given prior to using the meeting room.
c. The total rental fee is due prior to scheduling the meeting room. Failure to pay the total fee charged will result in the cancellation of the agreement and removal from the schedule.
d. Payments may be made by check, money order, or cash, and dropped off at the Hamlin House or Administration Building during normal business hours.
e. User groups must exit the facility when their rental time has expired. Meetings may not "run over" the allotted, approved rental time. The Facilities, Parks, and Recreation Director shall determine approval of use outside of the posted use times. (Note: Additional costs may result).

d. **Holidays:** The meeting room is available 365 days a year, except Christmas Day.

e. **Building Attendant:** Staff will be available during the time of the rental. The staff person will open and close the facility and conduct a "walk though" of the facility once the meeting concludes, to ensure that no damage has been incurred to the building or property.

f. **Security Personnel:** If the presence of a Palm Beach County Sherrif's Deputy is required in order to better protect the attendees and facility (including its contents) from potential risk, all costs associated with hiring the Sheriff's Deputy will be incurred by the user group.

   Under no circumstances shall a visitor be given security access codes to alarm systems, keys to the building, or access to the buildings systems without approval by the District's Executive Director.

g. **Damage Deposit Fees:** Payment of a damage deposit fee is required by all user groups utilizing the meeting room. The deposit costs will be held for the duration of the agreement unless damages occur. If damage occurs, the deposit will be utilized to compensate the District for any damages which has been incurred. An inspection of the room before and after use will be conducted by District staff.

   Additional damage fees may be assessed for damage to District property or missing items as deemed by the Facilities, Parks, and Recreation Director. These additional fees may include but not limited to the following:

   a. Removal of carpet/floor stains requiring more than standard extraction techniques.
   b. Stains on walls.
   c. Broken or missing furniture, damaged facility amenities and/or equipment.
   d. Defacement of any part of the interior or exterior of the building.
   e. Damage created by improper use of equipment or non-compliance of facility rules.
   f. Equipment found to be missing as a result of a group using the facility.

Please note, should damage to District property exceed the security fee, the user group will be billed the additional amount to bring the District whole. In addition, the group will be prohibited from any future use of the facility.

h. **Set-up and Clean-up:** Chairs, tables and other such items may be relocated or set up during the rental but must be returned to their original configuration by the end of the rental by the user group. The user group representative, permit holder, is responsible for setting up, cleaning up, and removal of all items for the permitted use. If the room is found to be in unacceptable condition at the end of the meeting or rental, the deposit will not be refunded.

   Permit holders shall not nail, staple, tape, glue or otherwise attach or alter any item to any portion of the building without prior written authorization by the Facilities, Parks, and Recreation Director.

All permit holders' equipment, supplies, etc. must be removed from the building at the end of the rental and the room shall be brought back to its original condition before the group leaves.

i. **Waiver of Rental Fees and Other Charges:** The District's Board of Supervisor's designated committees are exempt from paying fees for use of the facility.

The following District oriented non-profit agencies, Acreage Landowners Association, Citizens Observer Patrol, Acreage Athletic League and any other appointed agencies by the Board of Supervisors are hereby exempted from any/all rental fees and other charges for the rental of the facility one (1) time each month.

The Board of Supervisors may waive any/all rental fees and other charges for rentals of the facility by other governmental agencies, District oriented non-profit agencies, or other agencies associated with government agencies, (i.e. School Board, Supervisor of Elections, South Florida Water Management District Western Communities Council, and other Special Districts). Such waivers shall be restricted to weekdays and evenings only (no weekends). No such waivers shall be permitted for weekend use unless approved by the Board of Supervisors. The function must be for an official government purpose. A waiver (listed on the permit application) must be prepared and submitted to the Board of Supervisors for written approval. **Any other waiver of rental fees or other charges is prohibited unless approved by the Board of Supervisors.**

j. **Cancellation:** A request to cancel a booking must be done in writing from the original permit holder making the reservation. Refunds will be made as follows:
   a. Check refund only, no cash refunds permitted for auditing purposes.
   b. Seven days or more notice: A full refund, will be made if the notice of cancellation is received 7 or more days prior to the rental.
   c. Six (6) – Three (3) day notice: No refund will be given. However, the group will be allowed to reschedule the planned permitted event to another available date.
   d. 48 Hours or Less notice: No refunds or rescheduling will be allowed.

k. **Rescheduling:** An event may be rescheduled, if the user group contacts the Facilities, Parks, and Recreation Department or Administration office in writing at least three (3) days prior to the original permitted date, provided that a suitable substitution date is available. See item **l. Uncontrollable Events** below for exceptions. Also note "bumping" procedures listed under item **1.**

l. **Uncontrollable Events:** The District reserves the right to cancel or reschedule any event, at any time, due to circumstances over which it has no control. An example of this would be damage to the building, which would render it unusable for a particular event or function. In the event of this occurring, a full refund, or substitute date where one is reasonably available, will be granted.

In the event the National Weather Service imposes a HURRICANE WARNING or other natural disaster for our area within 24 hours of the scheduled event, the event may be rescheduled, within the original parameter, at no charge. If the District's Board of Supervisors "bumps" a date, which has already been scheduled for use by another group, the permit holder will receive a full refund or have the option to reschedule to another available date. The District reserves the right to cancel any rental for safety, maintenance, or for failure to meet rental agreement guidelines.

m. **Alcoholic Beverages:** Consumption or sale alcoholic beverages is prohibited unless such criteria as outlined in Section 8, (Alcohol Use) is met. Under no circumstances will any type of alcoholic beverages other than beer and wine, pre-approved by the District, be allowed on or in District parks or District property.

The District assumes no responsibility for the behavior/results of alcohol consumed by meeting/permitted event participants.

n. **Hold Harmless Agreement:** A hold harmless agreement will be required of the user group to indemnify the District, its staff, and Board of Supervisors from any injuries or accidents occurring while the user group is utilizing the facility or park.

o. **Services Included in the Rental Fee:**

1. Facility: Open and close of the building, monitoring the event.
2. Kitchenette: Use of the kitchenette and refrigerator is included in the rental, but excludes the use of District supplies, including but not limited to coffee, cups, plates, forks, spoons, napkins, etc.

p. **Items which can be Rented:** See Exhibit "G" fee and rental rates for items which may be rented at the discretion of the Facilities, Parks, and Recreation Director.

q. **Items to be Provided by the User Group:** The District is not responsible for any damages done to the renter's equipment while on District property, or if the equipment is stolen. Should the equipment cause damage to District property, the user group will be responsible for providing the District with restitution.

r. **Event Booking:** In order to maintain continuity in renting the facility, each request will be evaluated in reference to other events concurrently scheduled. Use will be based upon the interests of each renter and the needs of the facility. Events may be booked up to 1 calendar year in advance from the schedule date.

User groups are expected to have respect and consideration for other parties in the building at the time of the rental. The entrance, lobby, restrooms, and parking areas are to be shared by all parties.

Rental permits will only be issued if the group meets all of the requirements imposed by the District and the date(s) for the proposed use available. Use cannot be sublet or assigned from one group to another.

The group representative who signed the rental use application must be present for the duration of the rental. Rental use permits are non-transferable.

s. **Pets or Animals:** Pets, animals, or livestock of any kind are not allowed in the building during rentals except for seeing eye dogs or other animals specifically used to aid in the blind or disabled. This rule specifically prohibits animal shows or exhibitions involving animals and judging contests. All applicable District, County, State, or Federal laws and ordinances pertaining to the care and handling of animals shall apply.

t. **Weapons or Firearms:** The District's Workplace Violence Policy strictly prohibits weapons or firearms of any kind from being brought into the building, except in cases of on-duty law enforcement officers in the performance of their job responsibilities. A copy of the District's Workplace Violence Policy is available from the Administration Office.

u. **Program Information:** The user group is responsible for disseminating information in regard to their event or group purpose. District staff is prohibited from assisting with publicity, promotions or ticket sales for outside groups. It is the responsibility of the permit holder to publicize information regarding the individual's event.

v. **Publications, Flyers, and Announcements:** Publication, flyers, and announcements of renter's event(s) taking place at the Hamlin House may be placed in the building, providing that adequate, appropriate space is available. In compliance with District policy, there is no solicitation of user groups or visitors. All flyers must have the telephone number of the renter prominently displayed. User groups are responsible for supplying flyers and replenishing same.

User groups may NOT use the telephone number or address of the District when promoting or advertising their activities or functions. District staff is not responsible to answer telephones or take messages for user groups.

w. **Storage Space:** Storage cabinets or closets within the building are for District use only. No user group/civic group which holds meetings may store items of any kind in the facility.

x. **Facility Equipment:** Use of the District's telephone is limited to emergencies only and to contact the District's staff who is on call.

y. **Facility Rules:**

a. The Hamlin House is a tobacco free facility, including vaping, dipping, and chewing tobacco. Those individuals wishing to smoke or use other tobacco items must do so outside of the facility.
b. The group contact is required to attend all meetings and remain on site until all others have left and will stay when needed to walk through the building with District staff prior to leaving to ensure that the facility is brought back to its original condition.
c. Children must be supervised by a responsible adult the entire time they are in the facility.
d. A Certificate of Insurance, security and additional requirements may be required for some functions, programs, meetings, and/or activities.
e. If an event continues after the scheduled meeting time without the approval by the District staff, the group shall be subject to appropriate overtime charges.
f. Fees will only be accepted during regular business hours.
g. No overnight parking is allowed unless specifically authorized by the District's Facilities, Parks, and Recreation Director.
h. The permit holder is responsible for the replacement or repair of any part of the building or its contents which has become broken, defaced, or damaged by members of the permitted party.
i. In the event of an emergency, the permit holder shall Dial 911 and contact the District.

SECTION 14. INSURANCE

INSURANCE: Permit holders must supply and maintain, with the District, a copy of their current Certificate of Insurance. Permit holders will not be permitted to operate on District property with expired, suspended or cancelled certificates of insurance.

The District must be listed as a Certificate Holder and listed as **Additional Insured.**

Certificate Holder shall read:

Indian Trail Improvement District
13476 61st Street North
West Palm Beach, Florida, 33412

Additional coverage may be required depending on the services and products being offered. **Florida Statute 440.055, any employer with four or more employees must have Workers' Compensation Insurance. All certificates of insurance must be provided in the "Accord" format.**

I. **Commercial General Liability:**

(A) Bodily Injury Limit:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

Property Damage Limit:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

(B) **OR** a Combined Single Limit of Bodily Injury and Property Damage:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

(C) The Contractor's Commercial General Liability shall include Contractual Liability and Products/Completed Operations Liability (may be included in General liability coverage). Claims-made or modified occurrence policies are unacceptable.

II. **Automobile Liability** Required insurance shall include coverage for bodily injury, and property damage arising from the operation of any owned, non-owned or hired automobile or trailer. If Contractor does not own any automobiles, the Auto Liability requirement may be amended if Contractor agrees to maintain only Hired or Non-Owned Auto Liability. May be satisfied either by endorsement of Commercial General Liability Policy or by separate automobile coverage.

$1,000,000	Per Occurrence

III. **Workers Compensation**

Statutory Limits and	$ 300,000	Each Accident
	$1,000,000	Disease-Policy Limit
Employers Liability	$1,000,000	Disease-Each Employee

IV. **Umbrella Excess Liability Insurance**:

(A)

$3,000,000	Each Occurrence
$3,000,000	Annual Aggregate

(B) The aforementioned umbrella coverage shall be no more restrictive than coverage required for the underlying policies.

(C) If Scope of Work provides, Contractor may use umbrella or excess liability to satisfy minimum coverage for General Lability, Auto Liability and Employer's Liability.

V. **Notice of Cancellation**:

The insurance afforded above may not be terminated, reduced, non-renewed or materially changed unless thirty (30) days prior written notice of such termination, reduction, non-renewal or material

change is mailed to District (unless terminated for non-payment in which event ten (10) days' notice is required). A new Insurance Certificate may be required.

VI. **Professional Liability (Errors & Omissions) Insurance (if applicable)**

(A)	$1,000,000	Per Claim
(B)	$2,000,000	Annual Aggregate
(C)	$25,000	Maximum Deductible Per Claim

For policies written on a "Claims Made" basis, the Contractor shall maintain a Retroactive Date prior to or equal to the Effective Date of the Agreement. The Certificate of Insurance providing evidence of this coverage shall clearly indicate whether coverage is provided on an "Occurrence" or "Claims-Made" Form. If coverage is made on a "Claims-Made" Form, the Certificate of Insurance must also clearly indicate the "retroactive date" of coverage. If the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event during the term of the Agreement, the Contractor shall purchase extended reporting period coverage, extending the maximum reporting period not less than three (3) years.

VII. **Insurance Certificate (COI):**

Indian Trail Improvement District shall be listed as an additional insured for the above Commercial, Automobile and Umbrella Liability insurance coverage and a Certificate of Insurance (COI) reflecting same shall be delivered to Indian Trail Improvement District. The Certificate of Insurance shall be maintained on a continuing basis throughout the Term of the Agreement. Contractor shall provide a new Certificate of Insurance evidencing changes to coverage or the issuance of replacement coverage.

VIII. **Waiver of Subrogation.**

With regard to the policies required to be provided, Contractor shall grant District a waiver of any right to subrogation which any insurer of the Contractor may acquire against the

District by virtue of the payment of any loss under such insurance. The contractor agrees to obtain any endorsement that may be necessary to affect such waiver, but this provision shall apply to such policies regardless.

IX. **Policy Endorsement**:

Indian Trail Improvement District shall be a named as Additional Insured with a CG 2026 Additional Insured–Designated Person or Organization Endorsement to Contractor's Commercial General Liability insurance Policy. The Additional insured Endorsement shall read "Indian Trail Improvement District, an Independent Special District of the State of

Florida, its Officer, Employees and Agents". Contractor shall provide the Additional Insured Endorsements coverage on a primary and non-contributary basis for the policies required by the Agreement (excluding Workers Compensation). A copy of the Policy Endorsement(s) shall be provided to District.

X. **Acceptable Insurers**

At a minimum, Insurers shall have an A. M. Best Rating of A: VII.

XI. **Special Risks or Circumstances for Supplemental Services (if applicable)**

(A) District reserves the right to modify these requirements, including limits, for Supplemental Services or Work, based on the nature of the risk, prior experience, insurer, coverage or other special circumstances involved in a project. If modifications in insurance coverage are required, such modifications will be defined in a written Work Authorization

(B) **Sexual Misconduct/Molestation Liability Coverage**

(1) $1,000,000 Per Occurrence
(2) $2,000,000 Annual Aggregate

Required of any Contractor having direct interaction with minors. May be satisfied by endorsement to the Contractor's General Liability Policy or by separate policy.

(C) **Liquor Liability Coverage**

. (1) $1,000.000 Per Occurrence
(2) $2,000,000 Annual Aggregate

Required of any Contractor that distributes, sells or serves alcoholic beverages or if their activities require a liquor license.

(D) **Cyber Liability Coverage.**

(1) $1,000,000 Per Claim

To be maintained during the duration of the Agreement and three (3) years thereafter.

Required of any Contractor that will use, store, or access private, confidential, protected or other District information, including but not limited to Contractors who manage District dedicated servers, cloud hosting services; software/hardware maintenance; programming; and IT services.

XII. **Sub-Contractors.**

Unless otherwise provide in the Agreement, Sub-Contractors employed by the Contractor to perform some portion of the Work shall also provide and continuously maintain the minimum coverage required by this Policy. It shall be the Contractor's responsibility to require and confirm that its Sub-Contractors satisfy these requirements.

SECTION 15. EVENTS

SECTION 16. MOBILE FOOD ESTABLISHMENT PERMIT REQUIREMENTS – FOOD TRUCKS/FOOD VENDORS

Mobile Food Establishments (MFEs) are to comply with requirements that are contained in Chapter 500, Florida Statutes (F.S.), Chapter 5K-4, Florida Administrative Code (F.A.C.), and with documents referenced in the below Mobile Food Permit Requirements including the 2017 FDA Food Code.

MOBILE FOOD ESTABLISHMENT PERMIT REQUIRMENTS

1. Obtain a Mobile Food Establishment Facility Use Permit at Indian Trail Improvement District's Administrative Office at: 13476 61st Street North, West Palm Beach, Florida 33412.

2. Submit completed application along with the Facility Use Permit/Application Fee.
   a. Resident Fee: $125 per 8-hour day with $250 refundable deposit per rental.
   b. Non-Resident Fee: $250 per 8-hour day with $500 refundable deposit per rental.

3. Permit applications must be submitted no less than 60 days prior to the start of the permit. (MFE Facility Use Permit Applications require board approval prior to final permit approval and are subject staff, and legal review)

4. All applicants and/or staff who will be on District property are subject to passing a level 2 background check prior to application approval. Applicants will be responsible for all fees regarding the Level 2 background check requirements. Background checks will be conducted by the District or an approved vendor of the District.

5. All applicants must provide their own water and electricity. Hook-ups to District facilities are strictly prohibited.

6. All applicants must provide the District with the following active/current documents as part of the permit application. (Additional information may be required per staff and legal review)
   a. **Mobile Food License** with the State of Florida Department of Business and Professional Regulation – Division of Hotels and Restaurants.
   b. **Certificate of Insurance** meeting the District's minimum insurance requirements. (See Section 14 for details) The District must be listed as a Certificate Holder and listed as **Additional Insured.**

Certificate Holder shall read:

Indian Trail Improvement District
13476 61st Street North
West Palm Beach, Florida, 33412

Additional coverage may be required depending on the services and products being offered. **Florida Statute 440.055, any employer with four or more employees must have Workers' Compensation Insurance. All certificates of insurance must be provided in the "Accord" format.**

I. **Commercial General Liability:**

(B) Bodily Injury Limit:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

Property Damage Limit:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

(D) **OR** a Combined Single Limit of Bodily Injury and Property Damage:

$1,000,000	Each Occurrence
$2,000,000	Annual Aggregate

(D) The Contractor's Commercial General Liability shall include Contractual Liability and Products/Completed Operations Liability (may be included in General liability coverage). Claims-made or modified occurrence policies are unacceptable.

II. **Automobile Liability** Required insurance shall include coverage for bodily injury, and property damage arising from the operation of any owned, non-owned or hired automobile or trailer. If Contractor does not own any automobiles, the Auto Liability requirement may be amended if Contractor agrees to maintain only Hired or Non-Owned Auto Liability. May be satisfied either by endorsement of Commercial General Liability Policy or by separate automobile coverage.

$1,000,000	Per Occurrence

IV. **Workers Compensation**

Statutory Limits and	$ 300,000	Each Accident
	$1,000,000	Disease-Policy Limit

Employers Liability $1,000,000 Disease-Each Employee

(E) **Sexual Misconduct/Molestation Liability Coverage**

(1) $1,000,000 Per Occurrence
(2) $2,000,000 Annual Aggregate

Required of any Contractor having direct interaction with minors. May be satisfied by endorsement to the Contractor's General Liability Policy or by separate policy.

(F) **Liquor Liability Coverage**

(1) $1,000.000 Per Occurrence
(2) $2,000,000 Annual Aggregate

Required of any Contractor that distributes, sells, or serves alcoholic beverages or if their activities require a liquor license.

c. **Performance Bond** in the amount of $2,000.
d. **Local Business Tax Receipt** ("Occupational License")
e. **Food Service Inspection Report** with the State of Florida Department of Business and Professional Regulation – Division of Hotels and Restaurants.
f. **Staffing** Contact list for all employees who will be on site including the Certified Food Protection Manager. The Certified Food Protection Manager (CFPM) must remain on site at all times while conducting business on District property. Only District approved staff will be permitted to conduct business on District property.
g. **Code of Conduct** All applicants will be required to conduct business in a professional and courteous manner, failure to do so will result in the cancellation of the applicants permit and the immediate removal from conducting business on all District property.

Per The Florida Department of Agriculture and Consumer Services Division of Food Safety

h. MFEs are not allowed to process/prepare exposed potentially hazardous foods (PHFs) within their mobile food establishment without a food permit issued by FDACS.
i. Full Service Mobile Food Dispensing Vehicles (MFVDs) that process/prepare PHFs within the mobile unit, like hot dogs and hamburgers, should contact Department of Business and Professional Regulation (DBPR) at (850)487-1395. Mobile food units that operate on institutional property is licensed and regulated as a food service establishment by Department of Health (DOH) like schools, universities, nursing homes, etc. should contact DOH at (850)245-4250.
j. MFEs must have a current agreement with a Commissary and be capable of visiting Commissary each day of operation unless exempt by chapter 5K-4, F.A.C.
k. Employees or agents of the MFE handling foods shall not have bare hand contact with ready to eat foods.
l. Food products sold must be from approved sources such as an inspected and permitted Food Establishment. Cottage food items are not approved to be sold from MFEs. For more information

regarding Cottage Foods, refer to the Cottage Food Guidance Brochure at www.FreshFromFlorida.com

m. Raw milk may contain harmful disease-causing bacteria and shall not be sold or provided for human consumption. Florida is a Grade A pasteurized milk only state (Chapter 502, F.S.).
n. Any MFE that is in an open-air environment must protect the food from weather and environmental contamination such as rain, dust, insects, birds, and rodents.
o. Must provide only single-service articles for use by the consumers.
p. MFEs cannot operate at multiple locations at the same time under a single mobile food establishment permit.
q. Food products and supplies must be stored only at permitted commissaries and warehouses and not in private residences.
r. MFEs may provide prepackaged food items that are labeled as required by Section 3-601.12 of the Food Code incorporated by reference in Rule 5K-4.002(4), F.A.C.: (1) The common name of the food; (2) If made from two or more ingredients, a list of ingredients in descending order or predominance by weight, including artificial color or flavor, chemical preservatives, and allergens; (3) Net weight or volume of the contents; and (4) The name and place of business of the manufacturer, packer, or distributor.
s. Packaging materials must be manufactured from food grade materials. Single use articles must not be reused.
t. MFEs may be permitted to have or process exposed food items such as ice confections (snowballs, shaved ice, slushies, smoothies, and similar products,) non-potentially hazardous beverages with or without garnishments, non-potentially hazardous bulk beverages, pastry products, popcorn/kettle corn, candies including shelled nuts that are candy or sugar coated, confections like cotton candy, candy apples, peanut brittle, fudge, caramel corn, and similar products; and coffee beverages with or without dairy or synthetic dairy products like café con leche, latte, cappuccino, etc., it they have equipment, utensils, and facilities that adequately protect the food.
u. All water used must be Potable Water (drinking water).
v. If water is not available from traditional state approved plumbing, potable tanks may be used for hand washing purposes as allowed by Chapter 5-3 of the Food Code incorporated in subsection 5K-4.002(4), F.A.C.
w. Potable water tanks must be constructed of food grade materials and enclosed from the filling inlet to the discharge outlet and sloped to a drain outlet. Hoses used to fill water tanks must be constructed of food grade material, must have a smooth interior surface, and if not permanently attached, must be clearly and durably identified as to its use, and may be used only for that purpose. A cap and keeper chain or other protective equipment approved by the FDACS must be provided for a potable water inlet, outlet, and hose. Water tanks, pumps, and hoses must be flushed and sanitized before being placed in service and after repair, modification, and periods of nonuse. A person must operate a water tank, pump, and hose such that backflow or other contamination of the water supply is prevented. For all requirements, refer to Chapter 5-3 of the Food Code incorporated in subsection 5K-4.002(4), F.A.C.
x. Liquid waste holding tanks must have a holding capacity 15% larger than the potable water supply tank, be sloped to drain that is at least 25.4 mm (1 inch) in diameter and be equipped with a shut-off valve. Liquid waste tanks must be emptied into an approved waste servicing facility or

by a sewage transport vehicle without creating a public health hazard or nuisance. For all requirements, refer to Chapter 5-4 of the Food Code incorporated in subsection 5K-4.002(4), F.A.C.

y. Specific requirements are based on type of food sold and processed. See below for a table and following detailed discussion. Numbers listed on the far left of the table correspond to the numbered description below that lists specific details regarding type of food sold and the requirements.

Mobile Food Establishment Requirements Based on Food Type and Processing			
	TYPE OF FOOD PRODUCTS SOLD	**EXAMPLS**	**CODE REQUIREMENTS FOR UNIT**
1	Prepackaged non-potentially hazardous food	Cookies, crackers, potato chips, pretzels, honey buns, honey, etc.	Food protection, Solid waste container, Maintain cleanable non-food contact surfaces.
2	Prepackaged potentially hazardous food	Sandwiches (such as ham, tuna, chicken, etc.), hot dogs, milk, etc.	Certified Food Protection Manager, Food protection, Refrigeration/heating or hot holder, Product thermometer, Solid waste container, Maintain cleanable non-food contact surfaces.
3	Prepackaged individually portioned frozen novelties	Ice cream sandwiches, frozen yogurt bars, etc.	Food protection, Freezer, Product thermometer, Solid waste container, Maintain cleanable non-food contact surfaces.
4	Fresh squeezed juice processors	Fresh squeezed fruit/vegetable juice	Since fresh squeezed juice is a high-risk specialty food, see explanation below.
5	Preparation or bulk dispensing of non-potentially hazardous food	Popcorn, snow cones, shaved ice, lemonade, prepared beverages, cotton candy, candy apples, fudge, peanut brittle, caramel corn, churros, pretzels, donuts, etc., or bulk nuts, teas, spices, pickles, etc.	Certified Food Protection Manager, Potable water supply, Hand washing sink in unit, three compartment sink in unit or at commissary provided additional equipment available, Solid waste container, Maintain cleanable food and non-food contact surfaces.
6	Fish products, raw seafood sales (no processing)	Whole or eviscerated fish, head on or headless shrimp	Certified Food Protection Manager, Product Thermometer, Hand washing in unit, Solid waste container, Maintain cleanable food and non-food contact surfaces, Scale.

1. Prepacked non-potentially hazardous food: MFEs which limit food sales to prepackaged non-potentially hazardous food must have adequate storage space for the food products so that the food is protected, containers for solid waste and maintain cleanable non-food contact surfaces.
2. Prepackaged potentially hazardous food: MFEs which have food sales of prepackaged potentially hazardous food must have a Certified Food Protection Manager as required per Rule 5K-4.012, F.A.C., storage space for the food products, containers for solid waste, maintain cleanable non-food contact surfaces, refrigeration, heating or hot holding equipment to keep the food at a proper temperature, a food product thermometer, and the capability to sanitize a thermometer.
3. Prepackaged individually portioned frozen novelties: MFEs that sell prepackaged frozen desserts must have sufficient freezer space for storage of frozen food products, food protection, maintain cleanable non-food contact surfaces, a freezer thermometer, and containers for solid waste.
4. Fresh squeezed juice processors: MFEs that extract and sell juice by the glass are permitted to squeeze fresh fruit/vegetable juice at a mobile site without any of the following: a HACCP plan or E. coli testing of product or a display of a warning placard provided the following conditions are met:
   a. A Certified Food Manager is present;
   b. Juice is extracted and provided by the glass (open single-serving container) only;
   c. Juice is extracted in an enclosed juicing machine. Hand squeezing of juice for human consumption is prohibited;
   d. MFEs has on its premises a working hand wash sink with hot and cold potable water under pressure;
   e. MFEs may have extra equipment and utensils on site that have already been washed, rinsed, sanitized and protected from environmental contamination for use as described in the FDA Food Code 4-602.11 as incorporated in subsection 5K-4.002(4), F.A.C. If extra equipment is not available on site or cannot be replaced/used in a sanitary manner, the mobile vendor must have a three compartment sink on site or an agreement with a commissary that allows for the use of a three compartment sink on site and is available during all operational hours of the MFE;
   f. Juicing machine must be washed, rinsed and sanitized in a three compartment sink with hot and cold potable water before and after use or during any interruption in operation. The juicing machine may not be used for more than four (4) hours unless it is disassembled, washed, rinsed, and sanitized in a three compartment sink with hot and cold potable water;
   g. All fruits/vegetables must be washed, rinsed, sanitized, and protected from contamination during the entire process, i.e. stored in sealed containers; and
   h. Single-use gloves must be worn while handling sanitary fruit/vegetables and while juice is being dispensed into single-serving containers.

When all the above conditions connot be met, the juice processor must cease operation.

MFEs can sell pre-packaged juices without a HACCP plan and E.coli testing of product, if the following criteria are met:

a. MFEs can sell pre-packaged fresh squeezed juice if the entity that extracts and packages the juice is a permanent Food Establishment and complies with section 3-404.11 of the FDA Food Code for

retail (if under the same owner as MFE) or 21 CFR 120 incorporated by reference in subsection 5K-4.002(1), F.A.C., for wholesale and is regulated by a government entity.

b. If the pre-packaged juice is sold by a mobile food establishment, the pre-packaged juice must be held at or below 41° F and be properly labeled with a warning or meet a 5-log reduction.
c. A warning label can only be used if the mobile food establishment is the same business entity as the permanent Food Establishment extracting and packaging the juice, i.e. the original firm is considered a retailer.
d. Warning label shall read "WARNING: This product has not been pasteurized and therefore, may contain harmful bacteria that can cause serious illness in children, the elderly, and persons with weakened immune systems." as stated in the Food Code Section 3-404.11(B)(2) as incorporated in subsection 5K-4.002(4), F.A.C.
e. If the pre-packaged juice is from a different business entity than the MFE, the juice must have a 5-log reduction per 21 CFR 120.

MFEs that extract and package juice must comply with all of the regulations in F.A.C. Chapter 20-49, which includes, but is not limited to, an adequate HACCP Plan affixing a warning label to the packaged juice (if 5-log reduction has bot been met), E. coli testing of product and sanitation procedures.

5. Bulk dispensing of potentially hazardous food: MFEs that have food sales which include preparation of non-potentially hazardous foods or dispense bulk, non-potentially hazardous food products such as nuts, teas, candies, spices, and pickles must comply with the following:
   a. Have present a certified food protection manager during operation;
   b. Have adequate storage space for food products so that the food is protected;
   c. Have containers for solid waste;
   d. Have a potable water supply;
   e. Maintain cleanable food and non-food contact surfaces;
   f. Possess an operable hand washing sink in the unit with hot and cold running water under pressure; and
   g. Possess waste water tank 15% larger than the potable water tank.

No bare hand contact of ready to eat foods is permitted. A three compartment sink must be accessible either within the unit or at a Commissary. If the three compartment sink is provided by a Commissary, then the MFE must have extra equipment and utensils on site that have already been washed, rinsed, sanitized, and protected from environmental contamination for use as described in the FDA Code Section 4-602.11 incorporated by reference in subsection 5K-4.002(4), F.A.C.

6. Raw seafood: MFEs may sell raw fish products like whole or eviscerated fish and head on or headless shrimp. All processing of seafood must be conducted at a permanent food establishment meeting the requirements to process seafood. The MFE must have a certified food protection manager, storage for food products so that the food is protected from contamination, and possess the following:
   a. A calibrated scale with calibration record;
   b. Refrigeration media (ice of refrigerated unit);
   c. Thermometer;
   d. Container for solid waste;

e. Potable water supply;
f. A waste water container large enough to hold all waste water generated within the unit; and
g. A hand washing capability using gravity fed potable water.

Containers/coolers with wet ice used to maintain fish products at the proper temperature must be self-draining with the waste water flowing into a liquid waste holding tank.

NOTE: If an MFE operation sells a combination of food products, the food products sold with the most stringent requirements for food protection must be followed.

**Food types 1 and 3 listed above may not require a commissary. Determination will be based on food sold and the MFE type and capabilities.

Commissary Agreements

- MFEs required to have a written agreement with a commissary must complete the Commissary Letter Agreement, FDACS-14223 (Rev. 11/18). The Commissary Letter of Agreement is to be submitted with the permit application at the initial inspection. Permit approval is contingent upon verification of an approved commissary facility.
- After the MFE permit is issued, the Commissary Letter of Agreement is to be completed and signed by the MFE owner and the owner of the commissary on an annual basis. MFEs are to have Commissary Letter of Agreement available for FDAC food inspectors during inspections.
- Each Mobile Food Establishment shall report to a Commissary each day of operation, to store or replenish supplies, clean utensils, and equipment, or dispose of liquid and solid waste, with the exception of Mobile Food Establishments that sell only prepackaged foods and have all necessary support equipment located in the unit.
- For mobile vehicles, a service area may be provided at the commissary for cleaning and servicing of the mobile vehicle. The service area must be equipped to furnish potable water and provide facilities for the drainage and disposal of liquid waste as required by Chapter 64E-6 or 62-601, F.A.C. The exterior of the mobile food unit is permitted to be washed at any location, provided the waste water does not cause a sanitary nuisance.

SECTION 17. PARK VIOLATION PROCEDURES

a. Failure of a park patron or user to comply with the Facilities, Parks and Recreation Policy, Palm Beach County Ordinance, State Statutes or other applicable policies, ordinances and/or laws may result in a warning, removal or may require interdiction with the Palm Beach County Sherriff's Office for further investigation, trespass, and/or prosecution by the Palm Beach County Office of the State Attorney.
b. Any damages caused by a patron or user to District property, will be subject to being trespassed, restitution and/or additional charges deemed appropriate by the Palm Beach County Office of the State Attorney.
c. Any damages caused by a patron or user to District property will be reviewed for civil claims or financial restitution against a patron and or user including personal insurance (property or liability).
d. The District may choose to permanently refuse future rentals or other permits to users and/or patrons who violate the Facilities, Parks and Recreation Policy.

SECTION 18. ENFORCEMENT

a. It shall be the duty and responsibility of all law enforcement officials within their jurisdiction to enforce all State laws, County ordinances, and County traffic regulations within the limits of all parks and other areas maintained and operated by the District.
b. It shall be the duty and responsibility of law enforcement officers and designated District employees to enforce all park rules and regulations. It shall be unlawful for any person to do any act forbidden or fail to perform any act required by these rules or for any person to fail to comply with any lawful and reasonable order given by law enforcement officers or authorized District employees.
c. It shall be the duty and responsibility of law enforcement officers and authorized District employees to enforce all provisions of permits issued by the District. It shall be unlawful for any person to do any act forbidden or fail to perform any act required by any permit issued by the District. Copies of policies pertaining to any activity and/or facility may be furnished with each permit issued. Permits may be required relating to camping, picnicking, boating shooting and archery, fireworks, special events, aircraft, public facilities as the District deems necessary, fees may be charged for any permits issued by the District.

SECTION 19. PUBLIC DEMONSTRATIONS AND GATHERINGS

a. No person shall use any park drive or parkways or enter park area for the purpose of announcing, displaying and advertising or calling attention to any person, political party, religion institution, or meetings or assemblies thereof, or the purpose of demonstrating, advertising or calling attention to any article or service for sale or hire, nor shall any signs, slogans, loud speakers or advertising display of any nature whatsoever be used for such purposes. No person shall place or station on any public land or highway adjacent to any park any vehicle whatsoever displaying any such advertising or used for such purposes as mentioned unless an approved special event permit specifically allows such activity.

SECTION 20. VENDING CONCESSIONS AND MERCHANDISING

a. No person, persons, organization or firm other than the District, regularly licensed concessionaires acting by and under the authority of the District, or groups with special event or block permits may expose or offer for sale, rent or trade, any article or thing, or station or place and stand, cart or vehicle, for the transportation, sale or display of any article, merchandise or service within or adjacent to the limits of any park unless permitted by the District.
b. The sale of any article, food, or beverage to the public is prohibited unless authorized by the District.
c. The District reserves the right to sell or manage concessions throughout the District's park system.

SECTION 21. FIREWORKS AND EXPLOSIVES

a. No person(s) other than District approved licensed and insured, pyrotechnic professional(s) shall be permitted to possess, burn, discharge, or explode any firecrackers, torpedoes, rockets, or other fireworks or explosives of inflammable material within or adjacent to any District owned park or property.
b. Any use or plan to possess, burn, discharge, or explode any firecrackers, torpedoes, rockets, or other fireworks or explosives of inflammable material within or adjacent to any District owned park or property will require a Board Approved, District special events permit.
c. No person(s) shall bring into, or have in their possession, or set off or otherwise cause to explode or discharge or burn in, any park area or on any public lands or highways adjacent thereto, any firecrackers, torpedoes, rockets or other fireworks or other explosives of inflammable material or discharge them or throw them into any such area from land, water, or highway adjacent thereto. This prohibition includes any substance, compound, mixture, or articles that in conjunction with any other substance or compound would be dangerous from any of the foregoing standpoints. Parents or guardians shall be held responsible for and accountable for the action of minors and will be subject to prosecution accordingly.

SECTION 22. VEHICLES AND AIRCRAFT WITHIN PARKS

a. All applicable State and County vehicles laws shall be applicable to all park property.
b. All law enforcement officers and such park personal as are authorized and designated by the District shall direct traffic whenever needed in the park areas and on highways, streets, or roads immediately adjacent thereto in accordance with provisions of the regulations and such supplementary regulations as may be issued subsequently by the Board of Supervisors.
c. All persons shall carefully observe and obey all traffic signs indicating speed, direction, caution, stopping, or parking and all other signs posted for proper control and the safeguarding of life and property.
d. Where a public road traverses a District Park, said road shall be open to all through traffic permitted on any county road or highway, but such through traffic shall conform to park speed and traffic regulations, and vehicles otherwise not permitted to operate in park areas shall not stop therein except in case of an emergency.
e. No person driving, operating, controlling, or propelling any vehicle shall use any other than the regularly designated paved or improved park roads or driveways, except when directed to do so by a law enforcement officer or District employee or by official signs or markings. No driver or operator of any vehicle shall obstruct traffic, park, or stop on any road or roadway except those places so designated. Any other arrangements will require a District approved permit.
f. No person shall park a vehicle on park property at any place other than in regular designated facilities provided for that particular type of vehicle, unless directed otherwise by the District who are authorized to designate other areas for parking when conditions so warrant. No driveway or operator of any vehicle shall obstruct traffic or park or stop on any road or driveway except those places so designated.
g. No truck, commercial vehicle or bus shall be driven on any restricted park road or property without prior authorization from the District for the purpose of park work, service, or activities except those

trucks and buses used for transporting persons to a park for recreational purposes may be afforded user of ingress or egress park roads and parking facilities as provided for conventional passenger vehicles.

h. No person shall ride, drive, or propel any bicycle, motorcycle, scooter, minibike, skateboard, roller skates, or similar vehicle on any areas other than appropriate roads designated for that use. The designated bicycle trails shall be used only by pedestrians and the described vehicles propelled by human power, and it is expressly provided that no bicycles, motorcycles, scooters, minibikes, skateboards, roller skates, or similar vehicles shall be ridden on the designated nature trails located within the District Parks. When riding, bicycles shall at all times keep to the right-hand side of the road as close as conditions permit keeping in a single file line when two or more bicycles are operated as a group. No person shall ride a bicycle on any parkway, road, street or drive within thirty (30) minutes after sunset and thirty (30) minutes before sunrise without an attached headlight plainly visible at least two hundred (200) feet from the front of the bicycle and without a red taillight or red reflector plainly visible at two hundred (200) feet from the rear of such bicycle.

i. No operator of a vehicle shall tow another vehicle or wheeled devise on a park road except when the towed vehicle is used in transporting a small boat into a marina or other designated area or when necessary to remove a disabled vehicle. No vehicles shall be allowed to carry passengers for hire or for a fare within any park unless prior authorization has been granted by the District. No person shall change any parks, repair, wash or grease a vehicle in any park, on any park roadway, parkway, driveway, parking lot, or other park property. No driver of a vehicle using gasoline or any other explosive mixture as source of power shall at any time fail to use an adequate muffler or otherwise deaden sound of explosions.

j. No person operating, directing or responsible for any airplane, helicopter, glider, ballon, dirigible, parachute, or other aerial apparatus shall take off or land in or on any District property, park land or waterway, except in emergency law enforcement situations or when written permission has been obtained from the District's Board of Supervisors.

SECTION 23. BUILDINGS AND OTHER PROPERTY

a. No person shall willfully mark, deface, injure in any way, displace, remove or tamper with, any park building, bridges, tables, benches, fireplaces, railings, paving's or paving materials, waterlines or other public utilities or parts of appurtenances thereof, park signs, notices or place cards whether temporary or permanent, monuments, stakes, posts or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal.

b. No person shall dig, move, or remove from any park area any sand, soil, rocks, stones, trees, shrubs, whether submerged or not, or plants, down timber, or other wood materials, or make any excavation by tool, equipment, blasting or other means or construct or erect any building or structure of whatever kind whether kind whether permanent or temporary in character, or run or string any public service utility into, upon, or across such land, except with the prior written approval of the District.

c. No person shall throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, bay, canal, or other body of water in or adjacent to any park or any tributary, stream storm sewer, or drain flowing into such waters, any substance, matter or thing, liquid or solid, which will or may result in the pollution of said waters.

d. No person or agent, servant, employee or minor responsible to such shall take into, dump or deposit on land of, or leave in, any park or any highway, road or street abutting such park, any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage or refuse or other trash. No such refuse or trash shall be placed in any waters in or contiguous to any park, or left anywhere on the ground thereof, but shall be placed in the proper receptacles are not provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere.

SECTION 24. WATER ACTIVITIES

1. **Bathing and Swimming**
   a. No person shall swim, bathe, or wade in any waters or waterways, including canals and impoundments, in or adjacent to any park or canal system within the District's boundaries.
   b. Absolutely no snorkeling or SCUBA is permitted in the District's waterways including canals, lakes, and impoundments.
2. **Boating**
   a. No recreational boating, or use of any motorized or non-motorized water related vehicles shall be permitted in any waterways, lakes, impoundments or canals within the District, including but not limited to, water related vehicles that use gasoline, diesel or other internal combustion engines. In compliance with the District's "No Obstructions" policy in easements or right-of-way controlled by the District, no private or public docks or mooring facilities shall be permitted within any waterway, canal, impoundment or lake.
   b. The FPR Director may authorize the use of kayaks and canoes for lessons or educational purposes at Coconut Park under the supervision of the District or another governmental agency.
3. **Water Skis, Stand-Up Paddle Boards, Kayaks, Canoes, Skimboards, or Similar Water Sports Boards**
   a. No person shall water ski, kneeboard, skimboard, boogie board, stand-up paddle (SUP) board, or use any type of board in the District's waterways including canals, lakes and impoundments..
   b. The District prohibits the use of boards being pulled by motorized vehicles, bicycles or equine in the swales during rain events or other events that cause the swales to store water.
   c. The FPR Director may authorize the use of kayaks, canoes or SUPs for lessons or educational purposes at Coconut Park under the supervision of the District or another governmental agency.

SECTION 25. CAMPING

1. **Camping**
   a. Special permits for camping in the District's parks or M-1 Impoundment, may be approved by the District's Board of Supervisors.
   b. The District reserves the right to charge a reasonable fee for such activities.
   c. The District reserves the right to deny a permit request which may violate the safety and well-being of the public.

d. Special permits for camping are for temporary use only and will not be permitted for residency, whether temporary or long term. The District reserves the right to deny a permit regarding a residency request.

SECTION 26. FIRE

a. No person shall build or attempt to build a fire or fires against or adjacent to any park building or other structures, trees, or any park property whatsoever, or against or on any property of others except in such areas where grills are provided and under such regulations as are or may be specifically set forth by the District. No person shall drop, throw, or otherwise deposit lighted matches, burning cigarettes or cigars, tobacco paper, or other inflammable material within any park area or on any highway, road, or street abutting or contiguous hereto.

SECTION 27. PLANT AND WILDLIFE PROTECTION AND PRESERVATION

a. No person shall cut, carve, or injure the bark, or break off limbs or branches or mutilate in any way, or pick the flowers or seeds, of any tree, plant or shrub, nor shall any person dig or otherwise disturb grass areas, or in any other way injure or impair the natural beauty or usefulness of any area, nor shall any person pile debris or material of any kind on or about any tree or plant, or attach any rope, wire or other contrivance hereto, whether temporary or permanent in character or use, in any parks, canals, roadways, on or within the District boundaries without prior approval of the District.
b. No person shall transplant or remove any tree or plant or part thereof, or collect or remove flowers, in any parks, canals, roadways, on or within the District boundaries without prior approval of the District.
c. No person shall tie or hitch a horse or other animal to any tree or plant in any parks, canals, roadways, on or within the District boundaries without prior approval of the District.
d. No person shall molest, harm, frighten, kill, trap, hunt, chase, shoot or throw missiles at any animal: nor shall any person remove, have in their possession, sell, buy, or give away the young of any wild animal, or the eggs or nests or young of any reptile, bird, or other animal species.

SECTION 28. FISHING

a. The use of boats, kayaks, canoes, or other floatable devices for fishing and are prohibited in all District waterways, lakes, canals, impoundments, and swales for fishing or other activities. (See Section 23; Paragraph 2)
b. Commercial fishing, or the buying or selling of fish caught in any park waters, or District canal ways, is prohibited.
c. Sport fishing will be allowed in all District Parks waters and canals except where specifically prohibited.
d. Sport fishing will be allowed in the M-1 Impoundment on certain days determined by the FPR Director as long as it is under supervision of a District employee.
e. The use of a troll line for fishing is expressly forbidden in any park and canal waterways. Set cane poles are permitted in the fisherman attends to them.

f. All applicable Florida Fish and Wildlife Conservation Commission (FWC) rules and regulations shall apply.
g. Triploid grass carp fishing is prohibited in accordance with the District's permit MT-06-ER-93-0350 dated July 13th, 1994, from the Florida Fish and Wildlife Conservation Commission.
h. We encourage "catch and release", but it is not a requirement as long as the angler is complying with all applicable FWC rules and regulations.
i. Fishing nets are prohibited in any District waterways, including but not limited to waterways, lakes, canals, impoundments, and swales.

SECTION 29. HUNTING AND FIREARMS

a. Hunting, trapping or the pursuit of wildlife is prohibited on any District property, park or impoundment.
b. A person(s) participating in the District archery lessons shall abide by all regulations governing these activities.
c. The Board of Supervisors may approve the use of hunting or trapping of alligators or nuisance wildlife under the rules and regulations of the Florida Fish and Wildlife Conservation Commission. No other individual or entity has the right to perform this function.
d. The use of firearms is strictly governed by the State of Florida and the Florida Statutes governing such possession and use of a firearm.

SECTION 30. DOMESTICATED ANIMALS

a. Domesticated Animals may be excluded from certain sections of District Parks and shall be excluded from any place where food or drinks are served, except within automobile parking areas and walks immediately adject thereto, and in such other areas of said parks, as may be clearly posted. Nothing herein contained, however, shall be construed as permitting the running of animals at-large. On the contrary, all domestic animals in all portions of District Parks wherein domestic animals are permitted shall be restrained or kept at all times on adequate leashes not greater than six (6) feet in length and under immediate control per the Palm Beach County Ordinances.
b. Horses are forbidden except in specially designated areas or parts where horseback riding is permitted.
c. Cattle, mules, horses, other than that is provided in (B) above, swine, sheep, goats or fowl shall not be allowed upon park property, and all owners or attendants of such animals are charged with the duty of preventing such occurrences; but this prohibition does not apply to animals and fowl kept by the District or under its direction.

SECTION 31. PUBLIC UTILITIES

a. Public utilities serving park areas or traversing park areas and serving adjacent lands shall be subjected to such reasonable regulations as may be hereafter adopted in the public interest, to protect District parks from unsightly and inconveniently located fixtures, installations, and facilities. Tampering with any public utilities is prohibited.

SECTION 32. SIGNS, ADVERTISING, AND DISPLAY

a. No person shall display, distribute, post, or fix any handbill, pamphlet, circular, place card or any other printed matter containing advertising of any type within any park area or upon any public land or highway or road adjacent thereto. Exceptions will be made as to programs describing authorized concerts, entertainments, public gatherings or permitted special events and as to authorized signs only with permission from the District.
b. No person shall drive or park or station on any park road or parkway or parking lot any vehicle displaying a sign or notice that it is for sale or exchange, otherwise displaying advertising.
c. If decorations, maps, posters, banners, or other materials are to be displayed, they must be attached with tape, zip ties or rope. The use of nails, staples, hooks, tacks, or other items are prohibited. All items must be removed when vacating the premises before cleaning inspections. Approval must be obtained from the District prior to any placement of decorations, maps, posters, banners, or other materials. Only permit holders with District approval may display decorations, maps, posters, banners, or other materials.

SECTION 33. ADOPT-A-ROAD PROCEDURES

1. Procedures

a. INDIVIDUAL OR GROUP(S) that wish to adopt a ONE-QUARTER (1/4) MILE; ONE-HALF (1/2) MILE; or ONE (1) MILE segment of eligible District road right-of-way for litter removal purposes must contact the Indian Trail Improvement District, at info@indiantrail.com or (561) 793-0874.

b. A letter of acknowledgment and information describing the program will be E-mailed to the INDIVIDUAL OR GROUP. The INDIVIDUAL OR GROUP should review the information and decide if INDIVIDUAL OR GROUP will comply with the requirements outlined. If the INDIVIDUAL OR GROUP decides that it wants to adopt a segment (as described above) of a District road right-of-way, then the INDIVIDUAL OR GROUP shall complete, sign and submit the application included with this information. E-Mail the application to info@indiantrail.com.

c. The District staff will review the potential locations proposed by the INDIVIDUAL OR GROUP and determine if the location requested by the INDIVIDUAL OR GROUP is safe and eligible to conduct a litter pick-up. Once a location is agreed upon, an Adopt-A-Road Agreement will be sent to the INDIVIDUAL OR GROUP for the signature by their representative. At the same time, the District staff will schedule a safety orientation for the INDIVIDUAL OR GROUP.

d. Safety equipment will be loaned to the GROUP at the initial safety orientation. The safety equipment will consist of safety vests for each member of the participating INDIVIDUAL OR GROUP, two (2) large portable roadside safety signs, large litterbags and safety briefing checklists. Gloves and other personal clothing will not be provided by the District.

e. The INDIVIDUAL OR GROUP will schedule quarterly litter pick-ups in advance for the entire year and must contact the District staff at info@indiantrail.com to make any changes to the approved schedule. The INDIVIDUAL OR GROUP is responsible for holding its own safety briefing prior to each litter pick-up.

The time frame for the INDIVIDUAL AND GROUP to pick-up litter is between the hours of 8:00AM and 11:00AM on Saturdays and Sundays. Other days may be requested and approved by the Executive Director dependent upon District maintenance, construction or other factors.

f. The INDIVIDUAL OR GROUP agrees to pick-up litter along the approved adopted segment of road right-of-way at least FOUR (4) times per year for a period of TWO (2) years.

g. The INDIVIDUAL OR GROUP will receive an initial safety orientation, safety vests, litter bags, litter removal services and a recognition sign to identify the respective road right-of-way segment.

h. The District cannot necessarily assess landowners for vests, bags, safety signs and recognition signs. The District will try to obtain funding from other sources such as the Palm Beach County Solid Waste Authority or other agencies to off-set costs for INDIVIDUAL, FAMILY OR NON-PROFIT GROUPS. FOR-PROFIT GROUPS will have to pay for participation in the program unless so waived by the Board of Supervisors.

FEES:

INDIVIDUAL/FAMILY	$100
NON-PROFIT GROUPS	$100
FOR-PROFIT GROUPS	$250

Staff Requirements

i. The District staff will respond to inquiries regarding the Adopt-A-Street program by sending the interested persons or groups, the program information and an acknowledgement letter. The District staff will ensure that all inquiries about the program receive information and an acknowledgement letter.

j. The District staff will receive and process the application from an INDIVIDUALS OR GROUP wishing to adopt a segment of a District road for litter removal purposes. The proposed litter pick-up locations will be reviewed to determine the safest location for the litter control operation. Roads with curves; narrow rights-of-ways; high traffic volume; or major accident issues are not appropriate. The safest location will be assigned to the INDIVIDUAL OR GROUP.

k. An Adopt-A-Road Agreement will be sent to the INDIVIDUAL OR GROUP for their signature. A time and date will be coordinated with the INDIVIDUAL OR GROUP for an initial safety orientation. The safety orientation will be provided by the Operations Department with Human Resources approval. Safety equipment will be loaned to the INDIVIDUAL OR GROUP and provided at the safety orientation.

l. When the Adopt-A-Road Agreement is signed by the District, the District staff will coordinate pick-up and installation of two (2) recognition signs at the GROUP's litter pick-up site.

m. The Facilities, Parks, and Recreation (FPR) Department will be responsible for picking up the bagged litter at the INDIVIDUAL'S OR GROUP'S designated litter pick-up site. The INDIVIDUAL OR GROUP will be responsible for coordinating the litter date and time with the District staff on an annual basis. The INDIVIDUAL OR GROUP will be provided a cell phone number to contact the FPR Department once the litter pick-up is complete.

n. The INDIVIDUAL OR GROUP will be responsible for contacting the FPR Department after the litter pick-up to report the number of litter bags collected and verify that the bags are located at the agreed upon location for the FPR Department to retrieve them.

o. When an INDIVIDUAL OR GROUP terminates the Agreement or does not pick-up litter along the adopted road for a period of SIX (6) months, the District will recover any and all safety equipment that had been loaned to the INDIVIDUAL OR GROUP and remove the INDIVIDUAL'S OR GROUP'S recognition signs. The vacated segment of road will then be made available to other adopting individuals or groups.

p. Fees collected from the INDIVIDUAL OR GROUP who apply for the Adopt-A-Road program will be given to the Administration Front Desk representative for deposit in the District's General Fund.

2. Program Safety Sheet

a. <u>All participants must be at least TWELVE (12) years of age.</u> For every TEN (10) teenagers participating, there must be ONE (1) adult supervisor at least TWENTY-ONE (21) years of age.

b. Clean-up activities must be scheduled through District staff and must be performed only between 8:00AM and 11:00AM and during good weather conditions on Saturday and Sundays. The Executive Director may provide authorization to conduct the clean-up activities on another day based on maintenance, construction, or other factors. The

INDIVIDUAL OR GROUPD Volunteer Leader must contact the assigned Facilities, Parks, and Recreation Department employee once the pickup has been completed.

c. INDIVIDUAL OR GROUP Leaders of both adult and youth groups should be assigned prior to departing for the work site.

d. Participants should assemble away from the designated work site and carpool to reduce the number of cars at the litter pickup site. Vehicles must be parked at least FOUR (4) feet away from the roadway, where available.

e. Large groups of FIFTEEN (15) or more should be divided into TWO (2) groups, with ONE (1) group on each side of the roadway. Individuals must remain with the group to which they are assigned.

f. Wear appropriate attire, including boots or hard soled shoes (no sandals) comfortable clothes, gloves and hats. These items are the responsibility of the volunteers or participants.

g. Safety vests must be worn by all participants at all times during the litter pickup project. The safety vests will be provide by the District during the Safety Orientation at the beginning of the programmatic period.

h. Safety signs must be utilized and positioned at the starting and ending points of the roadway segment.

i. Assure that first aid kits are available, and it is recommended that at least ONE (1) person is experienced in administering first aid and CPR and that transportation is available to the nearest medical facility.

j. Work as a group facing oncoming traffic at all times.

k. Assure that water is available and in sufficient quantities to meet your group needs.

l. Alcoholic beverages are strictly prohibited. Anyone under the influence of alcohol or narcotics shall be asked to leave the work site and the District reserves the right to withdraw the INDIVIDUAL OR GROUP from the Adopt-A-Road program.

m. Do not cross the roadway unnecessarily. Cross only at the designated crosswalks or safe locations that your Leader has pre-determined to be safe prior to starting work.

n. Do not pick up litter on any vehicular-traveled portion of the roadway.

o. Utility installations, telecommunication boxes, canals, culverts drainage structures are off limits for the Adopt-A-Road program. Do not enter or try to remove litter from these areas.

p. Use caution when you encounter the following:

q. Cactus	r. Animals (domestic or wild)
s. Wires	t. Insects
u. Steep slopes, uneven ground	v. Snakes
w. Needles, sharp rocks or other objects	x. Any other unusual objects or circumstances

y. Do not pick up hazardous materials such as car batteries, animal carcasses, discarded chemical containers, needles or any object that appears questionable. Report these materials to your Leader and/or the assigned Facilities, Parks, and Recreation Department employee.

z. Do not distract motorists, equestrians or others with horseplay or abrupt, erratic movements.

aa. When lifting objects use correct lifting techniques, keeping your back as straight as possible. Keep the object you are trying to lift close to your body and let your legs do the work. Do not attempt to lift heavy objects that TWO (2) adults or youth of reasonably fit condition cannot reasonably lift.

bb. Remember to:

a. Secure the trash bags and leave them next to the signs.
b. Notify the Facilities, Parks, and Recreation Department employee about how many bags were picked up and are ready to be retrieved.

3. **Guidelines:** Recognition signs installed for an individual or group participating in the Adopt-A-Road Program will conform to the following criteria:

a. For individuals, only the full name of the individual will be placed on the signs (i.e.: John Smith IV).

b. For families, on the name of the family will be placed on the signs (i.e.: The Smith Family)

c. For non-profit groups, only the full name of the group will be placed on the signs.

d. For commercial businesses, only the full name of the company will be placed on the signs.

e. For political groups, only the full name of the group will be placed on the sign.

f. The District will not list the services that a group provides unless it is part of the group or company name.

g. The District will not list specific locations, addresses or phone numbers of the businesses or groups.

h. The District will not allow names of groups or individuals that can be construed to have any vulgar, controversial or anti-District policy names (i.e.: F.U. Family or "No to Milled Roads Inc.") on any Adopt-a-Road signage.

i. The District will not allow any statements; political or otherwise.

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EXHIBIT "A"

FACILITY USE PERMIT APPLICATION FORM

EXHIBIT "B"

SPECIAL EVENT PERMIT APPLICATION FORM

EXHIBIT "C"

LONG TERM RENTAL APPLICATION FORM

EXHIBIT "D"

BOUNCE HOUSE PERMIT APPLICATION FORM

EXHIBIT "E"

ADOPT A ROAD PERMIT APPLICATION FORM

Adopt-A-Road Program Litter Removal Agreement

This Agreement made this _____ day of _____, _____ by and between _____, (the "INDIVIDUAL" OR "GROUP"), and Indian Trail Improvement District, (the "DISTRICT").

WITNESSETH

WHEREAS, the District Board of Supervisors has enacted Resolution No. _____, implementing the Adopt-A-Street Program (the "Program"), which permits local organizations to participate in local street litter removal projects; and

WHEREAS, _____ (the "Roadway") is part of the DISTRICT road system in Palm Beach County, Florida, and the DISTRICT has responsibility for the operation and maintenance of such Roadway; and

WHEREAS, the GROUP agrees to comply with the District's rules, regulations, and policies for such Program.

NOW THEREFORE, in consideration of the above, the Parties agree as follows:

SECTION 1. The Group's Rights, Duties, and Obligations: The GROUP hereby: Adopts the section of Roadway adjacent to _____. The GROUP further agrees that the DISTRICT may, upon written notice to the GROUP, select a different section of Roadway.

1.01 Agrees to perform litter removal on the adopted section of Roadway at least four (4) times a year for two (2) years in strict accordance with the Department of Transportation ("FDOT") Accident Prevention Manual, Safe Field Work Practice Topic No. 500-000-004b, The Federal Manual Uniform Control Devices, ("MUTCD"), FDOT Design Roadway, and Standard Index 602.
1.02 Agrees that it shall conduct and require its participating members to attend safety meetings and pre-task meetings prior to litter removal, in accordance with the FDOT's Accident Prevention Procedures Manual Topic No. 500-080-003b.
1.03 Agrees to remove litter only during daylight hours and good weather conditions.

1.04 Agrees to contact the DISTRICT staff to coordinate litter removal at info@indiantrail.com.
1.05 Agrees to ensure that all participants shall wear safety vests at all times during the litter removal activity, and that the participants shall not wear clothing or headphones which could hinder the sight or hearing of the participants.
1.06 Agrees not to remove litter at construction or maintenance sites, in tunnels, on bridges, on overpasses or on the medians.
1.07 Agrees to allow only such persons to participate as are determined by the GROUP to be responsible enough to safely participate in the litter removal activities.
1.08 Agrees that participating youths shall be at least 12 years of age, and the GROUP shall provide at least one adult supervisor for every five youth's ages 12-15 who are participating in the litter removal activity.
1.09 Agrees to pile the filled litter bags in locations at each end of the GROUP's adopted section of Roadway attached to their Adopt-A-Street Sign.

SECTION 2. The District's Rights, Duties, and Obligations: The DISTRICT hereby:

2.01 Agrees to install appropriate Adopt-A-Street signs at the beginning and end of the adopted section of Roadway.
2.02 Agrees to provide safety orientations and plastic litter bags to the GROUP, and to loan the GROUP orangs safety vests and orange/yellow safety signs.
2.03 Agrees to remove the filled plastic litter bags from the Roadway and to remove unusual, large, heavy, or hazardous items of litter from the Roadway.

SECTION 3. Indemnification:

3.01The Parties agree that the members of the GROUP participating in the litter removal activity are providing volunteer services to the GROUP and not to the DISTRICT.
3.02 In consideration of the good will and other benefits received by the GROUP for its participation in the Program, the GROUP agrees to release, indemnify and hold harmless the DISTRICT, its agents, officers and employees from all claims, suits, actions, damages, loss and costs, including attorney's fees incurred by the DISTRICT in the defense of such claims, arising out of any action, neglect or omission by the GROUP during the performance of this Agreement, whether direct or indirect and whether to any person or property to which the DISTRICT or said parties may be subject. Neither of the GROUP nor any of its members shall be liable under this provision for damages arising out of injury or damage to persons or property directly caused or resulting from the sole action, neglect or omission of the DISTRICT or its agents, officers, employees. For the purposes of liability, the DISTRICT is subject to the provisions of Section 768.28, Florida Statutes, and this Agreement shall not be deemed a waiver of sovereign immunity by the DISTRICT.

SECTION 4. Governing Law and Venue: This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida, without regard to any contrary conflicts of law principle. The venue of all proceedings in connection herewith shall be exclusively in Palm Beach County,

Florida, and the Parties hereby waive whatever their respective rights may have been in the selection of venue.

SECTION 5. Severability: In the event that any part, term or provision of this Agreement is determined to be illegal or unenforceable in a court of competent jurisdiction, the validity of the remaining portions of this Agreement shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid.

SECTION 6. Assignability: This Agreement may not be transferred or assigned by any Party.

SECTION 7. Term of Agreement: This agreement shall be for a term of two (2) years. The DISTRICT or GROUP may terminate this agreement for any reason upon ten (10) day(s) written notice.

IN WITNESS WHEREOF, the Parties have executed this Agreement, including and addendums attached hereto, on the date and year written herein.

Name of GROUP: _____

By Authorized Agent: _____ Date: _____

Print Name: _____

Title: _____

Witness Signature: _____ Date: _____

Print Name: _____

Name of GROUP: Indian Trail Improvement District

By Authorized Agent: _____ Date: _____

Print Name: _____

Title: _____

Witness Signature: _____ Date: _____

Print Name: _____

Seal:

EXHIBIT "F"

ADOPT A PARK PERMIT APPLICATION FORM

EXHIBIT "G"

RENTAL RATES

Rental Rates

Acreage Community Park North Athletic Campus			
	Residents	Non-Res.	
Football Field #1	$75	$100	Per Field Per Hour
Football Field #2	$75	$100	Per Field/Per Hour
Football Field #3	$50	$75	Per Field/Per Hour
Per Football Fields Prep Fee	$25	$25	Per Staff/Per Hour
Per Football Fields Deposit	$250	$500	Deposit/Per Rental
All Football Fields Light Fee	$40	$40	Per Field/Per Hour
Baseball Field #1	$50	$75	Per Field/Per Hour
Baseball Field #2	$50	$75	Per Field/Per Hour
Baseball Field #3	$50	$75	Per Field/Per Hour
Baseball Field #4	$50	$75	Per Field/Per Hour
All Baseball Fields Prep Fee	$25	$25	Per Staff/Per Hour
All Baseball Fields Deposit	$150	$200	Deposit/Per Rental
All Baseball Fields Light Fee	$40	$40	Per Field/Per Hour
Batting Cage	$10	$20	Per Cage/Per Hour
Batting Cage Deposit	$50	$75	Deposit/Per Rental
Press Box	$40	$75	Per Rental/Per Hour
Press Box Deposit	$200	$400	Deposit/Per Rental
Concession – Baseball Field	$40	$60	Per Rental/Per Hour
Concession – Football Field	$40	$60	Per Rental/Per Hour
Concession Deposit	$75	$100	Deposit/Per Rental
Pavilion – Football Fields	$50	$75	Per Block/Min 3 Hour Block
Pavilion Deposit	$75	$100	Deposit/Per Rental
Acreage Community Park South Athletic Campus			
Amphitheater	$40	$40	Per Rental/Per Hour
Amphitheater Deposit	$200	$200	Deposit/Per Rental
Artificial Turf Field – Field 1	$150	$150	Per Field/Per Hour
Artificial Turf Field Deposit	$500	$500	Deposit/Per Rental
Natural Turf Field – Field 2	$75	$75	Per Field/Per Hour
Natural Turf Field Deposit	$250	$250	Deposit/Per Rental
Pavilion	$50	$50	Per Block/Min 3-Hour Block
Deposit	$75	$75	Deposit/Per Rental
Bob Hoefl Park			
Baseball Field #1 - North	$25	$50	Per Field/Per Hour
Baseball Field #2 - South	$25	$50	Per Field/Per Hour
Baseball Field #1 or #2 Prep Fee	$25	$25	Per Staff/Per Hour
Baseball Field #1 or #2 Deposit	$75	$100	Deposit/Per Rental

Pavilion	$50	$75	Per Block/Min 3-Hour Block
Pavilion Deposit	$75	$100	Deposit/Per Rental
Citrus Grove Park			
Baseball Field #1	$25	$50	Per Field/Per Hour
Baseball Field #1 Prep Fee	$25	$25	Per Staff/Per Hour
Baseball Field #1 Deposit	$75	$100	Deposit
Multi-Purpose Field #1	$25	$50	Per Field/Per Hour
Multi-Purpose Field #1 Prep Fee	$25	$25	Per Staff/Per Hour
Multi-Purpose Field #1 Deposit	$75	$100	Deposit/Per Rental
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Deposit	$75	$100	Deposit/Per Rental
Coconut Park			
Picnic Area	$50	$75	Per Block/Min 3-Hour Block
Picnic Area Deposit	$75	$100	Deposit/Per Rental
Downers Park			
Baseball Field #1 - South	$25	$50	Per Field/Per Hour
Baseball Field #1 Prep Fee	$25	$25	Per Staff/Per Hour
Baseball Field #1 Deposit	$75	$100	Deposit/Per Rental
Play Area for Dogs	$40	$50	Per Field/Per Hour
Play Area for Dogs Prep Fee	$40	$40	Per Staff/Per Hour
Play Area for Dogs Deposit	$75	$100	Deposit/Per Rental
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Pavilion Deposit	$75	$100	Deposit/Per Rental
Hamlin House			
Hamlin House	$40	$60	Per Hour/Min 2-Hour
Deposit	$200	$400	Deposit/Per Rental
Kidscape Park			
Multi-Purpose Field #1	$25	$50	Per Field/Per Hour
Multi-Purpose Field #1 Prep Fee	$25	$25	Per Staff/Per Hour
Multi-Purpose Field #1 Deposit	$75	$100	Deposit/Per Rental
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Deposit	$75	$100	Deposit/Per Rental
Nicole Hornstein Equestrian Park			
Main Equestrian Arena	$30	$60	Per Arena/Per Hour
West Equestrian Arena	$25	$50	Per Arena/Per Hour
East Equestrian Arena	$25	$50	Per Arena/Per Hour
Equestrian Round Pen	$20	$40	Per Pen/Per Hour
Per Arena Deposit	$200	$400	Deposit/Per Rental
Dressage Arena	$25	$50	Per Arena/Per Hour

Dressage Deposit	$100	$150	Deposit/Per Rental
Jumps	Free	$20	Per Hour
Jumps Deposit	Free	$150	Deposit/Per Rental
Barrels	Free	$20	Per Hour
Barrels Deposit	Free	$150	Deposit/Per Rental
Cow Cutting	Free	$20	Per Hour
Cow Cutting Deposit	Free	$150	Deposit/Per Rental
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Deposit	$75	$100	Deposit/Per Rental
Sycamore Park			
Basketball Courts	$25	$50	Per Court/Per Hour
Tennis/Pickleball Courts	$25	$50	Per Court/Per Hour
Racquetball Courts	$25	$50	Per Court/Per Hour
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Deposit	$75	$100	Deposit/Per Rental
Temple Park			
Basketball Courts	$25	$50	Per Court/Per Hour
Tennis/Pickleball Courts	$25	$50	Per Court/Per Hour
Racquetball Courts	$25	$50	Per Court/Per Hour
Multi-Purpose Field #1	$25	$50	Per Field/Per Hour
Pavilion	$50	$75	Per Block/Min 3-Hour Block
Pavilion Deposit	$75	$100	Deposit/Per Rental
Additional Rental Fees			
Event Fee	$50	$100	Per Hour/Per Event
Event Deposit	$200	$400	Per Permit/Per Event
Cleanup Violation Fee	$75	$100	Per Staff/Per Hour
Staff Overtime Fee	$25	$25	Per Staff/Per Hour
Alcohol Permit Fee	$100	$200	Per Permit
Non-Profit/Non-Resident User Fee	No additional charge	20% not to exceed $35	Per Season/Per Program *See page 7 Section 6(h) for details
Cancellation Fee	$25	$50	Per Cancellation
Returned Payment Fee	$35	$50	Per Returned Payment
Food Trucks	$125	$250	Per Location/Per 8-hour Day
Food Truck Deposit	$250	$500	Deposit/Per Rental
Equestrian Annual Membership	$0	$75	Membership/Annual Fee

SECTION 33. LEGISLATIVE HISTORY

Indian Trail Improvement District

Facility Use & Rental Policies & Procedures

APPROVED BY BOARD OF SUPERVISORS ON July 21, 2021

Indian Trail Improvement District

Hamlin House Use Policy & Procedures

ADOPTED BY BOS ON: November 20, 2013

Revised: February 15, 2017

Revised & Approved by BOS May 15, 2019

Indian Trail Improvement District

Parks Department Policy – Section XXVIII. Animals

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Rules & Policy Manual Revision – Section XV. Horseback Riding

PPM Number: PK072798-05

Issue Date: July 28, 1998

Effective Date: August 1998

Indian Trail Improvement District

Equestrian Area Rules and Regulations - Nicole Hornstein Equestrian Park

APPROVED BY BOARD OF SUPERVISORS ON April 13, 2011

Indian Trail Improvement District

Parks Department Policy – Section III. Enforcement

PPM Number: PK 95-III

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section VII. Penalties

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section VIII. Public Demonstrations and Gatherings

Issue Date: March 2000

Effective Date: March 2000

Indian Trail Improvement District

Parks Department Policy – Section IX. Vending, Concessions and Merchandising

Issue Date: March 2000

Effective Date: March 2000

Indian Trail Improvement District

Parks Department Policy – Section XI. Fireworks and Explosives

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XII. Vehicles and Aircraft within Parks

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XIII. Buildings and other Property

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XVIII-XX. Water Activities

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXII. Camping

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXIII. Fire

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXIV. Plant and Wildlife Protection and Preservation

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXV. Fishing

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXVI. Hunting and Firearms

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XXIX. Public Utilities

PPM Number: PK 95-XI

Issue Date: April 1995

Effective Date: April 1995

Indian Trail Improvement District

Parks Department Policy – Section XX. Signs, Advertising and Display

PPM Number: PK 020900-07

Board Approved: December 1999

Issue Date: January 2000

Effective Date: January 2000

Indian Trail Improvement District

Parks Department Policy – Section XXXIV. Playground Safety Policy

PPM Number: PK 010801-01

Issue Date: January 8, 2001

Effective Date: January 8, 2001

Indian Trail Improvement District

Parks Department Policy – Adopt a Park Program

PPM Number: PK 062298-04

Board Approved: June 31, 1998

Issue Date: June 22, 1998

Effective Date: July 1, 1998

Indian Trail Improvement District

Garden at Hamlin House

APPROVED BY BOARD OF SUPERVISORS ON May 13, 2015

Indian Trail Improvement District

“Adopt-A-Park” Program Application

Indian Trail Improvement District

Bounce House Policy

AGENDA ITEM NO. 12.1

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Finance
ITEM TYPE:	Resolution
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Approval: FY25 Budget Amendment
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Motion to approve Resolution No. 2025-021, Amending the FY25 Budget.

ATTACHMENTS:
2025-021 - Adopting Budget Amendment(s) FY 2024-25.pdf
Budget Amendment.pdf

RESOLUTION 2025-021

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDIAN TRAIL IMPROVEMENT DISTRICT ADOPTING BUDGET AMENDMENT(S) FISCAL YEAR 2024-2025; AUTHORIZING PAYMENT OF EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Indian Trail Improvement District (hereinafter called District) is empowered to levy and to impose non-ad valorem special assessments upon the properties within the District; and

WHEREAS, the District has prepared a Budget Amendment for Fiscal Year 2024-2025; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the IndianTrail Improvement District that:

1. The expenditures set forth on Exhibit "A" are hereby authorized and approved.
2. The District is authorized to execute any and all necessary transmittals, certifications or other acknowledgments or writings, as necessary, to comply with the intent of this Resolution.
3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 12th day of November, 2025.

INDIAN TRAIL IMPROVEMENT DISTRICT

[District Seal]

By: _____
President

ATTEST:

By: _____
Secretary

INDIAN TRAIL
IMPROVEMENT DISTRICT
Est. 1957

TO: **BOARD OF SUPERVISORS**

FROM: **FINANCE DEPARTMENT**

RE: **FY2025 Budget Amendment**

OVERVIEW

For the fiscal year ended September 30, 2025, the District needs to amend the budget to comply with statutory regulations. The budget amendment provides for an overall increase in expenditures of $2.768 million. That increase is partially funded by revenues earned ($934k) that were not budgeted with the remainder being funded by available fund balance ($1.834 million). Approximately, $496k is for use of fund balance related to use of millings inventory.

Given that not all expenditures for the fiscal year have been presented for payment, management is requesting an additional contingency of $50,000 for operating expenditures to cover those costs. If approved, there would be an increase in operating expenditures and an increase in use of fund balance.

BUDGET AMENDMENT DETAIL BY DEPARTMENT

	GL ACCOUNT	AMOUNT		
ADMINISTRATION	EXCESS FEES REVENUE	(123,890.86)		
	GRANT REVENUE	(5,678.85)		
	INTEREST REVENUE	(321,550.70)		
	PERSONNEL	(253,837.49)		
	CAPITAL OUTLAY	(29,772.03)		
	OPERATING	734,729.93		
		-		
PARKS				
	GRANT REVENUE	(14,363.73)		
	PERSONNEL	105,009.69		
	OPERATING	(102,621.35)		
	CAPITAL OUTLAY	11,975.39		
		-		
OPERATIONS	GRANT REVENUE	(468,506.63)		
	PERSONNEL	(272,304.41)		
	OPERATING	1,581,982.23		
	CAPITAL OUTLAY	30,690.02		
	FUND BALANCE	(871,861.21)		
		-		
M1	PERSONNEL	(90,871.07)		
	OPERATING	382,336.94		
	FUND BALANCE	(291,465.87)		
		-		
M2	PERSONNEL	(2,117.67)		
	OPERATING	45,422.60		
	CAPITAL OUTLAY	306,470.56		
	FUND BALANCE	(349,775.49)	Awaiting repayment from PBC DEP for $306,470.56	
		-		
AQUATICS	OPERATING	17,235.35		
	FUND BALANCE	(17,235.35)		
		-		
SANTA ROSA GROVES				
	PERSONNEL	8,583.60		
	OPERATING	13,070.31		
	FUND BALANCE	(21,653.91)		
		-		
AG PRODUCTION	PERSONNEL	17,413.01		
	OPERATING	247,651.51		
	CAPITAL OUTLAY	17,368.00		
	FUND BALANCE	(282,432.52)		
		-		
	NET BUDGET AMENDMENT			
	EXCESS FEES REVENUE	(123,890.86)	Increase	
	GRANT REVENUE	(488,549.21)	Increase	
	INTEREST REVENUE	(321,550.70)	Increase	
	PERSONNEL	(488,124.35)	Decrease	
	OPERATING	2,919,807.52	Increase	
	CAPITAL OUTLAY	336,731.94	Increase	
	FUND BALANCE	(1,834,424.35)	Decrease	Will be offset by other revenue sources earned during the year
		-		

AGENDA ITEM NO. 12.2

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Jay Foy
DEPARTMENT:	Engineering
ITEM TYPE:	Permits
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Approval: SP-0615 FPL 88th Trans_Poles
BACKGROUND:	This special permit is to replace a power pole, replace down guys, and replace a transformer on the pole as shown on 4 sheets titled "14312070" dated 09/22/25
FISCAL IMPACT:	There are no fiscal impacts as the permittee is responsible for payment of permit review and construction observation cost incurred by the district.
RECOMMENDATION:	Motion to approve SP-0615 with conditions and attachments.

ATTACHMENTS:
2025_1112_SP-0615 FPL 88th Trans_Poles.pdf

SPECIAL PERMIT No. SP-0615

THIS PERMIT, granted this 12th day of November, 2025, by Indian Trail Improvement District, hereinafter referred to as the "District", 13476 61st Street North, West Palm Beach, Florida 33412, to FPL, hereinafter referred to as the "Permittee", is a non-exclusive permit to replace a power pole, replace down guys, and replace a transformer on the pole as shown on 4 sheets titled "14312070" dated 09/22/25, attached hereto and made a part thereof.

W I T N E S S E T H:

1. Permittee agrees to obtain any necessary consents from the owners of the subject property, in the event the District does not own said lands; to obtain any and all applicable federal, state, and local permits required in connection with Permittee's use of the land; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the lands by Permittee pursuant to this Permit.

2. Permittee understands and agrees that the use of the property pursuant to this Permit is subordinate to the rights and interest of the District and to the extent applicable, that of the landowner. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations by the District whatsoever regarding the District's right, title, or ownership as to the subject property for which this Permit is sought.

3. District specifically reserves the right to maintain its facilities located on the property; to make improvements; add additional facilities; maintain, construct, or alter roads; maintain any facilities, devices or improvements on the property which aid in, or are necessary to, District operation; and the right to enter upon the lands at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the District, from time to time, may require Permittee to relocate, alter or remove its facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the District, in its reasonable opinion, from properly and faithfully constructing, improving, and maintaining its facilities. District retains the right to enter upon the lands and make said relocation, alterations or removal of Permittee's facilities, equipment, and other improvements if Permittee fails to do so within a reasonable time; and Permittee hereby agrees to reimburse District for all its costs and expenses incurred in connection therewith upon demand.

4. Permittee agrees that it will not use the property in any manner which materially interferes with the District's use of lands or causes a hazardous condition to exist.

5. The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

6. Permittee shall adhere to the General and Special Conditions attached hereto and made a part hereof.

7. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities, roads and rights-of-way of the District resulting from the installation, operation, maintenance, repair, or removal of the above, and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

8. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities of others resulting from the installation, operation, maintenance, repair, or removal of the above and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

9. Permittee shall, at its own expense, upon ninety (90) days written notice to Permittee from the District, remove or relocate any facility of the Permittee that is found by the District to be interfering in any material way with the safe, convenient, or continuous use, maintenance or repair of any District facility or road. Failure or neglect of the Permittee to remove or relocate such facility within the allocated time may result in District's removal or relocation of said facility, wherein the Permittee shall promptly pay the District for all District expenses incurred by such removal or relocation.

10. Permittee shall, at its own expense and within a reasonable time, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the District.

11. Permittee does hereby indemnify and hold harmless the District, its Board of Supervisors, officers and personnel against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out of, or result from, the implementation of the proposed project of the Permittee.

12. If Permittee shall violate any of the terms or conditions of this Permit or shall not correct or remedy same within thirty (30) days of receiving written notice from the Board of Supervisors of the District or its duly authorized representative, then, and in that event, said Board of Supervisors may, at its option, revoke, cancel and terminate this Permit.

13. This Permit may not be assigned without approval of the Board of Supervisors of the District.

14. Permittee shall reimburse the District for its legal, engineering, and other expenses incurred as a result of the implementation of the project during permit review and approval, and during construction.

15. If either Party hereto is required to bring a court action to enforce the provisions of this Permit, the non-prevailing party in such action shall be responsible for all reasonable expenses, including, but not limited to, attorney's fees and litigation expenses.

16. Construction shall begin within 2 years from the date of issuance. An extension of 2 years may be granted by the Executive Director upon receipt of a written request. Further extensions require Board approval.

INDIAN TRAIL IMPROVEMENT DISTRICT

WITNESSES:

By: _____ Date: _____

_____

Name Typed: _____

_____

Title: _____

President or Vice President, Board of Supervisors

Note: The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

PERMIT INFORMATION

OWNER

Florida Power & Light Company	
C/O Errica Hunter	561-640-2366
Name	Business Phone
6001 Village Blvd	Errica.hunter@nextEraEnergy.com
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

ATTORNEY

Name	Business Phone
Address	Other
City, State, Zip Code	

ENGINEER

Ariah Jeffers	561-216-4072
Name	Business Phone
6001 Village Blvd	ariahjeffers@fpl.com
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

OTHER REPRESENTATIVE/PROFESSIONAL

Name	Business Phone
Address	Other
City, State, Zip Code	

GENERAL CONDITIONS

A. GENERAL

1. This Permit does not constitute a waiver or approval of any other permit from other agencies which may be required for the total project.

2. Notification shall be given to the District Engineer forty-eight (48) hours prior to commencement of construction. The District Engineer shall establish points of construction that require inspection, if any. When the work is deemed completed, a final inspection shall be held by the District Engineer in the presence of a representative of the Permittee.

3. The installation shall be constructed in full accordance with the approved plans and specifications. Deviations from the plans shall be coordinated with the office of the District Engineer.

4. When working in District road rights-of-way, not more than one-half (1/2) of the road or street shall be closed and traffic shall be controlled so as to provide minimum hindrance. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication, Manual on "Traffic Controls and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations".

5. The Permittee shall protect the District against liability, public or private, resulting from their operation hereunder. The District Engineer is deemed the final authority as to the quality and quantity of work required to satisfy the terms and conditions of the Permit.

6. This Permit shall not be construed as a representation that the District has sole authority with respect to the pertinent property.

7. Permittee shall retain a professional engineer licensed in the State of Florida, to conduct on-site observations of construction, to prepare a certification of completion of construction, and to review record drawings for adequacy. The required improvements shall not be considered complete until a certificate of completion, certifying to construction in conformance with the approved drawings, and the final project records have been submitted to, reviewed, and approved by the District Engineer.

The engineer's certification shall be as follows:

I hereby notify the Indian Trail Improvement District of the completion of construction of the permitted project and certify that the work has been constructed in substantial conformance with the drawings permitted by the Indian Trail Improvement District. Copies of the Record Drawings, in the proper format, are enclosed with deviations noted.

8. Upon completion of the installation and after the final inspection, THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF "RECORD DRAWINGS". FAILURE TO PROVIDE RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT. The Record Drawings should include (1) set of PDF files, and the corresponding digital AutoCAD file. All items should be on the Florida State Plane Coordinate System, NAD 1983 East Feet, and geo-referenced to an identified Palm Beach County section center. If Permittee cannot provide, District Engineer will at Permittee's expense.

9. Roadway Pavement replacement shall be in accordance with the "Typical Roadway Pavement Replacement Detail".

10. If, within one (1) year after the date of District acceptance of the pavement replacement, any work covered under this Permit is found to be defective by the District, Permittee shall promptly, without cost to the District and in accordance with the District's written instructions, either correct such defective work, or, if it has been rejected by the District, remove it from the site and replace it with non-defective work. If Permittee does not completely comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, District may have the defective work corrected, or rejected work removed and replaced, and all direct and indirect costs of such removal, replacement, or correction, including compensation for additional professional services, shall be paid by the Permittee.

11. Permittee agrees not to cause or permit the Property to be used for the generation, handling, storage, transportation, disposal, or release of any Hazardous Materials, except as exempted or permitted under applicable Environmental Laws, and Permittee shall not cause or permit the property, or any activities conducted thereon, to be in violation of any applicable Environmental Laws. Permittee agrees to indemnify the District and hold the District and its directors, officers, employees, successors and assigns harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, interest, administrative or judicial proceedings and order, judgments, remedial action, requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith, directly or indirectly resulting in whole or in part from Permittee's violation of any Environmental Laws applicable to the Property, or any activity conducted thereon caused by Permittee or its employees, agents, licensees, invitees, guests or any other

party under Permittee's control, or from any use, generation, handling, storage, transportation, disposal or release of Hazardous Materials or in connection with the Property caused by Permittee or its employees, agents, licensees, invitees, guests, or any other party under Permittee's control, or any contamination, detoxification, closure, cleanup or other remedial measure required under any Environmental Laws as a result thereof. All sums paid and costs incurred by the District with respect to the foregoing matters shall be payable by Permittee as additional permit fees hereunder.

12. All necessary provisions shall be taken to ensure compliance with the water quality standards of the State of Florida. Attention is called to Chapter 17-3, Florida Administrative Code, and in particular, the requirements that turbidity shall not exceed 29 Nephelometric Turbidity Units above background level. Adequate silt containment procedures and equipment shall be used to control turbidity at all times. Water samples to be taken upstream and downstream prior to construction and during construction daily and made available to the District at their request.

13. The Permittee shall be obligated throughout the term of this Permit to provide insurance coverage in accordance with the attached exhibit titled "Insurance Coverage".

B. UNDERGROUND UTILITIES

1. All underground utilities shall have a minimum cover of forty-two (42") inches below profile grade of District waterways and thirty (30") inches below profile grade of District roadways.

2. All utility installations shall maintain a minimum clearance of twelve (12") inches, either over or under culverts and shall be protected; however, other depths may be specified by the District Engineer.

3. The roadway right-of-way, in its entirety, shall be left in as good a condition as that which existed before construction. A mutual inspection shall be made of all existing facilities within the construction area no later than twenty-four (24) hours before the work begins.

4. All installations shall be constructed in a workmanlike manner:
   a. Trenches shall be refilled in a thoroughly compacted manner so that no future settling will occur.

   b. The Permittee shall, at the request of the District Engineer or his duly authorized representative, submit copies of density reports of density determinations by an independent testing laboratory when paved roadway surfaces have been cut. If density reports are requested, they shall be furnished prior to final inspection.
   c. The finished surface of the excavated area shall be replaced with the same type materials as existed when the work began, such as sod for sod, shell

for shell, etc.

5. Where fill, slopes, shoulders and/or ditches are disturbed, they shall be stabilized as directed by the District Engineer or his duly authorized representative, in a manner that will afford protection against erosion.

6. All pavement crossings, if made subsequent to final placement of base material and pavement surface, shall be made by jacking, boring or augering, and shall contain an adequate casing if required by the District Engineer.

SPECIAL CONDITIONS

1. Permittee shall prevent on-site erosion and sediment from leaving the site during construction. At completion of construction, all non-paved areas shall be sodded.

2. All drainage pipe and installation thereof shall conform to the requirements of Florida DOT specifications, latest applicable sections to date.

3. The requirements for pipe backfill shall be as defined in Florida DOT specifications (AASHTO T-99 or T-180). Permittee shall provide adequate equipment for the removal of storm or subsurface waters which may accumulate in the excavated areas and provide protection against soil erosion.

4. Permittee shall forward all test results (except building tests) to the District Engineer.

5. Permittee shall comply with all conditions imposed by the District and/or other governing agencies, including but not limited to the following:

   a. Permittee shall utilize best management practices at each storm inlet in accordance with the final approved plans.

   b. Permittee shall construct stormwater treatment facilities in accordance with the existing South Florida Water Management District permit. A copy of such permit shall be provided to the District.

6. Permittee shall insure that quantity of stormwater discharged into the District's canal will not cause erosion of the canal bank. If such discharge does cause erosion, Permittee shall be responsible, at its sole cost and expense, to maintain and repair said canal bank.

7. If the works of the Permittee require the obtaining of an Environmental Protection Agency NPDES Permit, then the Permittee shall be required to obtain the appropriate NPDES Permit and provide a copy of the NPDES Permit and NPDES stormwater pollution prevention plan to both Palm Beach County and the District prior to commencement of the subject works.

8. The Permittee shall be required to: (a) implement a maintenance program for the permitted works, (b) carry out an annual inspection of the permitted works and (c) following inspection, have an inspection report prepared by a qualified professional. The Permittee shall be responsible for retaining a copy of said inspection report and providing a copy of same to the District by February 1st of each year.

9. If any of the works which are the subject of this Permit are conveyed, assigned, transferred, gifted to any third party, or are operated by a third party, then the Permittee shall be obligated to provide a copy of this Permit and its conditions to said successor, assign or operating entity. Further, such successor, assign or operating entity shall be obligated to comply with all of the conditions of this Permit including, without limitation, implementation of the above mentioned maintenance program and the provision of the annual inspection report to the District.

10. If any act of negligence, omission, or commission by the Permittee or third party operator should adversely affect Palm Beach County's obligations under the County's NPDES Permit, then Permittee shall within forty-eight hours following receipt of written notice by the District of such act promptly cease and rectify same, otherwise this Permit shall be immediately suspended until such time as reinstated by the District in writing.

11. Permittee shall be solely responsible for ensuring that all stormwater discharge meets the applicable water quality standards. In the event that the discharge does not meet such standards, Permittee must disconnect the stormwater inlet and shall be prohibited from discharging into the District's canal.

12. If Permittee fails to abide by Palm Beach County's NPDES Permit, the applicable water quality standards, or any of the conditions set forth herein, and fails to remedy same within ten (10) business days from the date of receipt of such notice of violation by the District, then the District shall have the right but not the obligation to initiate such remedial activity as the District deems necessary and appropriate. Any and all costs so incurred by the District shall be paid by the Permittee to the District within ten business days following receipt of a District invoice for same and if not paid the District may thereafter revoke this Permit without further notice or hearing.

13. Provide Maintenance of Traffic (MOT) as required in accordance with the Florida Department of Transportation (FDOT) Index 600 Series.

14. Permittee shall notify the District at least two (2) weeks prior to all temporary traffic lane closures implemented as part of the MOT during construction.

15. All proposed poles, including replacement of existing poles, and hand holes shall be located outside of ITID's canal right-of-ways. The same shall apply in the extension of ITID canal right-of-ways through ITID road rights-of-way, for example, where a canal crosses or dead ends at a road.

EXHIBIT
INSURANCE COVERAGE

GENERAL

Indian Trail Improvement District shall be named as "Additional Named Insured" and certificate holder on both the general liability and auto liability policies.

Cancellation clause must read "should any of the above described policies be canceled before the expiration date thereof, the issuing company shall mail thirty (30) days written notice to the certificate holder name."

INSURANCE REQUIREMENTS

The limits of liability for the insurance required shall provide coverage for not less than the following amounts or greater when required by law and regulations:

Workers' Compensation:

1.	State:	Statutory
2.	Applicable Federal (e.g. Longshoreman's and Harbour Workers' Compensation, Maritime, Jones Act, etc.):	Statutory
3.	Employer's Liability:	$ 500,000

Comprehensive General Liability:

1. Bodily Injury (including completed operations and Products Liability):

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate

Property Damage:

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate
or a combined single limit of	$1,000,000

2. Property Damage liability insurance will provide Exposition, Collapse and Underground coverage where applicable.

3. Personal Injury, with employee exclusion deleted

$1,000,000	Annual Aggregate

Comprehensive Automobile Liability:

1. Bodily Injury:
   $ 500,000 Each Person
   $1,000,000 Each Occurrence

2. Property Damage:
   $ 500,000 Each Occurrence
   or a combined single limit of $1,000,000

Umbrella Excess Liability Insurance:

1. $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

2. The umbrella coverage shall be Following-Form being no more restrictive than coverage required for the underlying policies.

The comprehensive general liability insurance and umbrella insurance required herein shall include Owner and Engineer as additional insured.

Contractual Liability Insurance: The Contractual Liability Insurance required shall provide coverage for not less than the following amounts.

1. Bodily Injury: Each Occurrence
   $1,000,000

2. Property Damage:
   $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

Builder's Risk: This coverage will be provided by all contractors involved in the construction of a new building or improvement, alteration or revision of an existing structure. Builder's Risk coverage shall be "All Risk" with limits equal to one hundred percent (100%) of the completed value of the structure(s), building(s) or addition(s).



N

LEGEND

- EXISTING WOOD POLE
- PROPOSED WOOD POLE
- EXISTING DOWN GUY/ANCHOR
- BOTTOM SWALE
- ROAD CENTER LINE
- EDGE OF PAVEMENT
- PARCEL LINE

GPS: 26.80759040, -80.26422266

PCN: 00414220000001440

Scope of Work: **MOT 602**

Replace 45/4 wood pole with a 45/1 wood pole in the right of way.

Replace 2-5/16" Down guys and 15" anchor.

Replace 25kVA transformer on the pole with 50kVA transformer.

Call 811 for coordination with foreign utilities to take place prior to construction for utility specific clearances and clear-zone requirements

Township: 42 Range: 41 Section 20

Replace 45/4 wood pole with a 45/1 wood pole.

FPL

DATE 9/22/2025

JOB# 14312070

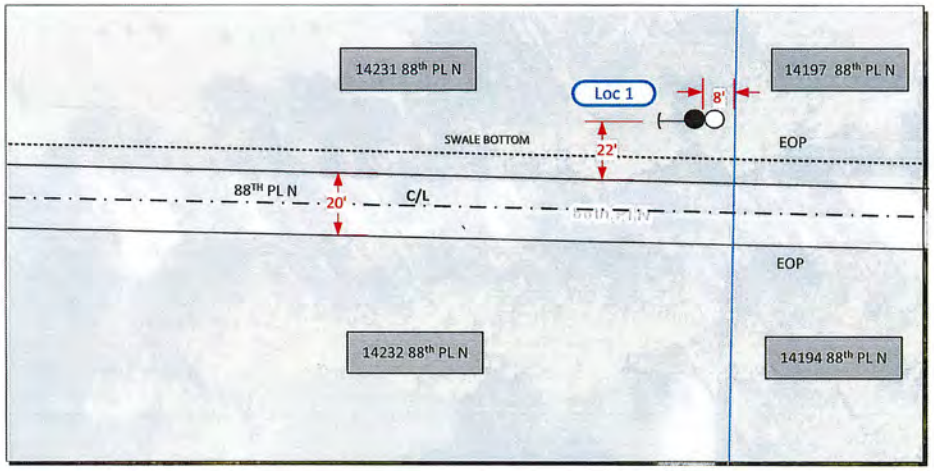
MAP # AM0457

Designer: Viviana Galguera

PLAN TYPICAL

N.T.S

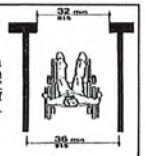
PCN: 00414220000001440



N

American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk. Contact your OOR for further instructions.



LOC 1
Latitude: 26.80759040
Longitude: -80.26422266

MOT 602

LOC 1:

Replace 45/4 wood pole with a 45/1 wood pole in the right of way.

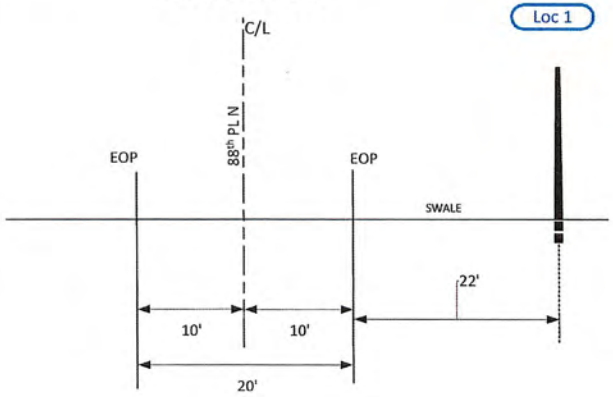
Replace 2-5/16" Down guys and 15" anchor

Replace 25kVA transformer on the pole with 50kVA transformer.

PROFILE

N.T.S

Facing West on 88TH PL N



N

Replace 45/4 wood pole with 45/1 wood pole

Replace 2-5/16" Down guys and 15" anchor

DEPTH OF UNDERGROUND UTILITIES UNKNOWN, LOCATES REQUIRED BEFORE DIGGING, MAINTAIN MIN 12" VERTICAL AND 5' HORIZONTAL CLEARANCE

LEGEND

- EXISTING WOOD POLE
- PROPOSED WOOD POLE
- EXISTING DOWN GUY/ANCHOR
- BOTTOM SWALE
- ROAD CENTER LINE
- EDGE OF PAVEMENT
- PARCEL LINE

Township: 42 Range: 41 Section 20

Replace 45/4 wood pole with a 45/1 wood pole.

FPL

DATE	9/22/2025
JOB#	14312070
MAP #	AM0457
Designer: Viviana Galguera	

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.

2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.

3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.

4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.

5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.

6. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.

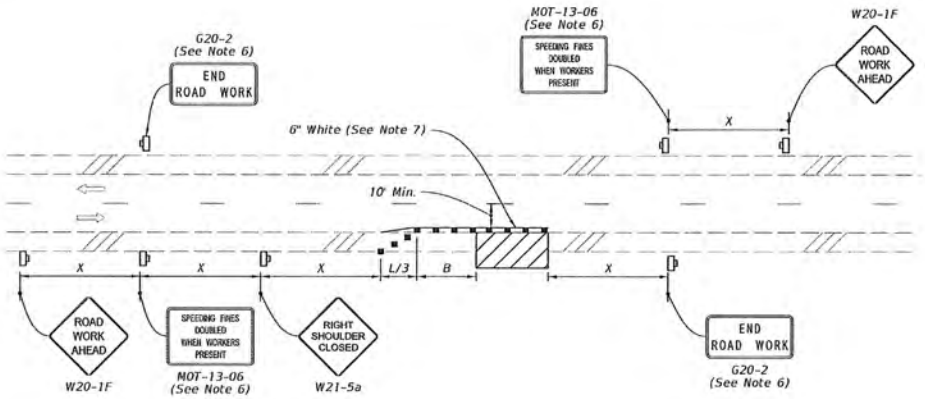
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.

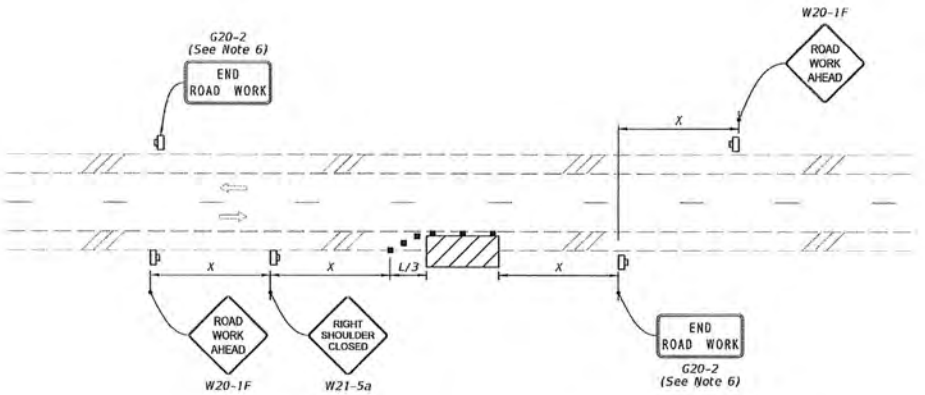
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



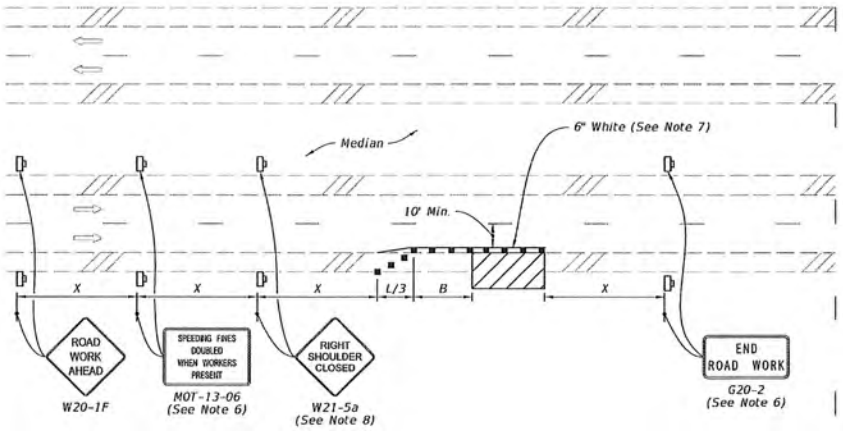
TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



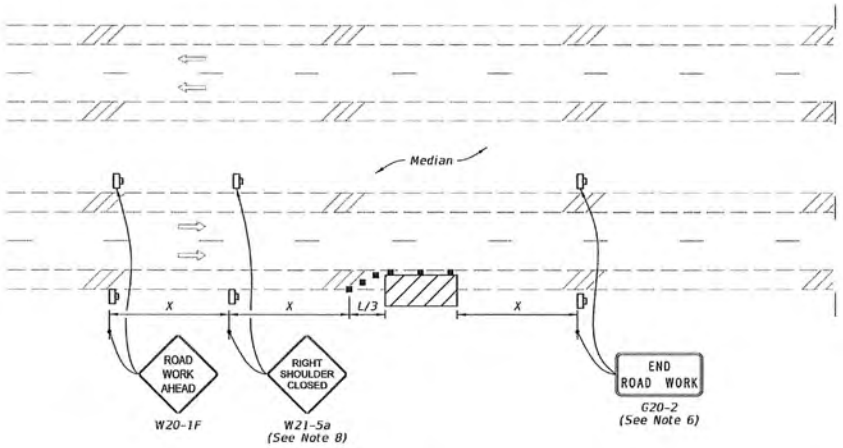
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

9/10/2024 10:35:37 AM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

9/10/2024 10:45:44 AM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/20			FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	2 of 2

AGENDA ITEM NO. 12.3

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Jay Foy
DEPARTMENT:	Engineering
ITEM TYPE:	Permits
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Approval: SP-0616 FPL Remove Pole 140th.
BACKGROUND:	This speical permit is to remove a power pole, as shown on 7 sheets sheet titled “WR 14212210” dated 09/22/25
FISCAL IMPACT:	There are no fiscal impacts as the permittee is responsible for payment of permit review and construction observation cost incurred by the district.
RECOMMENDATION:	Motion to approve SP-0616 with conditions and attachments.

ATTACHMENTS:
2025_1112_SP-0616 FPL Remove Pole 140th.pdf

SPECIAL PERMIT No. SP-0616

THIS PERMIT, granted this 12th day of November, 2025, by Indian Trail Improvement District, hereinafter referred to as the "District", 13476 61st Street North, West Palm Beach, Florida 33412, to FPL, hereinafter referred to as the "Permittee", is a non-exclusive permit to remove a power pole, as shown on 7 sheets sheet titled "WR 14212210" dated 09/22/25, attached hereto and made a part thereof.

W I T N E S S E T H:

1. Permittee agrees to obtain any necessary consents from the owners of the subject property, in the event the District does not own said lands; to obtain any and all applicable federal, state, and local permits required in connection with Permittee's use of the land; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the lands by Permittee pursuant to this Permit.

2. Permittee understands and agrees that the use of the property pursuant to this Permit is subordinate to the rights and interest of the District and to the extent applicable, that of the landowner. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations by the District whatsoever regarding the District's right, title, or ownership as to the subject property for which this Permit is sought.

3. District specifically reserves the right to maintain its facilities located on the property; to make improvements; add additional facilities; maintain, construct, or alter roads; maintain any facilities, devices or improvements on the property which aid in, or are necessary to, District operation; and the right to enter upon the lands at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the District, from time to time, may require Permittee to relocate, alter or remove its facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the District, in its reasonable opinion, from properly and faithfully constructing, improving, and maintaining its facilities. District retains the right to enter upon the lands and make said relocation, alterations or removal of Permittee's facilities, equipment, and other improvements if Permittee fails to do so within a reasonable time; and Permittee hereby agrees to reimburse District for all its costs and expenses incurred in connection therewith upon demand.

4. Permittee agrees that it will not use the property in any manner which materially interferes with the District's use of lands or causes a hazardous condition to exist.

5. The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

6. Permittee shall adhere to the General and Special Conditions attached hereto and made a part hereof.

7. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities, roads and rights-of-way of the District resulting from the installation, operation, maintenance, repair, or removal of the above, and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

8. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities of others resulting from the installation, operation, maintenance, repair, or removal of the above and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

9. Permittee shall, at its own expense, upon ninety (90) days written notice to Permittee from the District, remove or relocate any facility of the Permittee that is found by the District to be interfering in any material way with the safe, convenient, or continuous use, maintenance or repair of any District facility or road. Failure or neglect of the Permittee to remove or relocate such facility within the allocated time may result in District's removal or relocation of said facility, wherein the Permittee shall promptly pay the District for all District expenses incurred by such removal or relocation.

10. Permittee shall, at its own expense and within a reasonable time, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the District.

11. Permittee does hereby indemnify and hold harmless the District, its Board of Supervisors, officers and personnel against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out of, or result from, the implementation of the proposed project of the Permittee.

12. If Permittee shall violate any of the terms or conditions of this Permit or shall not correct or remedy same within thirty (30) days of receiving written notice from the Board of Supervisors of the District or its duly authorized representative, then, and in that event, said Board of Supervisors may, at its option, revoke, cancel and terminate this Permit.

13. This Permit may not be assigned without approval of the Board of Supervisors of the District.

14. Permittee shall reimburse the District for its legal, engineering, and other expenses incurred as a result of the implementation of the project during permit review and approval, and during construction.

15. If either Party hereto is required to bring a court action to enforce the provisions of this Permit, the non-prevailing party in such action shall be responsible for all reasonable expenses, including, but not limited to, attorney's fees and litigation expenses.

16. Construction shall begin within 2 years from the date of issuance. An extension of 2 years may be granted by the Executive Director upon receipt of a written request. Further extensions require Board approval.

INDIAN TRAIL IMPROVEMENT DISTRICT

WITNESSES:

By: _____ Date: _____

_____

Name Typed: _____

_____

Title: _____

President or Vice President, Board of Supervisors

Note: The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

PERMIT INFORMATION

OWNER

Florida Power & Light Company	
C/O Errica Hunter	561-640-2366
Name	Business Phone
6001 Village Blvd	Errica.hunter@nextEraEnergy.com
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

ATTORNEY

Name	Business Phone
Address	Other
City, State, Zip Code	

ENGINEER

Tommy Phillips	954-445-1860
Name	Business Phone
6001 Village Blvd	
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

OTHER REPRESENTATIVE/PROFESSIONAL

Name	Business Phone
Address	Other
City, State, Zip Code	

G E N E R A L C O N D I T I O N S

A. GENERAL

1. This Permit does not constitute a waiver or approval of any other permit from other agencies which may be required for the total project.

2. Notification shall be given to the District Engineer forty-eight (48) hours prior to commencement of construction. The District Engineer shall establish points of construction that require inspection, if any. When the work is deemed completed, a final inspection shall be held by the District Engineer in the presence of a representative of the Permittee.

3. The installation shall be constructed in full accordance with the approved plans and specifications. Deviations from the plans shall be coordinated with the office of the District Engineer.

4. When working in District road rights-of-way, not more than one-half (1/2) of the road or street shall be closed and traffic shall be controlled so as to provide minimum hindrance. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication, Manual on "Traffic Controls and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations".

5. The Permittee shall protect the District against liability, public or private, resulting from their operation hereunder. The District Engineer is deemed the final authority as to the quality and quantity of work required to satisfy the terms and conditions of the Permit.

6. This Permit shall not be construed as a representation that the District has sole authority with respect to the pertinent property.

7. Permittee shall retain a professional engineer licensed in the State of Florida, to conduct on-site observations of construction, to prepare a certification of completion of construction, and to review record drawings for adequacy. The required improvements shall not be considered complete until a certificate of completion, certifying to construction in conformance with the approved drawings, and the final project records have been submitted to, reviewed, and approved by the District Engineer.

The engineer's certification shall be as follows:

I hereby notify the Indian Trail Improvement District of the completion of construction of the permitted project and certify that the work has been constructed in substantial conformance with the drawings permitted by the Indian Trail Improvement District. Copies of the Record Drawings, in the proper format, are enclosed with deviations noted.

8. Upon completion of the installation and after the final inspection, THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF "RECORD DRAWINGS". FAILURE TO PROVIDE RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT. The Record Drawings should include (1) set of PDF files, and the corresponding digital AutoCAD file. All items should be on the Florida State Plane Coordinate System, NAD 1983 East Feet, and geo-referenced to an identified Palm Beach County section center. If Permittee cannot provide, District Engineer will at Permittee's expense.

9. Roadway Pavement replacement shall be in accordance with the "Typical Roadway Pavement Replacement Detail".

10. If, within one (1) year after the date of District acceptance of the pavement replacement, any work covered under this Permit is found to be defective by the District, Permittee shall promptly, without cost to the District and in accordance with the District's written instructions, either correct such defective work, or, if it has been rejected by the District, remove it from the site and replace it with non-defective work. If Permittee does not completely comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, District may have the defective work corrected, or rejected work removed and replaced, and all direct and indirect costs of such removal, replacement, or correction, including compensation for additional professional services, shall be paid by the Permittee.

11. Permittee agrees not to cause or permit the Property to be used for the generation, handling, storage, transportation, disposal, or release of any Hazardous Materials, except as exempted or permitted under applicable Environmental Laws, and Permittee shall not cause or permit the property, or any activities conducted thereon, to be in violation of any applicable Environmental Laws. Permittee agrees to indemnify the District and hold the District and its directors, officers, employees, successors and assigns harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, interest, administrative or judicial proceedings and order, judgments, remedial action, requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith, directly or indirectly resulting in whole or in part from Permittee's violation of any Environmental Laws applicable to the Property, or any activity conducted thereon caused by Permittee or its employees, agents, licensees, invitees, guests or any other

party under Permittee's control, or from any use, generation, handling, storage, transportation, disposal or release of Hazardous Materials or in connection with the Property caused by Permittee or its employees, agents, licensees, invitees, guests, or any other party under Permittee's control, or any contamination, detoxification, closure, cleanup or other remedial measure required under any Environmental Laws as a result thereof. All sums paid and costs incurred by the District with respect to the foregoing matters shall be payable by Permittee as additional permit fees hereunder.

12. All necessary provisions shall be taken to ensure compliance with the water quality standards of the State of Florida. Attention is called to Chapter 17-3, Florida Administrative Code, and in particular, the requirements that turbidity shall not exceed 29 Nephelometric Turbidity Units above background level. Adequate silt containment procedures and equipment shall be used to control turbidity at all times. Water samples to be taken upstream and downstream prior to construction and during construction daily and made available to the District at their request.

13. The Permittee shall be obligated throughout the term of this Permit to provide insurance coverage in accordance with the attached exhibit titled "Insurance Coverage".

B. UNDERGROUND UTILITIES

1. All underground utilities shall have a minimum cover of forty-two (42") inches below profile grade of District waterways and thirty (30") inches below profile grade of District roadways.

2. All utility installations shall maintain a minimum clearance of twelve (12") inches, either over or under culverts and shall be protected; however, other depths may be specified by the District Engineer.

3. The roadway right-of-way, in its entirety, shall be left in as good a condition as that which existed before construction. A mutual inspection shall be made of all existing facilities within the construction area no later than twenty-four (24) hours before the work begins.

4. All installations shall be constructed in a workmanlike manner:
   a. Trenches shall be refilled in a thoroughly compacted manner so that no future settling will occur.

   b. The Permittee shall, at the request of the District Engineer or his duly authorized representative, submit copies of density reports of density determinations by an independent testing laboratory when paved roadway surfaces have been cut. If density reports are requested, they shall be furnished prior to final inspection.
   c. The finished surface of the excavated area shall be replaced with the same type materials as existed when the work began, such as sod for sod, shell

for shell, etc.

5. Where fill, slopes, shoulders and/or ditches are disturbed, they shall be stabilized as directed by the District Engineer or his duly authorized representative, in a manner that will afford protection against erosion.

6. All pavement crossings, if made subsequent to final placement of base material and pavement surface, shall be made by jacking, boring or augering, and shall contain an adequate casing if required by the District Engineer.

SPECIAL CONDITIONS

1. Permittee shall prevent on-site erosion and sediment from leaving the site during construction. At completion of construction, all non-paved areas shall be sodded.

2. All drainage pipe and installation thereof shall conform to the requirements of Florida DOT specifications, latest applicable sections to date.

3. The requirements for pipe backfill shall be as defined in Florida DOT specifications (AASHTO T-99 or T-180). Permittee shall provide adequate equipment for the removal of storm or subsurface waters which may accumulate in the excavated areas and provide protection against soil erosion.

4. Permittee shall forward all test results (except building tests) to the District Engineer.

5. Permittee shall comply with all conditions imposed by the District and/or other governing agencies, including but not limited to the following:

   a. Permittee shall utilize best management practices at each storm inlet in accordance with the final approved plans.

   b. Permittee shall construct stormwater treatment facilities in accordance with the existing South Florida Water Management District permit. A copy of such permit shall be provided to the District.

6. Permittee shall insure that quantity of stormwater discharged into the District's canal will not cause erosion of the canal bank. If such discharge does cause erosion, Permittee shall be responsible, at its sole cost and expense, to maintain and repair said canal bank.

7. If the works of the Permittee require the obtaining of an Environmental Protection Agency NPDES Permit, then the Permittee shall be required to obtain the appropriate NPDES Permit and provide a copy of the NPDES Permit and NPDES stormwater pollution prevention plan to both Palm Beach County and the District prior to commencement of the subject works.

8. The Permittee shall be required to: (a) implement a maintenance program for the permitted works, (b) carry out an annual inspection of the permitted works and (c) following inspection, have an inspection report prepared by a qualified professional. The Permittee shall be responsible for retaining a copy of said inspection report and providing a copy of same to the District by February 1st of each year.

9. If any of the works which are the subject of this Permit are conveyed, assigned, transferred, gifted to any third party, or are operated by a third party, then the Permittee shall be obligated to provide a copy of this Permit and its conditions to said successor, assign or operating entity. Further, such successor, assign or operating entity shall be obligated to comply with all of the conditions of this Permit including, without limitation, implementation of the above mentioned maintenance program and the provision of the annual inspection report to the District.

10. If any act of negligence, omission, or commission by the Permittee or third party operator should adversely affect Palm Beach County's obligations under the County's NPDES Permit, then Permittee shall within forty-eight hours following receipt of written notice by the District of such act promptly cease and rectify same, otherwise this Permit shall be immediately suspended until such time as reinstated by the District in writing.

11. Permittee shall be solely responsible for ensuring that all stormwater discharge meets the applicable water quality standards. In the event that the discharge does not meet such standards, Permittee must disconnect the stormwater inlet and shall be prohibited from discharging into the District's canal.

12. If Permittee fails to abide by Palm Beach County's NPDES Permit, the applicable water quality standards, or any of the conditions set forth herein, and fails to remedy same within ten (10) business days from the date of receipt of such notice of violation by the District, then the District shall have the right but not the obligation to initiate such remedial activity as the District deems necessary and appropriate. Any and all costs so incurred by the District shall be paid by the Permittee to the District within ten business days following receipt of a District invoice for same and if not paid the District may thereafter revoke this Permit without further notice or hearing.

13. Provide Maintenance of Traffic (MOT) as required in accordance with the Florida Department of Transportation (FDOT) Index 600 Series.

14. Permittee shall notify the District at least two (2) weeks prior to all temporary traffic lane closures implemented as part of the MOT during construction.

15. All proposed poles, including replacement of existing poles, and hand holes shall be located outside of ITID's canal right-of-ways. The same shall apply in the extension of ITID canal right-of-ways through ITID road rights-of-way, for example, where a canal crosses or dead ends at a road.

EXHIBIT
INSURANCE COVERAGE

GENERAL

Indian Trail Improvement District shall be named as "Additional Named Insured" and certificate holder on both the general liability and auto liability policies.

Cancellation clause must read "should any of the above described policies be canceled before the expiration date thereof, the issuing company shall mail thirty (30) days written notice to the certificate holder name."

INSURANCE REQUIREMENTS

The limits of liability for the insurance required shall provide coverage for not less than the following amounts or greater when required by law and regulations:

Workers' Compensation:

1.	State:	Statutory
2.	Applicable Federal (e.g. Longshoreman's and Harbour Workers' Compensation, Maritime, Jones Act, etc.):	Statutory
3.	Employer's Liability:	$ 500,000

Comprehensive General Liability:

1. Bodily Injury (including completed operations and Products Liability):

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate

Property Damage:

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate
or a combined single limit of	$1,000,000

2. Property Damage liability insurance will provide Exposition, Collapse and Underground coverage where applicable.

3. Personal Injury, with employee exclusion deleted

$1,000,000	Annual Aggregate

Comprehensive Automobile Liability:

1. Bodily Injury:
   $ 500,000 Each Person
   $1,000,000 Each Occurrence

2. Property Damage:
   $ 500,000 Each Occurrence
   or a combined single limit of $1,000,000

Umbrella Excess Liability Insurance:

1. $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

2. The umbrella coverage shall be Following-Form being no more restrictive than coverage required for the underlying policies.

The comprehensive general liability insurance and umbrella insurance required herein shall include Owner and Engineer as additional insured.

Contractual Liability Insurance: The Contractual Liability Insurance required shall provide coverage for not less than the following amounts.

1. Bodily Injury: Each Occurrence
   $1,000,000

2. Property Damage:
   $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

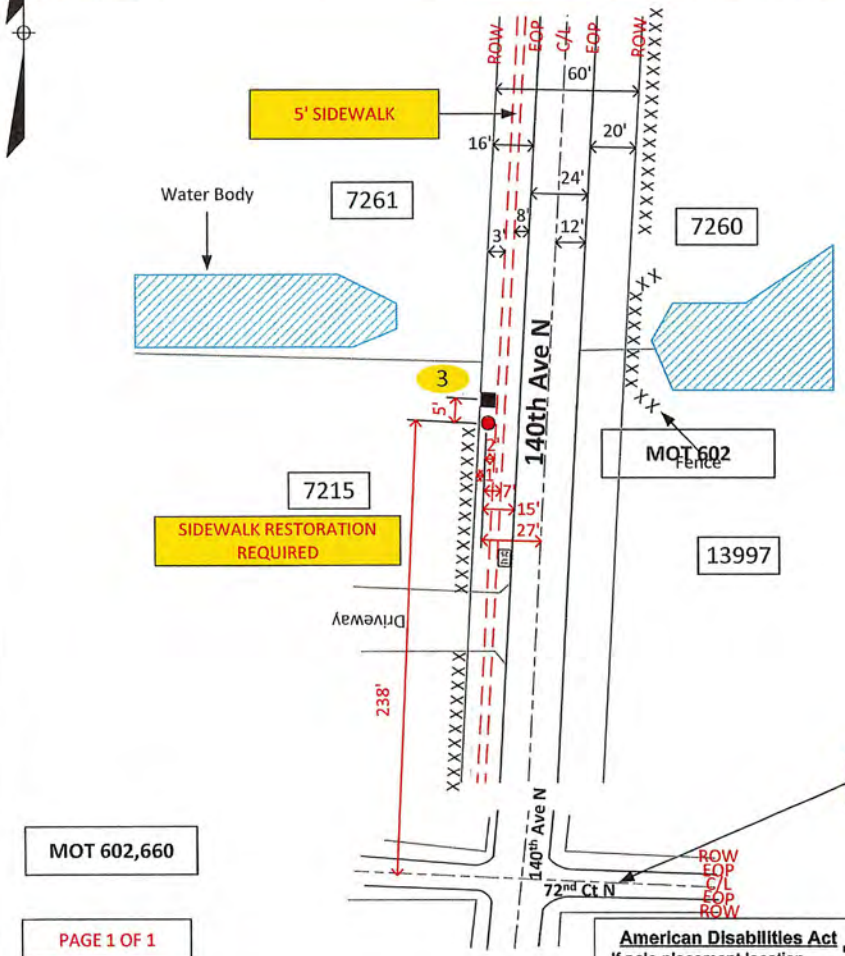
Builder's Risk: This coverage will be provided by all contractors involved in the construction of a new building or improvement, alteration or revision of an existing structure. Builder's Risk coverage shall be "All Risk" with limits equal to one hundred percent (100%) of the completed value of the structure(s), building(s) or addition(s).

CALL SUNSHINE @ 1-800-432-4770 AT LEAST 48 HRS PRIOR TO CONSTRUCTION

☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ _____

WR 14212210

TICKETNUMBER	COUNTY	PLACE	LOCATION #	ASSETLATITUDE	ASSETLONGITUDE	Geo-Tagged Address
4455859	PALM BEACH	WEST PALM BEACH	3	26.7836	-80.261963	7215 140th Ave N, West Palm Beach, FL 33412, USA



■ TO ● = 1'

TLN# 6-6828-1420-0-1

PCN# : 00414229000005610

PULL 1 WOOD POLE COMPLETELY OUT OF THE GROUND



POLE LEGEND
■ = EXISTING POLE
● = POLE TO BE REMOVED

EOP – EDGE OF PAVEMENT
ROW-RIGHT OF WAY
C/L – CENTER LINE
D/WAY-DRIVEWAY



ITID
NO CONSTRUCTION NOTES

WOOD POLE TO BE REMOVED

To Nearest Intersecting Street

INDIAN TRAILS IMPROVEMENT DISTRICT
13476 61st St, West Palm Beach, FL 33412
Phone: 561-721-4825
scantley@indiantrail.com
gstevens@indiantrail.com

POLES ARE TO BE PULLED COMPLETELY OUT OF THE GROUND. HOLE FILLED AND SOIL COMPACTED. NO APPROVAL WILL BE GRANTED FOR A POLE TO BE CUT OFF AT GROUND LEVEL

American Disabilities Act
If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



AS-BUILT CREW PRINT | AS-BUILT COPY

Easement? Yes ☐ No ☐ | Survey/Stake? Yes ☐ | Work with SMO?Yes ☐
Tree Work? Yes ☐ No ☐ | Designer/Stake?Yes ☐ | CT/Special Mtr? Yes ☐

PERMIT WITH: City | County Rd. ☐ | County Air | State Road | FAA
WMD ☒ | RR Xing | DR. Dist. | Transm.

Requested Tel. Co. Set Poles ? YES ☐ NO ☐
Requested Tel. Co. Transfer ? YES ☐ NO ☐
Request CAVT Transfer? YES ☐ NO ☐
Tele. Attachment Per
Telephone Co. Job No.

POLE LINE FEET | DUCT BANK FT.
POLE LINE FT. ON TRANSM. POLES | TRENCH FT.
TLM/LDS MODEL No. - | Map Posting? YES ☐ NO ☐ Posted by:

FPL

PULL POLES , ACREAGE SUB, FEEDER# F406763, WEST PALM BEACH, FLA, 33412

Job owner: TOMMY PHILLIPS | Phone: (305) 863-4959 e
Designed by: LAKSHMI SRI KODAVATI | Date: 09/22/2025
Drawn by: | Check by: | Dwg No. JOB SKETCH
Location Sec. 28 | TWP. 42 | S,R. 41 | E.
SCALE: N.T.S | St. Lt MAP No. | Pri Map No. AM0454
WR 14212210 | M/A | WB

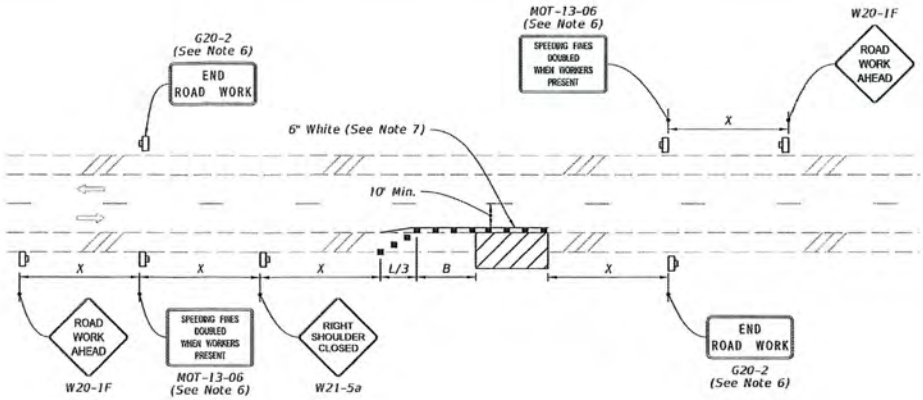
Remove (1) Existing wood Pole.

NOTE:

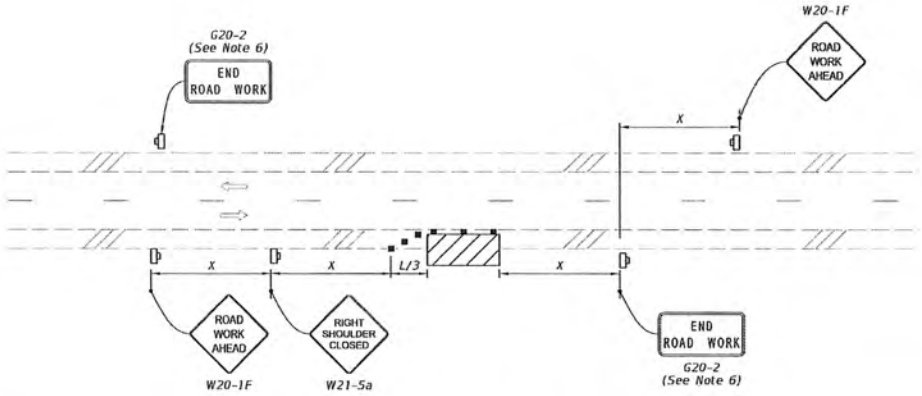
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS

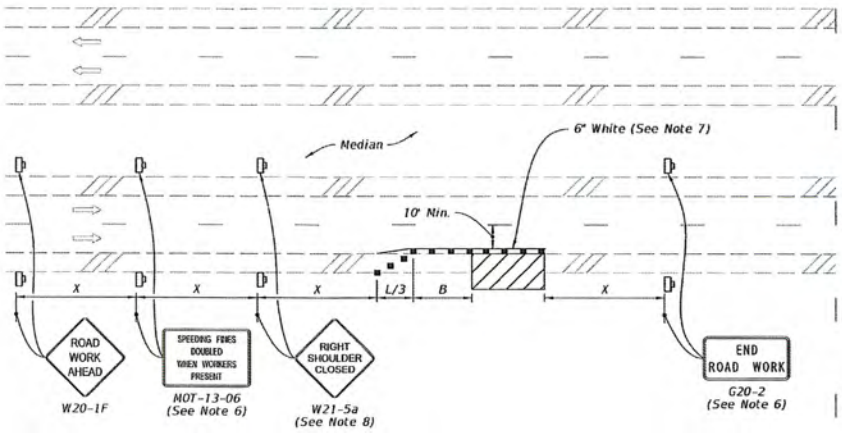


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

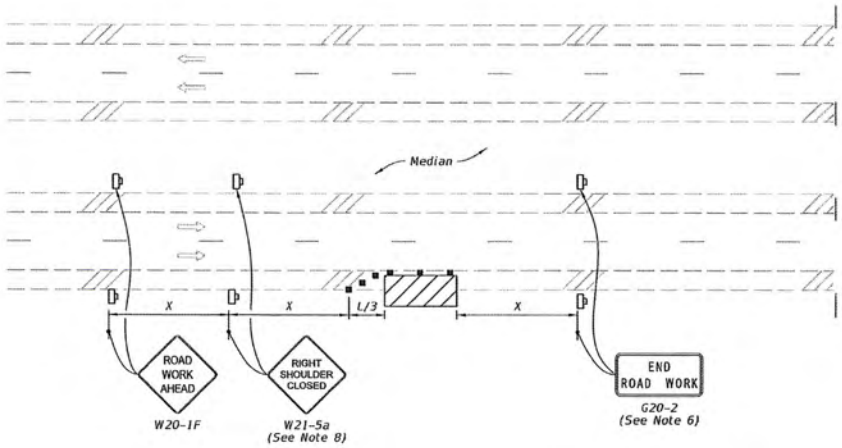
LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FDOT	FY 2025-26 STANDARD PLANS	102-602	1 of 2

TWO-LANE AND MULTILANE, WORK ON SHOULDER

9/10/2024 10:45:37 AM



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

9/10/2024 10:45:44 AM

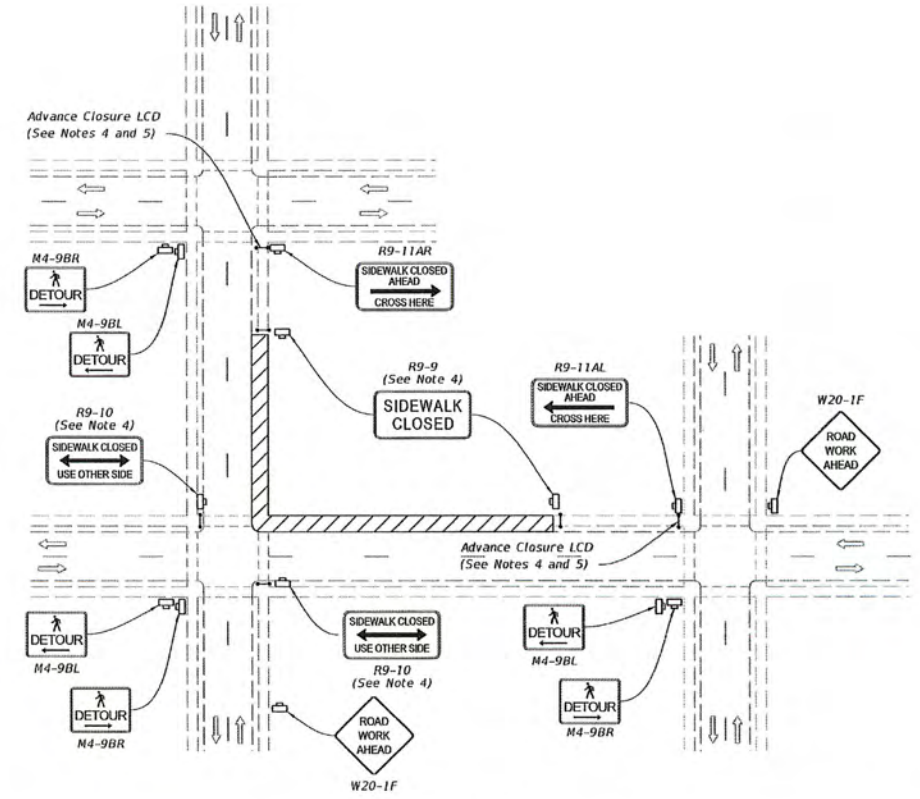
LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20						102-602	2 of 2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

10/6/2022 1:28:35 PM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/20			FDOT FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	102-660	1 of 2

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.

2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.

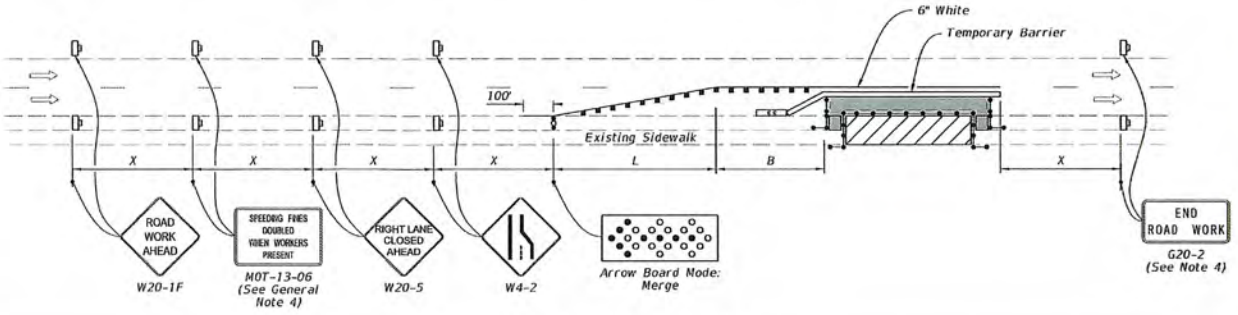
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.

4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.

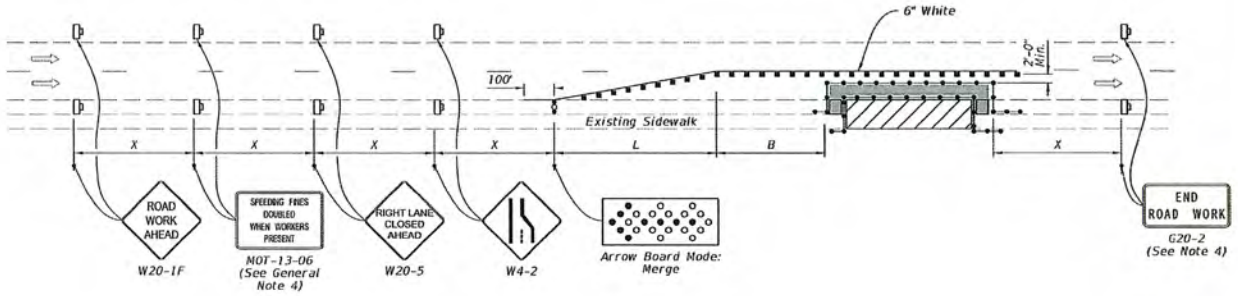
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

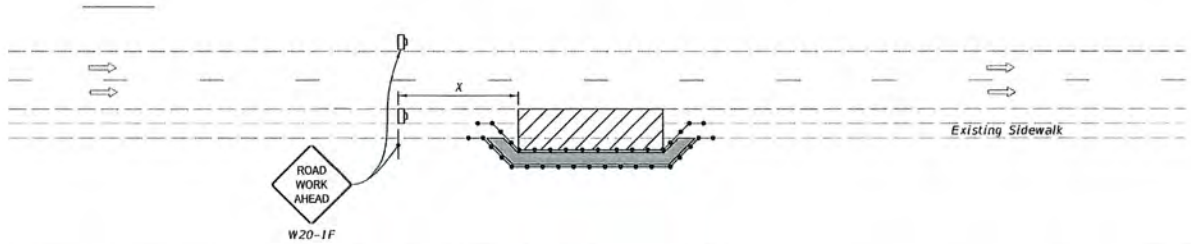
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 35 mph or Less)



PEDESTRIAN SPECIAL DETOUR

2/21/2023 10:19:10 AM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	102-660	2 of 2

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.

2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.

3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.

4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.

5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.

6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.

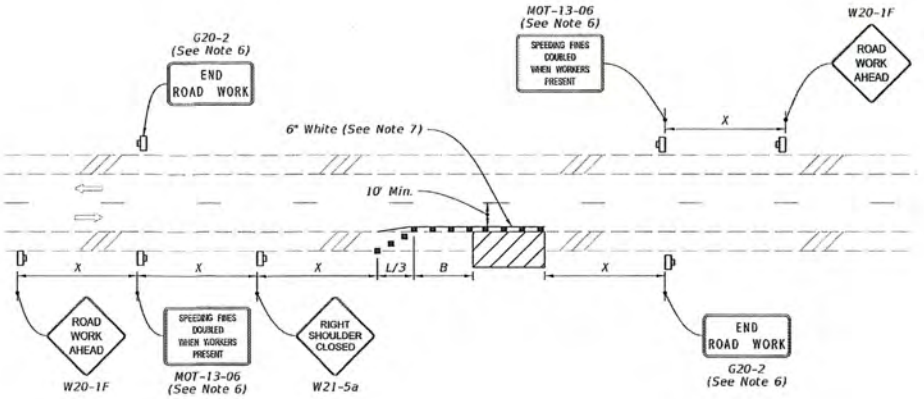
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.

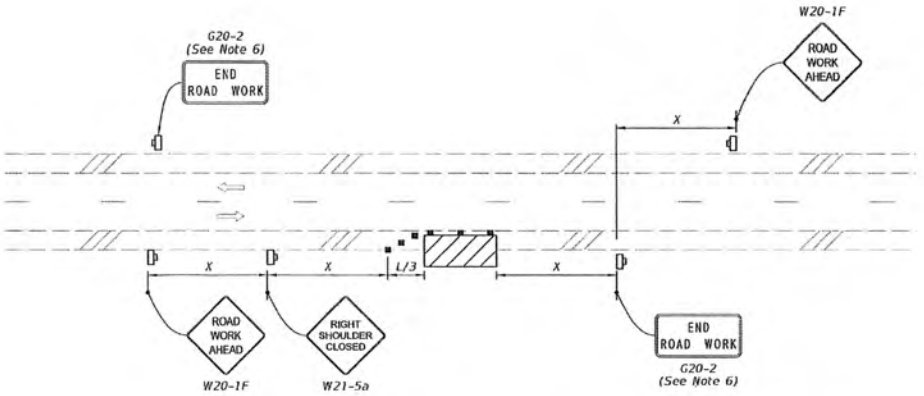
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



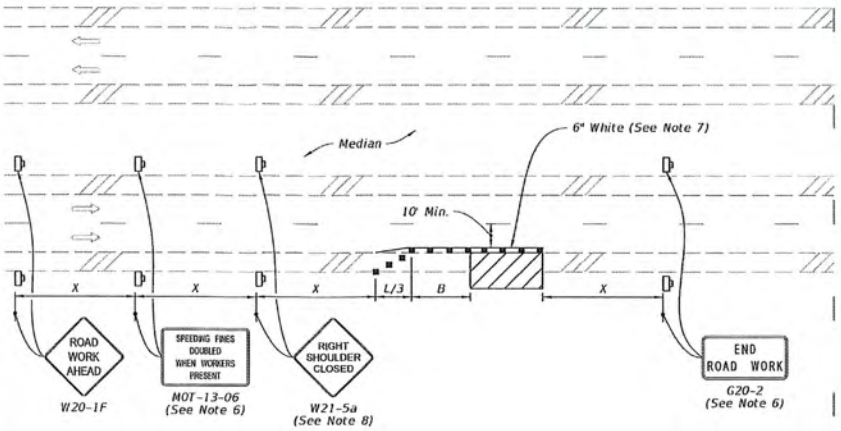
TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



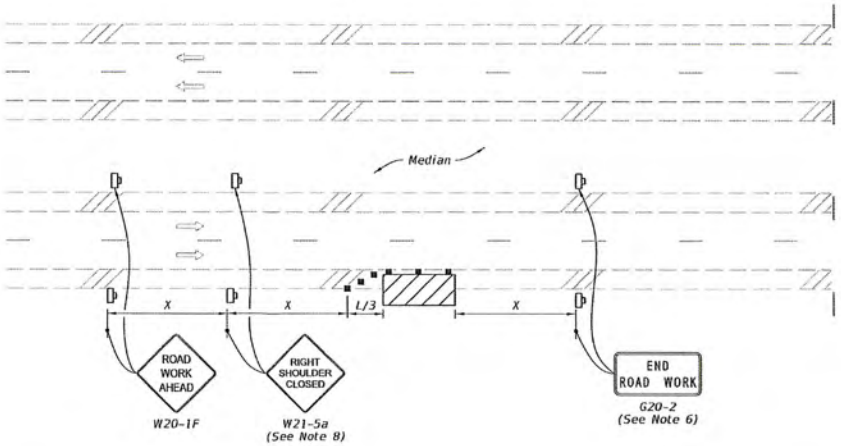
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

9/10/2024 10:45:37 AM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

9/18/2024 10:45:44 AM

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/20			FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	2 of 2

AGENDA ITEM NO. 12.4

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Jay Foy
DEPARTMENT:	Engineering
ITEM TYPE:	Permits
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Approval: SP-0617 FPL Remove Pole Hamlin.
BACKGROUND:	This special permit is to remove a power pole, as shown on 1 sheet titled “WR 14212302” dated 09/22/25.
FISCAL IMPACT:	There are no fiscal impacts as the permittee is responsible for payment of permit review and construction observation cost incurred by the district.
RECOMMENDATION:	Motion to approve SP-0617 with conditions and attachments.

ATTACHMENTS:
2025_1112_SP-0617 FPL Remove Pole Hamlin.pdf

SPECIAL PERMIT No. SP-0617

THIS PERMIT, granted this 12th day of November, 2025, by Indian Trail Improvement District, hereinafter referred to as the "District", 13476 61st Street North, West Palm Beach, Florida 33412, to FPL, hereinafter referred to as the "Permittee", is a non-exclusive permit to remove a power pole, as shown on 1 sheet titled "WR 14212302" dated 09/22/25, attached hereto and made a part thereof.

W I T N E S S E T H:

1. Permittee agrees to obtain any necessary consents from the owners of the subject property, in the event the District does not own said lands; to obtain any and all applicable federal, state, and local permits required in connection with Permittee's use of the land; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the lands by Permittee pursuant to this Permit.

2. Permittee understands and agrees that the use of the property pursuant to this Permit is subordinate to the rights and interest of the District and to the extent applicable, that of the landowner. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations by the District whatsoever regarding the District's right, title, or ownership as to the subject property for which this Permit is sought.

3. District specifically reserves the right to maintain its facilities located on the property; to make improvements; add additional facilities; maintain, construct, or alter roads; maintain any facilities, devices or improvements on the property which aid in, or are necessary to, District operation; and the right to enter upon the lands at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the District, from time to time, may require Permittee to relocate, alter or remove its facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the District, in its reasonable opinion, from properly and faithfully constructing, improving, and maintaining its facilities. District retains the right to enter upon the lands and make said relocation, alterations or removal of Permittee's facilities, equipment, and other improvements if Permittee fails to do so within a reasonable time; and Permittee hereby agrees to reimburse District for all its costs and expenses incurred in connection therewith upon demand.

4. Permittee agrees that it will not use the property in any manner which materially interferes with the District's use of lands or causes a hazardous condition to exist.

5. The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

6. Permittee shall adhere to the General and Special Conditions attached hereto and made a part hereof.

7. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities, roads and rights-of-way of the District resulting from the installation, operation, maintenance, repair, or removal of the above, and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

8. Permittee shall, at its own expense, promptly repair or replace any and all damage to the facilities of others resulting from the installation, operation, maintenance, repair, or removal of the above and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.

9. Permittee shall, at its own expense, upon ninety (90) days written notice to Permittee from the District, remove or relocate any facility of the Permittee that is found by the District to be interfering in any material way with the safe, convenient, or continuous use, maintenance or repair of any District facility or road. Failure or neglect of the Permittee to remove or relocate such facility within the allocated time may result in District's removal or relocation of said facility, wherein the Permittee shall promptly pay the District for all District expenses incurred by such removal or relocation.

10. Permittee shall, at its own expense and within a reasonable time, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the District.

11. Permittee does hereby indemnify and hold harmless the District, its Board of Supervisors, officers and personnel against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out of, or result from, the implementation of the proposed project of the Permittee.

12. If Permittee shall violate any of the terms or conditions of this Permit or shall not correct or remedy same within thirty (30) days of receiving written notice from the Board of Supervisors of the District or its duly authorized representative, then, and in that event, said Board of Supervisors may, at its option, revoke, cancel and terminate this Permit.

13. This Permit may not be assigned without approval of the Board of Supervisors of the District.

14. Permittee shall reimburse the District for its legal, engineering, and other expenses incurred as a result of the implementation of the project during permit review and approval, and during construction.

15. If either Party hereto is required to bring a court action to enforce the provisions of this Permit, the non-prevailing party in such action shall be responsible for all reasonable expenses, including, but not limited to, attorney's fees and litigation expenses.

16. Construction shall begin within 2 years from the date of issuance. An extension of 2 years may be granted by the Executive Director upon receipt of a written request. Further extensions require Board approval.

INDIAN TRAIL IMPROVEMENT DISTRICT

WITNESSES:

By: _____ Date: _____

_____

Name Typed: _____

_____

Title: _____

President or Vice President, Board of Supervisors

Note: The District assumes no responsibility for the ownership, operation and/or maintenance of the facilities permitted herein.

PERMIT INFORMATION

OWNER

Florida Power & Light Company	
C/O Errica Hunter	561-640-2366
Name	Business Phone
6001 Village Blvd	Errica.hunter@nextEraEnergy.com
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

ATTORNEY

Name	Business Phone
Address	Other
City, State, Zip Code	

ENGINEER

Tommy Phillips	954-445-1860
Name	Business Phone
6001 Village Blvd	
Address	Other
West Palm Beach, Florida 33407	
City, State, Zip Code	

OTHER REPRESENTATIVE/PROFESSIONAL

Name	Business Phone
Address	Other
City, State, Zip Code	

GENERAL CONDITIONS

A. GENERAL

1. This Permit does not constitute a waiver or approval of any other permit from other agencies which may be required for the total project.

2. Notification shall be given to the District Engineer forty-eight (48) hours prior to commencement of construction. The District Engineer shall establish points of construction that require inspection, if any. When the work is deemed completed, a final inspection shall be held by the District Engineer in the presence of a representative of the Permittee.

3. The installation shall be constructed in full accordance with the approved plans and specifications. Deviations from the plans shall be coordinated with the office of the District Engineer.

4. When working in District road rights-of-way, not more than one-half (1/2) of the road or street shall be closed and traffic shall be controlled so as to provide minimum hindrance. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication, Manual on "Traffic Controls and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations".

5. The Permittee shall protect the District against liability, public or private, resulting from their operation hereunder. The District Engineer is deemed the final authority as to the quality and quantity of work required to satisfy the terms and conditions of the Permit.

6. This Permit shall not be construed as a representation that the District has sole authority with respect to the pertinent property.

7. Permittee shall retain a professional engineer licensed in the State of Florida, to conduct on-site observations of construction, to prepare a certification of completion of construction, and to review record drawings for adequacy. The required improvements shall not be considered complete until a certificate of completion, certifying to construction in conformance with the approved drawings, and the final project records have been submitted to, reviewed, and approved by the District Engineer.

The engineer's certification shall be as follows:

I hereby notify the Indian Trail Improvement District of the completion of construction of the permitted project and certify that the work has been constructed in substantial conformance with the drawings permitted by the Indian Trail Improvement District. Copies of the Record Drawings, in the proper format, are enclosed with deviations noted.

8. Upon completion of the installation and after the final inspection, THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF "RECORD DRAWINGS". FAILURE TO PROVIDE RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT. The Record Drawings should include (1) set of PDF files, and the corresponding digital AutoCAD file. All items should be on the Florida State Plane Coordinate System, NAD 1983 East Feet, and geo-referenced to an identified Palm Beach County section center. If Permittee cannot provide, District Engineer will at Permittee's expense.

9. Roadway Pavement replacement shall be in accordance with the "Typical Roadway Pavement Replacement Detail".

10. If, within one (1) year after the date of District acceptance of the pavement replacement, any work covered under this Permit is found to be defective by the District, Permittee shall promptly, without cost to the District and in accordance with the District's written instructions, either correct such defective work, or, if it has been rejected by the District, remove it from the site and replace it with non-defective work. If Permittee does not completely comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, District may have the defective work corrected, or rejected work removed and replaced, and all direct and indirect costs of such removal, replacement, or correction, including compensation for additional professional services, shall be paid by the Permittee.

11. Permittee agrees not to cause or permit the Property to be used for the generation, handling, storage, transportation, disposal, or release of any Hazardous Materials, except as exempted or permitted under applicable Environmental Laws, and Permittee shall not cause or permit the property, or any activities conducted thereon, to be in violation of any applicable Environmental Laws. Permittee agrees to indemnify the District and hold the District and its directors, officers, employees, successors and assigns harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, interest, administrative or judicial proceedings and order, judgments, remedial action, requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith, directly or indirectly resulting in whole or in part from Permittee's violation of any Environmental Laws applicable to the Property, or any activity conducted thereon caused by Permittee or its employees, agents, licensees, invitees, guests or any other

party under Permittee's control, or from any use, generation, handling, storage, transportation, disposal or release of Hazardous Materials or in connection with the Property caused by Permittee or its employees, agents, licensees, invitees, guests, or any other party under Permittee's control, or any contamination, detoxification, closure, cleanup or other remedial measure required under any Environmental Laws as a result thereof. All sums paid and costs incurred by the District with respect to the foregoing matters shall be payable by Permittee as additional permit fees hereunder.

12. All necessary provisions shall be taken to ensure compliance with the water quality standards of the State of Florida. Attention is called to Chapter 17-3, Florida Administrative Code, and in particular, the requirements that turbidity shall not exceed 29 Nephelometric Turbidity Units above background level. Adequate silt containment procedures and equipment shall be used to control turbidity at all times. Water samples to be taken upstream and downstream prior to construction and during construction daily and made available to the District at their request.

13. The Permittee shall be obligated throughout the term of this Permit to provide insurance coverage in accordance with the attached exhibit titled "Insurance Coverage".

B. UNDERGROUND UTILITIES

1. All underground utilities shall have a minimum cover of forty-two (42") inches below profile grade of District waterways and thirty (30") inches below profile grade of District roadways.

2. All utility installations shall maintain a minimum clearance of twelve (12") inches, either over or under culverts and shall be protected; however, other depths may be specified by the District Engineer.

3. The roadway right-of-way, in its entirety, shall be left in as good a condition as that which existed before construction. A mutual inspection shall be made of all existing facilities within the construction area no later than twenty-four (24) hours before the work begins.

4. All installations shall be constructed in a workmanlike manner:
   a. Trenches shall be refilled in a thoroughly compacted manner so that no future settling will occur.

   b. The Permittee shall, at the request of the District Engineer or his duly authorized representative, submit copies of density reports of density determinations by an independent testing laboratory when paved roadway surfaces have been cut. If density reports are requested, they shall be furnished prior to final inspection.
   c. The finished surface of the excavated area shall be replaced with the same type materials as existed when the work began, such as sod for sod, shell

for shell, etc.

5. Where fill, slopes, shoulders and/or ditches are disturbed, they shall be stabilized as directed by the District Engineer or his duly authorized representative, in a manner that will afford protection against erosion.

6. All pavement crossings, if made subsequent to final placement of base material and pavement surface, shall be made by jacking, boring or augering, and shall contain an adequate casing if required by the District Engineer.

SPECIAL CONDITIONS

1. Permittee shall prevent on-site erosion and sediment from leaving the site during construction. At completion of construction, all non-paved areas shall be sodded.

2. All drainage pipe and installation thereof shall conform to the requirements of Florida DOT specifications, latest applicable sections to date.

3. The requirements for pipe backfill shall be as defined in Florida DOT specifications (AASHTO T-99 or T-180). Permittee shall provide adequate equipment for the removal of storm or subsurface waters which may accumulate in the excavated areas and provide protection against soil erosion.

4. Permittee shall forward all test results (except building tests) to the District Engineer.

5. Permittee shall comply with all conditions imposed by the District and/or other governing agencies, including but not limited to the following:

   a. Permittee shall utilize best management practices at each storm inlet in accordance with the final approved plans.

   b. Permittee shall construct stormwater treatment facilities in accordance with the existing South Florida Water Management District permit. A copy of such permit shall be provided to the District.

6. Permittee shall insure that quantity of stormwater discharged into the District's canal will not cause erosion of the canal bank. If such discharge does cause erosion, Permittee shall be responsible, at its sole cost and expense, to maintain and repair said canal bank.

7. If the works of the Permittee require the obtaining of an Environmental Protection Agency NPDES Permit, then the Permittee shall be required to obtain the appropriate NPDES Permit and provide a copy of the NPDES Permit and NPDES stormwater pollution prevention plan to both Palm Beach County and the District prior to commencement of the subject works.

8. The Permittee shall be required to: (a) implement a maintenance program for the permitted works, (b) carry out an annual inspection of the permitted works and (c) following inspection, have an inspection report prepared by a qualified professional. The Permittee shall be responsible for retaining a copy of said inspection report and providing a copy of same to the District by February 1st of each year.

9. If any of the works which are the subject of this Permit are conveyed, assigned, transferred, gifted to any third party, or are operated by a third party, then the Permittee shall be obligated to provide a copy of this Permit and its conditions to said successor, assign or operating entity. Further, such successor, assign or operating entity shall be obligated to comply with all of the conditions of this Permit including, without limitation, implementation of the above mentioned maintenance program and the provision of the annual inspection report to the District.

10. If any act of negligence, omission, or commission by the Permittee or third party operator should adversely affect Palm Beach County's obligations under the County's NPDES Permit, then Permittee shall within forty-eight hours following receipt of written notice by the District of such act promptly cease and rectify same, otherwise this Permit shall be immediately suspended until such time as reinstated by the District in writing.

11. Permittee shall be solely responsible for ensuring that all stormwater discharge meets the applicable water quality standards. In the event that the discharge does not meet such standards, Permittee must disconnect the stormwater inlet and shall be prohibited from discharging into the District's canal.

12. If Permittee fails to abide by Palm Beach County's NPDES Permit, the applicable water quality standards, or any of the conditions set forth herein, and fails to remedy same within ten (10) business days from the date of receipt of such notice of violation by the District, then the District shall have the right but not the obligation to initiate such remedial activity as the District deems necessary and appropriate. Any and all costs so incurred by the District shall be paid by the Permittee to the District within ten business days following receipt of a District invoice for same and if not paid the District may thereafter revoke this Permit without further notice or hearing.

13. Provide Maintenance of Traffic (MOT) as required in accordance with the Florida Department of Transportation (FDOT) Index 600 Series.

14. Permittee shall notify the District at least two (2) weeks prior to all temporary traffic lane closures implemented as part of the MOT during construction.

15. All proposed poles, including replacement of existing poles, and hand holes shall be located outside of ITID's canal right-of-ways. The same shall apply in the extension of ITID canal right-of-ways through ITID road rights-of-way, for example, where a canal crosses or dead ends at a road.

EXHIBIT
INSURANCE COVERAGE

GENERAL

Indian Trail Improvement District shall be named as "Additional Named Insured" and certificate holder on both the general liability and auto liability policies.

Cancellation clause must read "should any of the above described policies be canceled before the expiration date thereof, the issuing company shall mail thirty (30) days written notice to the certificate holder name."

INSURANCE REQUIREMENTS

The limits of liability for the insurance required shall provide coverage for not less than the following amounts or greater when required by law and regulations:

Workers' Compensation:

1.	State:	Statutory
2.	Applicable Federal (e.g. Longshoreman's and Harbour Workers' Compensation, Maritime, Jones Act, etc.):	Statutory
3.	Employer's Liability:	$ 500,000

Comprehensive General Liability:

1. Bodily Injury (including completed operations and Products Liability):

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate

Property Damage:

$1,000,000	Each Occurrence
$1,000,000	Annual Aggregate
or a combined single limit of	$1,000,000

2. Property Damage liability insurance will provide Exposition, Collapse and Underground coverage where applicable.

3. Personal Injury, with employee exclusion deleted

$1,000,000	Annual Aggregate

Comprehensive Automobile Liability:

1. Bodily Injury:
   $ 500,000 Each Person
   $1,000,000 Each Occurrence

2. Property Damage:
   $ 500,000 Each Occurrence
   or a combined single limit of $1,000,000

Umbrella Excess Liability Insurance:

1. $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

2. The umbrella coverage shall be Following-Form being no more restrictive than coverage required for the underlying policies.

The comprehensive general liability insurance and umbrella insurance required herein shall include Owner and Engineer as additional insured.

Contractual Liability Insurance: The Contractual Liability Insurance required shall provide coverage for not less than the following amounts.

1. Bodily Injury: Each Occurrence
   $1,000,000

2. Property Damage:
   $1,000,000 Each Occurrence
   $1,000,000 Annual Aggregate

Builder's Risk: This coverage will be provided by all contractors involved in the construction of a new building or improvement, alteration or revision of an existing structure. Builder's Risk coverage shall be "All Risk" with limits equal to one hundred percent (100%) of the completed value of the structure(s), building(s) or addition(s).

N

CALL SUNSHINE @ 1-800-432-4770 AT LEAST 48 HRS PRIOR TO CONSTRUCTION

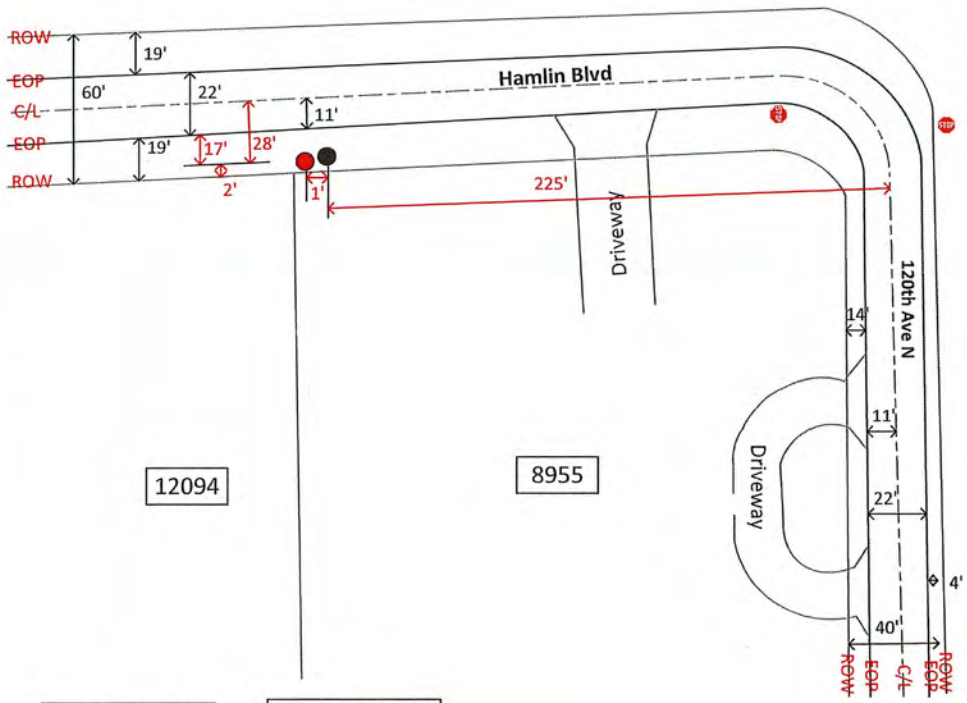
☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ _____

WR NO 14212302

TICKETNUMBER	COUNTY	PLACE	LOCATION #	ASSETLATITUDE	ASSETLONGITUDE	Geo-Tagged Address
6299227	Palm Beach	West palm Beach	2	26.810384	-80.230054	12034 Hamlin Blvd, West Palm Beach, FL 33412, USA

● TO ● = 1'





12094

8955



ITID
NO CONSTRUCTION NOTES

POLE LEGEND
● = EXISTING POLE
● = POLE TO BE REMOVED

EOP – EDGE OF PAVEMENT
ROW-RIGHT OF WAY
C/L – CENTER LINE
D/WAY-DRIVEWAY

WOOD POLE TO BE REMOVED

MOT 602

TLN# 6-7030-2318-0-8

PULL 1 WOOD POLE COMPLETELY OUT OF THE GROUND

PCN# : 00414222000001010

PAGE 1 OF 1

POLES ARE TO BE PULLED COMPLETELY OUT OF THE GROUND. HOLE FILLED AND SOIL COMPACTED. NO APPROVAL WILL BE GRANTED FOR A POLE TO BE CUT OFF AT GROUND LEVEL

American Disabilities Act
If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



INDIAN TRAILS IMPROVEMENT DISTRICT
13476 61st St, West Palm Beach, FL 33412
Phone: 561-721-4825
scantley@indiantrail.com
gstevens@indiantrail.com

AS-BUILT CREW PRINT			AS-BUILT COPY
FOREMAN'S SIGNATURE DATE	ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT AS BUILT LOCATIONS. FOREMAN'S SIGNATURE DATE	JOB CREATED COMPLETED AS SHOWN ON THIS AS BUILT PRINT. MATERIAL CHANGES SHOWN ON BOM SUPERVISOR'S SIGNATURE DATE	BURIALS CERT. DATE

Easement? Yes ☐ No ☐	Survey/Stake? Yes ☐	Work with SMO?Yes ☐	FPL	PULL POLES , ACREAGE SUB, FEEDER# F406761, WEST PALM BEACH, FLA	
Tree Work? Yes ☐ No ☐	Designer/Stake?Yes ☐	CT/Special Mtr? Yes ☐			
PERMIT REQ'D WMD ☒	City	County Rd. ☐	County Air	State Road	FAA
	RR Xing	DR. Dist.	Transm.		
Requested Tel. Co. Set Poles ? YES ☐ NO ☐			Tele. Attachment Per	Job owner: TOMMY PHILLIPS	Phone: (305) 863-4959 e
Requested Tel. Co. Transfer ? YES ☐ NO ☐				Designed by: Haritha Neduri	Date: 09/22/2025
Request CAVT Transfer? YES ☐ NO ☐			Telephone Co. Job No.	Drawn by: Check by:	Dwg No. JOB SKETCH
POLE LINE FEET		DUCT BANK FT.		Location Sec. 22 TWP. 42 S,R. 41 E.	
POLE LINE FT. ON TRANSM. POLES		TRENCH FT.		SCALE: N.T.S St. Lt MAP No.	Pri Map No. AG0457
TLM/LDS MODEL No. -	Map Posting? YES ☐ NO ☐ Posted by:			WR 14212302	M/A WB

AGENDA ITEM NO. 12.5

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Scarlet Cantley

DEPARTMENT: Administration

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: August 27, 2025 - Workshop (Strategic Planning Part 3) Minutes (Forthcoming).

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION: Motion to approve the August 27, 2025 - Workshop (Strategic Planning Part 3) Minutes.

ATTACHMENTS:
Final 2025-0827 Workshop Meeting (Strategic Planning #3).pdf

MINUTES OF WORKSHOP BOARD MEETING OF THE
BOARD OF SUPERVISORS
INDIAN TRAIL IMPROVEMENT DISTRICT
August 27, 2025

A Workshop Meeting of the Board of Supervisors of Indian Trail Improvement District was held at 6:00 p.m. on August 27, 2025, located at the District Administration Building, 13476 61st Street North, West Palm Beach, FL 33412. This Meeting was in-person and used the Zoom Webinar Meeting platform for public participation. Present during the Meeting were Supervisors: Elizabeth Accomando, Patricia Farrell, Richard J. Vassalotti II, and Betty Argue. Supervisor Michael Johnson was absent. Also, in attendance were: Burgess Hanson, Executive Director; Kenny Lawrence, Facilities, Recreation and Parks Director; Jeff Sisolak, Facility, Recreation and Parks Manager; Scarlet Cantley, Administration and Grants Coordinator; Carey Nelson, Technology Infrastructure and Cyber Security Coordinator; and Frank Palen, Esq. of Caldwell Pacetti Edwards Schoech & Viator LLP. Special Guest: Dr. Kim Delaney and Thomas Lanahan, Treasure Coast Regional Planning Council (TCRPC).

CALL TO ORDER and ROLL CALL

President Accomando called the Meeting to Order, led in the Pledge of Allegiance, and called Roll.

WELCOMING REMARKS

President Accomando and Board of Supervisors welcomed everyone. President Accomando announced the Workshop was related to Strategic Planning and had a hard end time of 8:00 pm. She explained Public Comment would not be taken because it was a Workshop to get the thoughts of the Board. She confirmed there would be a future meeting where public comment would be encouraged and accepted.

5. DISCUSSION REGARDING STRATEGIC PLANNING – Facilitated by Thomas Lanahan and Dr. Kim Delaney of the Treasure Coast Regional Planning Council (TCRPC)

Dr. Delaney explained while specific Parks Capital Improvements may come up, the focus for the Meeting was higher level policy discussions.

Dr. Delaney briefly reviewed the boundaries and history of the District. Because the District was within unincorporated Palm Beach County, there was a need for coordination with many external parties.

Discussion followed regarding the results of the First Workshop (Roads and Transportation) and the Second Workshop (Stormwater and Drainage). Dr. Delaney confirmed the Third Workshop was to discuss Parks and Recreation.

The following topics were discussed by the Board of Supervisors:

1. Acreage Community Park – South Campus: the lease, FCT restrictions, Phased Amenities, Community Center, costs.
2. Acreage Community Park – North Campus: Baseball Fields, Press Box, AAL Commitments, Parking Area, additional multipurpose fields, shade, clay, batting cages, L-screens, PBSO substation.
3. Kidscape Park: Playground and shade structures. Partnership with other entities to contain costs.
4. General: add more pickleball courts, park facilities have exceeded life expectancies, racket ball courts are outdated, understanding community trends, organizing for life cycle replacement, surveillance, lightening detectors, and main hub to trigger other parks.
5. Relationship with Palm Beach County: should District keep or not keep ACP South Campus. ACP deal with the County was complicated.

6. Grants: Kidscape and Citrus Grove were both awarded a FRDAP Grant for $50,000 each (no match). Staff to look for more grant opportunities.
7. Revenue possibilities: non-resident fees, Hamlin House Community Building, Park Assessment Fees, amending Water Control Plans (WCP), average lot size 1.15 Acres.
8. Future Challenges: Change in development patterns from construction of apartments, other municipalities using District Parks, 60th connection to Westlake.

Dr. Delaney thanked the Board for the discussion. She stated there would be future meetings with the County regarding ACP South Campus. Dr. Delaney explained she and Tom would try to outline a Park Master Plan for the District.

President Accomando asked Dr. Delaney and Mr. Lanahan to get with Staff to get information on other District Parks needs not mentioned in the Workshop.

President Accomando stated there would be a Joint Workshop Meeting with the Equestrian Trail Committee (ETIAC).

6. MEETING NOTICE

The Notice for the Workshop was part of the Agenda backup.

15. ADJOURNMENT

There being no further business to come before the Board, the Meeting was adjourned.

_____
President

_____
Secretary

AGENDA ITEM NO. 12.6

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	September 9, 2025 - Joint Workshop Minutes (Forthcoming)
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Motion to approve the September 9, 2025 - Joint Workshop (with the ALA and ETIAC Members) Minutes.

ATTACHMENTS:
Final 2025-0909 Joint Workshop Meeting (ETIAC ALA).pdf

MINUTES OF WORKSHOP BOARD MEETING OF THE
BOARD OF SUPERVISORS
INDIAN TRAIL IMPROVEMENT DISTRICT
September 09, 2025

A Workshop Meeting of the Board of Supervisors of Indian Trail Improvement District was held at 6:30 p.m. on September 09, 2025, located at the District Administration Building, 13476 61st Street North, West Palm Beach, FL 33412. This Meeting was in-person and used the Zoom Webinar Meeting platform for public participation. Present during the Meeting were Supervisors: Elizabeth Accomando, Patricia Farrell, Richard J. Vassalotti II, Betty Argue, and Michael Johnson. Also, in attendance were: Burgess Hanson, Executive Director; Robert Robinson, Assistant Executive Director; Kenny Lawrence, Facilities, Parks and Recreation Director; Jeff Sisolak, Parks Manager; Angelica O'Neal, Equestrian Specialist, Scarlet Cantley, Administration and Grants Coordinator; Heidi Garcia, Records Retention Coordinator, Carey Nelson, Technology Infrastructure and Cyber Security Coordinator. Also in attendance were Frank Palen, Esq., and Frances Bethel, Esq. of Caldwell Pacetti Edwards Schoech & Viator LLP; and District Engineer Jay Foy, P.E. and Daniel Rey, P.E. of Stormwater J Engineering, Inc. Equestrian Trails and Infrastructure Advisory Committee (ETIAC) Members present were: Robin C'Sire and Charlie James. Acreage Landowners Association (ALA) Members present were Bob Morgan, President, and Lou Colantuoni, Treasurer. Special Guest: Dr. Kim Delaney, Treasure Coast Regional Planning Council (TCRPC).

CALL TO ORDER and ROLL CALL

President Accomando called the Meeting to Order, led in the Pledge of Allegiance, and called Roll. A quorum consisting of all five Supervisors was present.

WELCOMING REMARKS

President Accomando welcomed everyone and asked for all cell phones to be placed on silent. She reminded everyone present to fill out and submit a Comment Card to address the Board. She also asked everyone to be respectful during the Meeting because it was for the kids. She introduced Dr. Kim Delaney who will be providing a brief presentation of the District Mobility Plan.

5. DISTRICT MOBILITY PLAN

Dr. Kim Delaney provided an overview of the Indian Trail District Mobility Plan adopted by the Board of Supervisors. She explained the District map and legislative boundaries, and how much the District has grown over the last few years. She referenced several documents used for the Mobility Plan including the Palm Beach County Future Land Use Map and the Acreage Neighborhood Plan. Also discussed were large area projects, including large development, the traveling Public: horses, walking, bikes, school buses, crossing guards. Multi module throughout the District. She presented rural parkway concept of 60th Street. She explained Coconut Blvd. was planned for five lanes and existing improvements were planned and budgeted. Traffic Calming with suggested buffers for widening roads were also discussed.

President Accomando expressed concerned with commercial traffic. She was concerned for equestrians connecting and the narrowing of the roads concerned regarding speed.

Dr. Delany suggested the District could perform basic tasks to control the rate and volume of traffic moving from one point in an intersection to another; therefore, the way intersections are designed could also calm traffic. With respect to equestrian facilities, clarification was required to understand what types of improvements were needed. She listed the following:

- Are appropriate trails designed?
- Were facilities appropriate for mounted riders?
- How should the District steer traffic, particularly at intersections?

- Another equestrian crossing so mounted riders would not need to dismount to press the crosswalk button.
- The Mobility Plan can be changed and updated.
- Intersections had a material effect; roundabouts have a profound impact on speeding, and the County Team was receptive to roundabouts.

Supervisor Argue made the following points:

- Traffic circles were the best approach on Coconut Blvd.
- Grapeview Blvd. at Northlake Blvd. was a designated equestrian crossing.
- Roadways through the District were two lanes.
- 60th Street canal was going to be a wall.
- Minto was supposed to have equestrian around their property – not so.
- 190th GL Homes was required to build equestrian trails.
- The County was to dedicate land around Friedland Park for an equestrian trail.
- Seminole Pratt Whitney Road was unsafe to cross, and the Acreage was being divided.
- Coconut Blvd. was never supposed to be a thoroughfare road.
- The Acreage deserves to be treated like other communities. Priority should be safety, not fast-moving traffic.

Supervisor Vassalotti stated his concerns about how riders and horses would feel riding along 60th Street when it has been widened to five lanes.

Ms. C'Sire stated some horses would be ok; some would not. Any path should be separated for the safety for all. She explained the canals are safer for horses and riders.

Supervisor Argue stated legally the District cannot use canal banks for recreational purposes. She noted Wellington purchased the canals and easements to make them equestrian trails. Supervisor Farrel stated the gates on the canal easements are more for ATVs.

Ms. C'Sire stated Coconut Blvd. would never be safe for equestrians.

Supervisor Farrel explained lane dividers slow traffic down. President Accomando agreed.

Dr. Delaney stated Lane dividers are extremely effective. Roundabouts are better in bigger intersections.

Mr. James, referencing the old trail maps, stated 130th was safer than others. He requested an updated equestrian trail map.

Supervisor Farrel asked for a hardcopy of trail map for the ETIAC to review the trail system, focusing on one section at a time including 140th, 40th, 130th, 60th and the MO Impoundment Area. She indicated hunting would affect riding. The Moss property was still a hunting area, which was too close for horse safety.

Mr. Colantuoni questioned if the equestrian trails on the map were good to use today.

Mr. James stated not all the trails are safe for riding anymore.

Supervisor Argue stated she would like to know who maintains trails and if Staff was aware of trail conditions.

President Accomando stated the trail maintenance should be Parks, adding Staff to assist when needed. She suggested adopting a trail program might help keep trails clean. The District needs to make the trails safer.

Supervisor Vassalotti would like to see nice areas for trails, trailheads for Acreage Community Park South Campus, and the pump station out in the Corbett.

Mr. James stated the ETIAC had been working on a sponsorship for trail crossing signs.

Supervisor Argue thanked Dr. Delaney for reviewing the mobility plan. She stated she liked the arrowhead trail sign because it was unique and stood out, but the color of the signs needed to be able to stand out and not fade as quickly as the teal color the District was currently using.

Mr. Lawerence stated the District could wrap the signs to repurpose them to assist with cost saving.

6. MEETING NOTICE

President Elizabeth Accomando confirmed the Workshop was noticed and published in the Palm Beach Post on the October 31, 2025.

15. ADJOURNMENT

There being no further business to come before the Board, the Meeting was adjourned.

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President

_____
Secretary

AGENDA ITEM NO. 12.7

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	September 17, 2025 - Minutes
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Motion to approve the September 17, 2025 - Regular Board Meeting Minutes.

ATTACHMENTS:
Final 2025-0917 Regular Board Meeting Minutes.pdf

MINUTES OF REGULAR BOARD MEETING
OF THE BOARD OF SUPERVISORS
INDIAN TRAIL IMPROVEMENT DISTRICT
September 17, 2025

A Regular Meeting of the Board of Supervisors of Indian Trail Improvement District was held at 6:00 p.m. on September 17, 2025, located at the District Administration Building, 13476 61st Street North, West Palm Beach, FL 33412. This Meeting was in-person and used the Zoom Webinar Meeting platform for public participation. Present during the Meeting were Supervisors: Elizabeth Accomando, Patricia Farrell, Richard J. Vassalotti II, Betty Argue, and Michael Johnson. Also, in attendance were: Burgess Hanson, Executive Director; Robert Robinson, Assistant Executive Director; Racquel McIntosh, Chief Financial Officer; Kenny Lawrence, Facilities, Parks and Recreation Director; Scarlet Cantley, Administration and Grants Coordinator; Carey Nelson, Technology Infrastructure and Cyber Security Coordinator; Frank Palen, Esq. and Frances Bethel, Esq. of Caldwell Pacetti Edwards Schoech & Viator LLP; and District Engineer Jay Foy, P.E. and Daniel Rey, P.E. of Stormwater J Engineering, Inc. Special Guests in attendance were: Mr. Crane and Ms. Mendez-DeMaio.

CALL TO ORDER and ROLL CALL

President Accomando called the Meeting to Order, led in the Pledge of Allegiance, and called Roll.

4.1 PRESIDENT'S WELCOMING REMARKS

President Accomando welcomed everyone and asked for all cell phones to be placed on silent. She reminded everyone present to fill out and submit a Comment Card to address the Board. She announced Public Comment was now being accepted online. She also asked everyone to be respectful during the Meeting.

4.2 SUPERVISOR'S WELCOMING REMARKS

Supervisor Vassalotti reported residents met and participated in a gathering in memory of Charlie Kirk at Citrus Grove Park.

Supervisors welcomed and thanked everyone for attending.

5.1. AGENDA APPROVAL

President called for additions, deletions, or substitutions to the Agenda.

President Accomando asked for the following items to be removed from the Agenda.

6.1 Fire Rescue Update - District Chief Amanda Vomero
12.14 Approval: August 20, 2025, Regular Board Meeting Minutes (Forthcoming).

A motion was made by Supervisor Farrell, seconded by Supervisor Johnson, and unanimously passed to approve the Agenda, as amended.

6. PRESENTATIONS

6.2 PBC Library Presentation

Douglas Crane, Director of PBC Library System, gave an overview presentation regarding the PBC Library System. He listed resources available to residents: Bird watching backpack, hotspot rental, studying for citizenship, dedicated research assistance, Children's library activities, ARF (therapy dogs), teen activities, new book mobile, talking books for the blind, books plus art, early voting sites, Voter registration, adult activities, technology training, festivals, and Friends of the Library.

Doris Mendez-DeMaio, Acreage Branch Library Manager, gave a historical overview and an update on the Acreage Community Library. She listed some of the resources available to residents: children's activities, health and wellness classes, yoga, meditation, belly dancing, gardening club, and garden fair. She noted the Library had adapted to what communities want to

see at local branches; however, residents were welcome to use any library throughout Palm Beach County.

All Supervisors thanked Mr. Crane and Ms. Mendez-DeMaio.

6.3 Legal, Engineering, and Staff

District Attorney and District Engineer gave a presentation regarding issues involved in disposition of the District-Owned 29-Acre Parcel under the FPL Transmission Lines between Persimmon and 60th Street in Unit 14.

Attorney Palen reviewed the following issues: history of property, restrictive uses, AR zoning, Water Control Plan Status, maintenance costs (minimal), no assessment revenue, surplus real property policy, disposition, and required independent appraisal. He noted the entire property was subject to the FPL easement, strictly limiting its development to agricultural and residential accessory uses. Buildings or structures are prohibited. Because this is a proposed transfer of public property to private parties, some amount of material "compensation" is required. He explained a value must be assigned to the property, noting the current Assessed Value by the Property Appraiser was $89,393. He confirmed an appraisal had been ordered. He suggested the District revise the Real Property Disposal Policy to allow other methods of calculating "value" in addition to fair market value.

Mr. Foy indicated he recommended the District keep title to all roads and canals in fee. He noted, however, some roads had not been built within the property. He noted Palm Beach County Engineering had determined that new lots could be created without strict compliance with the Subdivision Code.

There was discussion regarding the following unresolved issues:

- Which lots did the District want to retain?
- Formal written commitments are required from landowners.

- If retained, which costs will be incurred for clearing and maintaining the property
- To reduce costs, a title company should be retained to and absorb closing costs which would be borne by the Landowners.
- The Board would decide the sale price for each new parcel.

Jay Sweet, representing the landowners, addressed the Board. He stated that there were twenty-six (26) adjacent parcels. Two ownerships had changed since this issue arose. He argued the only "value" of the property was one of esthetics for the landowners. He also provided suggestions regarding how to divide and create legal descriptions.

The Board discussed and arrived at consensus on the following items:

- Staff to bring back a formal proposal at the October 15, 2025, Board Meeting.
- Staff to recommend which lots should be retained and why?
- Legal to meet with individual Board Members to answer questions.
- Language in sales contracts should protect the District from any contamination on the property.

10. PUBLIC INPUT

President Accomando confirmed Halloween on Citrus Grove was not an Indian Trail Event. She explained the Acreage Landowners Association (ALA) had withdrawn their permit application. She noted the County was asking for a permit for the residents to hold Halloween on Citrus Grove, not Indian Trail. She explained the new PBSO Captain was not familiar enough about the neighborhood event. He wanted to review the resources required.

Mr. Hanson stated the District would need to obtain a permit for the Parade and Halloween Event on October 25, 2025. He confirmed for Halloween on Citrus Grove even though the road belonged to the District, Indian Trail has no authority to close roads for private events, only for road maintenance.

President Accomando called for Public Comment. Ms. Cantley called residents to the podium and set the timer for three (3) minutes.

The following residents addressed the Board:

Supervisor Argue left the meeting.

Pia Skoren voiced her concern regarding Halloween on Citrus Grove being cancelled. She stated PBSO was telling residents something different regarding Halloween on Citrus Grove. No resident was going to get a permit.

Alexandria Larson voiced her concern regarding the District selling the property under the FPL transmission lines, stating how property use was going to be regulated. She voiced her concerns about the approved development in the area.

Lisa Johnson voiced her opinion regarding communication and not being able to get answers. She noted her post on Facebook regarding Halloween on Citrus Grove.

Linda Strickland stated guardrails on 130th needed to be installed where the berms were taken down.

Sharon Waite stated her frustration regarding the speed cushions on the Indian Trail roads.

Bob Morgan, President Acreage Landowners Association (ALA), stated communication was needed regarding incorrect social media and Indian Trail Agenda changes. He asked for a meeting with the ALA before the Agenda was published. He announced the ALA had a new Secretary.

Leo Doon submitted a Comment Card expressing his concerns regarding selling the property under the FPL transmission lines. He stated he was still waiting for No Trespassing signs to be posted. He appreciated the option to post comments electronically with the Agenda.

Mr. Hanson confirmed Staff had installed the signs; however, Mr. Doon wanted more which would be considered sign pollution.

President Accomando provided an update regarding Halloween on Citrus Grove stating the Park Permit the ALA was going to get was irrelevant to what the residents do on the street. Indian

Trail had never said the residents were not allowed to hold Halloween on Citrus Grove. PBSO was continuing to look at the resources needed to cover the resident event, and the County does not want any side-by-sides with concerns for safety.

Mr. Hanson confirmed Indian Trail needed to get a permit from the County to hold parades. He also confirmed, even though Citrus Grove was a District road, the District had no authority to close the road down for a private block party/event.

Ms. Skoran stated no resident in the community was going to get a permit for the Halloween on Citrus Grove Event.

There was no further Public Input.

7.0 SUPERVISOR BUSINESS

Supervisor Farrell recognized Staff stating she was working on the District Sleepy Hollow Event with the ALA, and it was exciting.

8.0 REGULAR AGENDA

8.1 Consider: Grant E/W Conveyance

A motion was made by Supervisor Johnson, seconded by Supervisor Vassalotti, to withdrawal from the Resiliency Florida Grant (24SRP36) for East West Conveyance.

President Accomando called for Public Comment. There being none, she called the vote. It passed unanimously.

Item 10 – Public Input continued: Lou Calantuoni addressed the Board with his Public Input. Halloween on Citrus Grove was awesome and safe last year. He stated even false information was helping to get the word out to the community. After heated statements, Mr. Calantuoni was asked to sit down, or he would be removed from the meeting. Mr. Calantuoni left the Meeting.

9. OTHER GOVERNMENTAL UPDATES

9.1 Palm Beach County Issues Forum (IPARC)

Following Board discussion, a motion was made by Supervisor Farrell, and seconded by Supervisor Johnson, to **Adopt** Interlocal Agreement (ILA) and **Approve** annual fee of $1,500 to join the Palm Beach County Issues Forum; and **Appoint** Supervisor Vassalotti to serve as the representative on this Committee; and **Appoint** Supervisor Farrell/Supervisor Johnson/Mr. Foy/Mr. Hanson to serve as the alternate representative(s) on this committee. Sluggett and Associates and Rubin Turnball needed to be involved as well.

President Accomando called for Public Comment. There being none, she called the vote.

The motion passed unanimously.

Mr. Hanson stated there had been information meetings throughout the County regarding the Master Transportation Plan. He noted the one for the Indian Trail residents was held at Palm Beach State College Loxahatchee Groves Campus. Mr. Hanson suggested writing a letter requesting an additional meeting to be held at the Acreage Library or the District Administration Building. The Board agreed.

Mr. Hanson provided an update regarding the Rawlings Estates stating the new developer was assigning the entire south parcel to the County. He confirmed the District had requested 180th be paved.

Mr. Hanson asked the Board to let him know their comments on appropriations requests for the upcoming Legislative Session.

10. PUBLIC INPUT

President Accomando called for Public Comment earlier in the meeting.

11. FACILITIES, PARKS, AND RECREATION AGENDA

11.1 Item has been Deleted.

11.2 Academy of Dance and Acrobatics

A motion was made by Supervisor Farrell and seconded by Supervisor Johnson to approve The Academy of Dance and Acrobatics permit request to host their annual Holidazzle Event at Acreage Community Park South Expansion, subject to staff and legal review.

President Accomando called for Public Comment. There being none, she called the vote.

The motion passed unanimously.

11.3 Island Flava Cafe

A motion was made by Supervisor Farrell and seconded by Supervisor Vassalotti to approve Island Flava Cafe's one day permit request to set up their Food Truck at Downers Park, subject to availability, staff, and legal review.

President Accomando called for Public Comment. There being none, she called the vote.

The motion passed unanimously.

11.4 Item has been Deleted.

President Accomando called for a five-minute break.

11.5 ALA Recreation User Agreement

President Accomando invited Bob Morgan, President of the Acreage Landowners Association (ALA) to join the Board at the dais.

Board Members expressed their disappointment and frustration to Mr. Morgan regarding the actions and statements of the ALA Treasurer. The Board reassured Mr. Morgan nothing was directed at him personally, and reiterated the Board wanted the ALA to be successful. Mr. Morgan stated there was a new ALA Secretary and he wanted to continue as ALA President.

A motion was made by Supervisor Johnson and seconded by Supervisor Vassalotti to approve the Acreage Landowners Association's Non-Profit Recreation User Agreement, subject to

staff and legal review, which included a first year, with or without cause, 30-day termination provision.

President Accomando called for Public Comment. There being none, she called the vote.

The motion passed unanimously.

12. CONSENT AGENDA

A motion was made by Supervisor Farrell, seconded by Supervisor Johnson, and unanimously passed (4-0) approving the following items on the Consent Agenda:

12.1 Approval: SP-0595 FPL 8 OH Transfers.
12.2 Approval: SP-0600 FPL 9 OH Transfers
12.3 Approval: SP-0598 FPL 10 OH Transfers.
12.4 Approval: SP-0601 FPL Remove 17 Poles
12.5 Approval: SP-0602 FPL OH Transfers.
12.6 Approval: SP-0603 Comcast Downers.
12.7 Approval: SP-0604 Comcast 60th Ln N
12.8 Approval: SP-0605 Comcast 41st Ct N.
12.9 Approval: SP-0606 Comcast Avocado.
12.10 Approval: SP-0599 FPL Remove Pole 140th.
12.11 Approval: SP-0607 FPL Remove 3 Poles.
12.12 Approval: R3 Roadway Improvements Change Order 3 - Manhole Adjustments
12.13 Approval: Districtwide FY2026 Holiday Schedule
12.15 Approval: Agreement for Chief Financial Officer (CFO) Consulting Services with McIntosh CPA, P.A.

13. STAFF PRESENTATIONS

The following information was discussed by Staff:

1) Ability to allow 60-foot driveways, replacing two 40-foot driveways with one 60-foot.

2) Ability to allow slash pines, cypress trees, and other native species in the swales; but not interfere with drainage.

3) Mr. Foy provided an overview of potential revisions to the special permits.

4) Updating was needed to the Traffic Calming Policy, such as putting the onus on landowners.

5) Mr. Robinson suggested diverting existing budgeted resources, such as redirecting a Millings Crew to stabilize the shoulders, swale work, and subgrade then go out for an

RFP for square unit pricing to pave the roads. The two foot compressed rock on the shoulders would protect the road. The Board gave permission to explore options.

6) Downers Park FRDAP was not funded. The District would like to resubmit application.

7) Mr. Lawrence confirmed the SFWMD Permit was approved for the work at ACP South Campus. There was concern regarding the Halloween Event. Mr. Robinson stated the multipurpose field will be closed; however, the track will be open.

13.1 Notice of Request for Proposal (RFP), Request for Qualifications (RFQ), and Potential Grants.

Mr. Hanson explained the towing RFP was complicated due to the Districts' Chapter 298 authority; however, Legal was reviewing.

14. REPORTS

A motion was made by Supervisor Farrell, seconded by Supervisor Johnson, and unanimously passed to receive and file the following reports:

14.1 District Attorney Report
14.2 Monthly Engineer's Report
14.3 Assistant Executive Director Report
14.4 Finance Report
14.5 Operations and Maintenance Report
14.6 Parks and Recreation Report
14.7 Records Requests
14.8 Resident Correspondence
14.9 Meeting Notice

15. ADJOURNMENT

There being no further business to come before the Board, the Meeting was adjourned.

_____
President

_____
Secretary

AGENDA ITEM NO. 12.8

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Administration
ITEM TYPE:	Contracts/Agreements/Leases
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Ratification: Purchasing 12" Dewatering Pump
BACKGROUND:	On October 15, 2025, the Board of Supervisors approved the purchase of the 12" Dewatering Pump; however, waiving the District Purchasing Policy was not included in the motion. The motion for this item is a ratification of the approval and waiving the District Purchasing Policy.
FISCAL IMPACT:	$123,850.00
RECOMMENDATION:	Ratify Motion to **Approve** purchase 12' Dewatering Pump; and add **Waive** District Purchasing Policy to the motion for: Florida Sheriffs Association Contract FSA23-EQU21.0, Mobile Pump, 314, Holland Pumps - Option H12TP-D12

ATTACHMENTS:

AGENDA ITEM NO. 12.9

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Robert Robinson
DEPARTMENT:	Administration
ITEM TYPE:	Contracts/Agreements/Leases
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	John Deere Bulldozer Rental Buyout
BACKGROUND:	80% of the rental has been applied to purchase conversion. Item was sourced using FLORIDA SHERIFFS ASSOCIATION, FLORIDA ASSOCIATION OF COUNTIES 2023-24 Contract for Vehicles and Equipment Contract Number FSA23-EQU21.0 Spec #36 70 HP Bulldozer John Deere 450P LGP Dozer with 2D Slope. Item was included in FY 26 Capitol Equipment Aggregate Production Budget.
FISCAL IMPACT:	$75,282.40
RECOMMENDATION:	Motion to waive competitive solicitation and convert rental John Deere 450 Bulldozer to capitol purchase.

ATTACHMENTS:

Indian Trail 24 450P LGP Cab Stock#144807 rpo payoff updated 11-3-25.doc
Agg Pro FY26 As Adopted.docx

DOBBS

EQUIPMENT

A John Deere Dealer

FLORIDA SHERIFFS ASSOCIATION
FLORIDA ASSOCIATION OF COUNTIES
2023-24 Contract for Vehicles and Equipment
Contract Number FSA23-EQU21.0
Spec #36 70 HP Bulldozer
John Deere 450P LGP Dozer with 2D Slope

November 4, 2025

Quote For: Indian Trail Improvement District — Stock#144807 RPO
Serial#1T0450PACRMX06524

Base Unit:

One (1) Deere 450P XLT Bulldozer with:	$129,250.00
18" Tracks and Rear Chain Guides	
ROPS Canopy/105" PAT Blade	
JDLink Ultimate GPS System 5G Unlimited	

Stated Options from Contract:

JD450P LGP Upgrade to 450P LGP Dozer 124" Blade	9,100.00
24" Moderate Service shoes Extended Life undercarraige	
Front idler guards and rear track chain guides	
Level-2 Cab Add enclosed cab, LED lights, premium radio	12,150.00
8049 Engine Air Rotary Precleaner	4,001.00
8179 Fluid sampling Ports	720.00
8194 Front&Rear Wiper/Washer for Cab	547.00
7028 EH Hydraulic Controls	2,905.00
Topcon/450 Add 2D Slope Control	7,040.00

Non Specified Options at Contract Discount 25%:

8123 Severe Duty Fuel Filter	766.00	
8196 Retrieval Hitch on Rear	398.00	
8030 Fire Extinguisher Bracket	90.00	
0951 Rear Camera in Regular Display	2,066.00	
Total Non Specified Options List Price	3,320.00	
Less: Contract Discount 25%	(830.00)	
Total Non Specified Options:		2,490.00
Total Price FOB Indian Trail		**$168,203.00**
36/5,000 Power Train + Hydraulic Warranty through 12/10/2026		**$1,764.00**
80% Of 23 Months Paid Rental:		**($101,200.00)**
Property Tax Recovery during rental period:		**$6,515.40**
Total Amount Due:		**$75,282.40**

Greg Dudek, Governmental Sales Manager
3005 Hanson Street Fort Myers, FL 33916
Cell Phone (239)-470-0822

DOBBS

EQUIPMENT

***Note* Invoice #1196323 dated 10/14/25 to be credited**

Rental Option:

Rental Rate: $5,500/month
28 day billing cycle 176 hours/month usage

80% of Rent to Apply up to 12 Months
Repairs/Services added back to the payoff amount

Greg Dudek, Governmental Sales Manager
3005 Hanson Street Fort Myers, FL 33916
Cell Phone (239)-470-0822

	FY2024	FY2025	FY2026		CHANGE
AG PRODUCTION PER UNIT ASSESSMENT	0.00	0.00	59.44	59.44	100%

Dept: 09 - PERSONNEL	FY2024		FY2025		FY2026	CHANGE FROM PY	
	Fiscal Budget	Total Activity	Fiscal Budget	Total Activity	Mgnt. Proposed	$	%
WAGES, OTHER	-	-	-	-	161,200.00	161,200.00	100%
OVERTIME	-	-	-	-	22,800.00	22,800.00	100%
PAYROLL TAXES	-	-	-	-	12,332.00	12,332.00	100%
RETIREMENT	-	-	-	-	21,972.00	21,972.00	100%
EMPLOYEE INSURANCE	-	-	-	-	44,516.00	44,516.00	100%
WORKER'S COMP INSURANCE	-	-	-	-	3,935.00	3,935.00	100%
09 -PERSONNEL Totals:					**266,755.00**	266,755.00	

Dept: 09 - OPERATING	FY2024		FY2025		FY2026	CHANGE FROM PY	
	Fiscal Budget	Total Activity	Fiscal Budget	Total Activity	Mgnt. Proposed	$	%
EQUIPMENT LEASING	-	-	-	-	596,340.00	596,340.00	100%
EQUIPMENT RENTAL	-	-	-	-	85,000.00	85,000.00	100%
FUEL	-	-	-	-	78,336.00	78,336.00	100%
LUBRICANTS AND FLUIDS	-	-	-	-	7,500.00	7,500.00	100%
SAFETY EQUIPMENT	-	-	-	-	2,000.00	2,000.00	100%
UNIFORMS	-	-	-	-	600.00	600.00	100%
TOOLS	-	-	-	-	2,500.00	2,500.00	100%
OPERATING MATERIALS & SUPPLIES	-	-	-	-	5,600.00	5,600.00	100%
CONTRACTUAL SERVICES - PROFESSIONAL (Survey&Testing)	-	-	-	-	3,500.00	3,500.00	100%
09 -OPERATING Totals:					**781,376.00**	781,376.00	

Dept: 09 - CAPITAL OUTLAY	FY2024		FY2025		FY2026	CHANGE FROM PY	
	Fiscal Budget	Total Activity	Fiscal Budget	Total Activity	Mgnt. Proposed	$	%
CAPITAL OUTLAY - EQUIPMENT	-	-	-	-	215,000.00	215,000.00	100%
09 -CAPITAL OUTLAY Totals:					**215,000.00**	215,000.00	

CAPITAL OUTLAY - EQUIPMENT	FY2026
450 Bulldozer (off lease)	$ 90,000.00
Dewatering Pump	$ 125,000.00
Equipment Total	**$ 215,000.00**
EQUIPMENT LEASING	
Excavator (1)	$ 139,908.00
Rock Truck (2)	$ 285,936.00
Screener (1)	$ 128,700.00
Conveyor	$ 41,796.00
Equipment Leasing Total	**$ 596,340.00**
EQUIPMENT RENTAL	
Rock Crusher	$ 70,000.00
Hydraulic Breaker	$ 15,000.00
Equipment Rental Total	**$ 85,000.00**

AGENDA ITEM NO. 14.1

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Scarlet Cantley
DEPARTMENT:	Legal
ITEM TYPE:	Reports
AGENDA SECTION:	**REPORTS (File and Receive)**
SUBJECT:	District Attorney Report
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Motion to Receive and file attached District Attorney Report.

ATTACHMENTS:
25-1103 DRAFT ITID November 12 2025 Meeting Status Report clean.pdf

CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

MANLEY P. CALDWELL, JR.
KENNETH W. EDWARDS
CHARLES F. SCHOECH
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M E M O R A N D U M

TO: Board of Supervisors of the Indian Trail Improvement District
FROM: Caldwell Pacetti Edwards Schoech & Viator LLP
DATE: November 3, 2025
RE: Legal Status Report for November 12, 2025 Board of Supervisors Meeting

The following is a summary of work in progress and the status thereof, for Indian Trail Improvement District. During the past month, we have provided legal services to the District regarding the following items:

1. **Employment/Personnel**. We coordinated with the District and its Employment Counsel on multiple District Management/ Personnel Issues.

2. **Emails**. We have reviewed and responded to emails and requests from various Board Members, Staff and Consultants concerning general matters relating to Indian Trail Improvement District.

3. **Pending Litigation.**

   a. **Minto PBLH, LLC & Seminole Improvement District v. Indian Trail Improvement District.** On June 11, 2020, Minto PBLH LLC ("Minto") and Seminole Improvement District ("SID") filed a complaint in Circuit Court in Palm Beach County against the District seeking declaratory and injunctive relief, seeking to prevent the District from denying Minto/SID unrestricted vehicular access to 140th Avenue North and other District roads. Minto/SID claim their right of access is absolute based on a certain private Right-of-Way Agreement recorded in 1966 by the original landowners of Callery-Judge Groves. Minto/SID's claim is based on their alleged status as successors in interest to the original landowners who created the Right-of-Way in 1966. The District disputed this claim and retained independent litigation counsel to pursue a defense.

   STATUS. On October 13, 2023, Judge Oftedal issued an Order denying Plaintiff SID/Minto's Motion for Final Summary Judgment and Granting ITID's Motion for Partial Summary Judgment. The Judge ruled in favor of the District on its substantive claims, which are summarized as follows:

   "In summary, the Court finds SID has no interest in the right-of-way under the ROW Agreement and that Minto's use of the right-of-way will overburden the intended scope of

the easement. The Court further finds ITID's roadways lack a public dedication under §335.01, Fla. Stat., and are, consequently, not public roads within the contemplation of that statute. Finally, the Court finds ITID possesses the statutory authority to condition Plaintiffs' use of the right-of-way connection onto ITID's roads by issuance of a permit and assessment of a reasonable fee, as provided under its charter and [§298.22(6)], Fla. Stat."

Plaintiff SID/Minto filed a motion to reconsider the Order, claiming certain errors. ITID's Litigation Counsel filed a motion for Final Summary Judgment on all matters. A hearing was held on this motion on December 4, 2023. An Order from the Court on the motions denied Plaintiff SID/Minto's motion for reconsideration. With the exception of two minor typographical changes, the Court ruled that its order of October 13, 2023 stands. The Court also denied ITID's motion for final judgment based on the fact that neither side specifically addressed Plaintiffs' affirmative defenses to ITID's counterclaim in their prior motions for summary judgment. District's Litigation Counsel felt that the Court's prior ruling had effectively dealt with the issues raised in the plaintiffs' affirmative defenses. However, perhaps out of an abundance of caution, the Court ruled that those affirmative defenses should be specifically addressed in an additional motion for summary judgment. Motions for Partial and Final Summary Judgment were filed by both parties on February 2, 2024. A hearing on the Motions for Final Summary Judgment was held on April 1, 2024. A Final Order by Judge Oftedal was issued on May 14, 2024. The Final Order denied SID/Minto's joint motion for partial summary judgment, granted ITID's motion for partial summary judgment, and entered a final judgment in favor of ITID. SID/Minto have 14 days to file a motion for a rehearing, upon the expiration of which the matter would be settled.

On May 29, 2024, Plaintiff SID/Minto filed a motion for a rehearing and clarification of the Final Judgment of May 13, 2024. On June 25, 2024, Judge Oftedal issued an Order denying SID/Minto's motion for a rehearing. On July 3, 2024, Plaintiff SID/Minto filed a Notice of Intent to appeal the Final Judgment with the Fourth District Court of Appeal. On September 26, 2024 the Developer and SID filed a motion to have the clerk correct the record so that all pleadings in the court record are correctly identified by docket number. That motion tolls the time for the Defendants to file their initial briefs until the clerk does so. The record was corrected, and the Appellant's Brief for the Developer and SID was filed on January 27, 2025.

The Appellant's Reply Brief was filed on July 29, 2025. The parties are waiting the scheduling of Oral Arguments.

b. **ESM Property Investment 2 LLC (Erica Sneed) v Indian Trail Improvement District**

This matter involves a lawsuit filed by the owner of the property located at 4930 Royal Palm Beach Blvd (Erica Sneed through her LLC). The District's defense has been assigned to the firm of Roberts Reynolds Bedard & Tuzzio, PLLC (Lyman H. Reynolds, Jr.) by the District's insurance carrier.

The District's involvement with this property owner began with a complaint filed in August 2024. The landowner installed landscaping and trees; driveway paving materials: landscape rocks; a fence and a guardrail type structure within the boundary of a District canal easement,

thereby creating physical obstructions that impair the District's ability to maintain the abutting canal. (The improvements including construction of a substantial parking and vehicle circulation area at its entrance. These are within the right-of-way for Royal Palm Beach Boulevard, which is a County road and not ITID's responsibility. The scale of these improvements suggests an intended use of the property for purposes in addition to a single-family residence.)

Following District policy and Chapter 298, Florida Statutes, the District notified the owner to remove the encroachments from the canal easement, but the owner refused to do so. She claimed receipt of a permit, lack of enforcement authority, selective enforcement, violation of her property rights, retaliation by District employees, lack of due process of law, and other claims. The owner was advised that, if she failed to remove the encroachments, District staff would enter the easement property and remove the encroachments at the owner's expense. Between August 2024 and December, 2024, discussions were held with the owner (who was at the time represented by legal counsel) in an effort to negotiate voluntary removal of the obstructions. She was offered an opportunity to appeal to the Board to allow her to maintain the encroachments, but declined to do so. (At this point, her initial legal counsel withdrew his representation.)

On December 5, 2024, the Owner filed this lawsuit seeking an injunction to prohibit the District from entering the easement area and removing the encroachments. The Owner initially chose to represent herself ("pro se"), which is not permitted by a business organization. She made a number of procedural errors, including improper service of process. These errors were the basis for Mr. Reynolds, the District's Defense Counsel, to file a Motion to Dismiss the Complaint. On January 26, 2025, the Court entered an Order requiring the Plaintiff to retain an attorney within 15 days (February 10, 2025) and scheduling a hearing for March 20, 2025. On March 10, 2025, Plaintiff filed a Notice that it had retained legal counsel.

On February 27, 2025, pursuant to authorization provided by Section 298.66, *Florida Statutes,* District staff entered the ESM property and removed the obstructions from the District's easement. The cost to the District was $13,042.42. Pursuant to the statute, the owners are liable for double the cost of removal of the obstructions. Notwithstanding, pursuant to a building permit issued by Palm Beach County, on or about March 27, the owners proceeded to install a new fence within the District's easement area again resulting in an obstruction to the District's works. On April 18, Palm Beach County revoked the building permit. On or about April 28, the owners removed the newly installed fence. In the meantime, the attorney for the owners served a Notice on the District of the intention of the owners to sue the District for what is claimed to be the unlawful removal of the improvements. The District is represented by insurance defense counsel concerning this potential claim.

At the hearing on March 20, 2025, because the Owner had retained legal counsel, the District withdrew its Motion to Dismiss the complaint for failure to comply with the Court's order, and deferred its motion to strike the entire pleadings. At a hearing on June 12, 2025, the Court granted ESM's motion to abate the proceedings until October 17, 2025. This is in response to a provision of Sec. 768.28, Fla. Sta., that the State of Florida has 6 months to respond from ESM's notice to it to its claim may be limited by sovereign immunity. Upon the expiration of the abatement period, parties must refile their motions.

The Order Granting Agreed Order on Plaintiff's Motion to Abate Proceedings and Order Directing Clerk to Change Case Status (ORDABT) was filed on June 12, 2025. The Clerk was instructed to change the status of the case from Active to Inactive for reporting purposes. ***Plaintiff shall file an Amended Complaint and serve it on Counsel of Indian Trail within 30 days of October 17, 2025. Indian Trail shall file its response to Plaintiff's Amended Complaint within 30 days from the date the Amended Complaint is filed and served.***

In the interim, Plaintiff's Counsel has filed a Motion to Withdraw as Counsel and this Motion was granted on September 17, 2025. Plaintiff was ordered to obtain a new counsel.

c. **Lewis Longman and Walker, P.A. v Indian Trail Improvement District**

On June 5, 2025, the law firm of Lewis Longman & Walker ("LLW") filed a lawsuit against ITID claiming that the District has unlawfully violated both the Public Records Law and the Sunshine Act for failure to provide records and meeting minutes in a timely manner. The complaint requests a declaratory judgment that ITID violated the Public Records Law and the Sunshine Act; that appropriate sanctions should be imposed; and that LLW should be awarded attorney's fees and costs.

The District's defense to this action has been assigned by its insurance carrier to the firm of Roberts Reynolds Bedard & Tuzzio, PLLC (Lyman H. Reynolds, Jr., Esq.).

4. **Miscellaneous**. We are continuing to work with the District and the District Consultants on various miscellaneous day-to-day issues, Agenda Items and attend the Meetings of the Board of Supervisors on the following listed matters:

(a) Public Records Requests
(b) Public Records Retention Issues
(c) Extraordinary Inquiries Related to Minto/SID Litigation
(d) Minto/SID Litigation, General Case Coordination
(e) Coordinated with Staff regarding Operations and Maintenance Issues
(f) Researched and Coordinated Supervisor Issues
(g) Administration, Public Information Matters
(h) Administration, Diamond Cell Tower Lease Proposal
(i) Administration, SID Complaint, District Drainage Permit, Connection to M-2 Canal
(j) Administration, ITB for Sod, Seed, Mulch and Hydroseed Services
(k) Administration, TCRPC Strategic Planning Process Support
(l) Administration, Palm Beach Countywide Transportation Master Plan (CTMP)
(m) Administration, SR7 SFWMD/FDOT Permit Challenge Status
(n) Administration, Palm Beach TPA/MPO, Transportation Grant Applications
(o) Administration, Agreement for Finance Contract / Services
(p) Administration, Agreement with Florida Technical Consultants for Certain GIS Services
(q) Administration, Halloween on Citrus Grove Issues
(r) Administration, Inquiry from Town of Loxahatchee Groves re: Landowner Access to 160th from 161st Terrace North
(s) Parks, ALA Facility User Agreement
(t) Parks, Sourcewell Contact, Lighting at Citrus Grove Park

(u) Palm Beach County, Traffic Control Interlocal Agreement Draft
(v) Roads, R-3 Road Paving, Construction of Hamlin Boulevard from 190th to 94th Avenue North to Calamondin Boulevard [R-302] and Hamlin Boulevard from Calamondin Boulevard to 180th Avenue North [R-303]
(w) Roads, R-3 Road Paving, 140th [R-313]/61st [R-314]/Tangerine [R-315]., Contract with R&D Paving LLC.
(x) Roads, R-3 Paving, Pave/Mill 180th Ave North from Hamlin Blvd to Tangerine Blvd; Right Turn Lane at Schools [R-305]
(y) Roads, R-3 Paving, Pave/Mill 180th Ave North from Hamlin Blvd to Tangerine Blvd; Right Turn Lane at Schools [R-305], Drainage Easement with School Board
(z) Roads, R-3 Paving, Pave/Mill 180th Ave North from Hamlin Blvd to Tangerine Blvd; Right Turn Lane at Schools [R-305], Draft Drainage Easement with GL Homes
(aa) Unit of Development 19A (Coconut Crossing, fka "Shops at Indian Trails"), Water Control Plan Draft
(bb) FPL Easement Parcel in Unit 14, Presentation of Options
(cc) Unit of Development 19B (KMF Avocado Apartments, fka "Alton Northlake"), Development Plan Issues
(dd) Unit of Development 19C (Coconut Palm Plaza), Water Control Plan Development
(ee) Unit of Development 23 (Rawlings Estates PUD), Unit Formation Process; Draft Developer Agreement
(ff) Unit of Development 24 (Vintage Oaks), Unit Formation Process, Adoption of Water Control Plan and Engineers Report
(gg) 640 Acre Parcel, M-1 Basin Impoundment Expansion Issues

AGENDA ITEM NO. 14.2

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Jay Foy
DEPARTMENT:	Engineering
ITEM TYPE:	Reports
AGENDA SECTION:	**REPORTS (File and Receive)**
SUBJECT:	Monthly Engineer's Report
BACKGROUND:	Monthly Engineer's Report for November 2025
FISCAL IMPACT:	None
RECOMMENDATION:	Receive and File

ATTACHMENTS:
2025_1112 - ENG RPT.pdf

INDIAN TRAIL IMPROVEMENT DISTRICT
DISTRICT ENGINEER'S PROJECT STATUS REPORT
November 12, 2025 BOARD MEETING
Status **UPDATE** as of 11/2/25

ITID DISTRICT MATTERS – SJE

- **Overall ITID** (91084.000)
  Attended ITID agenda, BOS, post Board meeting, and Zoom meetings and assisted in agenda preparation.

  Prepared monthly Engineer's reports and coordinated with engineers and surveyors.

  Responded to numerous queries including: Cell Tower location and legislative appropriations forms.

  Coordination continues regarding existing and possible grants.

  Continued coordinating with PBC staff regarding review of DROs.

  Same as 10/15/25: Attended meeting regarding SFWMD proposed Rule 40E-7.7 concerning debris and vegetation entering their canals. SFWMD stated intent was for Special Districts to have a plan. Concern was related to remove to the maximum extent practicable. If revision is made to say: "remove to the maximum extent practicable as determined by the operator of the system" there is little concern.

  Continued file management: naming electronic files/folders, eliminating duplicates, combining files, dating documents, running optical character recognition (OCR), and re-filing in correct job folders. Being completed as needed, not a separate initiative.

- **Santa Rosa Groves** (91084.001)
  Civil design of alternate pump station using Angle Lineshaft Axial Flow Pumps (typically used in agriculture) complete. Civil plans were submitted to the SFWMD & CGCDD for permitting. We received the SFWMD ERP. Electrical design (by others) and the CGCDD permit remain.

- **EW Canal Grant 4337-267-R** (91084.003)
  Discussion regarding possible extension of the grant ongoing.
  Same as 8/20/25: Received another Corps RAI on 7/21/25, responded on 8/4/25.
  Same as 6/11/25: DEM has determined that the project is not eligible due to the benefit to cost results.

Same as 5/21/25: At the request of the COE, filled out a 404 application form with attachments. Submitted to the Corps on 10/22/24. Received another RAI from the Corps on 3/28/25. Responded to the Corps with entire package as it appeared the current reviewer did not have all the submitted information. Also fill out an "Atlantic Gulf data form".

Same as September 2023: Received a grant for $1,678,108 from the Fiscal Year 2023-2024 Statewide Flooding and Sea Level Rise Resilience Plan. A Kickoff meeting was conducted on 8/10/23.

- **M-0 Outfall Grant 4337-288-R** (91084.006)
  Received the COE on 10/9/25! Note; submitted on 5/30/24.

  Discussions continue with PBC to possibly upgrade the structure to include water conservation and eastward conveyance.

  Prepared drafts of the bid documents. Target dates for advertising are 11/16/25 and 11/23/25. Bids to be due on 1/8/26. Target to take to the Board for award is 1/28/26. Timelines for grants is tight and construction must start ASAP. Desire is to have the project substantially complete by June 2026.

  Same as 10/15/25: Applied for and received an extension of the SFWMD ROW permit to 9/30/26.

  Same as 7/16/25: Also coordinating with PBC and FFWCC on required control elevation in SFWMD permit. Responses are lagging. Note PBC wants to help fund a change to make the structure more flexibility.

  Same as 3/29/23: The State of Florida has appropriated $397,110 for the construction of the outfall. This is about 50% of the upgraded structure and may supplement the FDEM grant we already have as this grant is Federally funded.

  Same as 12/7/22: Received SFWMD's Right of Way and Environmental Resources Permits. Design and permitting are complete. Provided numerous documents to close out the first phase of the grant. Waiting on DEM's acknowledgement of completed information. Numerous emails to support close out.

- **ITID GIS Initiative** (91084.006)
  Working with staff and consultant (FTC) to establish a fully functional GIS system.

- **UNIT 19C Coconut Palm Plaza** (91084.010)
  Resolution approved at the 7/6/25 meeting authorizing preparation of the Engineer's Report. Draft Engineer's Report complete, need land value information from the applicant. Working with applicant to establish value.

Same as 8/21/24: Resolution was approved at the 7/25/23 Board to consider intent to activate. The second step was advertising for public input prior to consideration by the Board to adopt a Resolution "Approving and Confirming Creation of the Unit and authorization to prepare the Water Control Plan. This Resolution was approved at the 9/20/23 Board of Supervisors meeting. The Board wants to make sure the applicant is aware no driveway on Hamlin Boulevard is allowed. The Applicant's engineer is processing a Special Permit at the same time and it appears the plans will be completed prior to completion of the Water Control Plan process. A Special Permit cannot be issued prior to the completion of the Water Control Plan process (which includes the Engineer's Report).

- **RAWLINGS ESTATE** (91084.011)
  Same as 5/21/25: Met with applicant. Legal may be able to advertise and ask the Board to "Adopt Resolution Approving and Confirming Creation of Unit" and for "Authorization to prepare water control plan". Waiting for a signed Landowner's Agreement.

  Same as 8/21/24: Coordination with the applicant continues and a draft Agreement was sent to the landowner for their consideration. The owner has submitted to PBC and is in the DRO review process.

- **UNIT 19B ALTON NORTHLAKE Unit 19B** (91084.012 & SP-0532)
  Received query about lot west of 140th. East of 140th under construction. Coordinating repair of temporary crossing of Hamlin for outfall.

- **NPDES** (91084.015)
  FDEP is auditing ITID along with multiple others. Assembled numerous documents including creating some new Standard Operating Procedures and transmitted to FDEP. FDEP was scheduled to visit ITID on 9/11/25 but has postponed. Received 2nd set of audit comments, scheduled for a conference call to discuss.

  Same as 4/16/25: Annual Report and Water Quality Assessment Report are complete, signed and submitted to FDEP.

  All NPDES information is on the PBC Group NPDES website: http://pbco-npdes.org.

- **M-1 Basin** (91084.016)
  Compiled monthly surface and ground water reports and sent to SFWMD.

  Working on resolution to FPL corridor ownership. Ordered sketches and descriptions from surveyor.

  Met with PBC regarding drainage from NL Blvd (no direct connection).

Gathering legal information to supply to surveyor for definition of required modification to the Water Control Plan for the addition of the 640 Ac Impoundment. Coordinating information needed for grant (appropriation) Agreement.

Same as 8/20/25: Resolution Designating 640 acre Unit approved at the 7/16/25 meeting.

Prepared preliminary plan for new gate at the 40th St Structure.
Same as 5/21/25: Met with District staff and started preparing plans to modify the operable Amil gates. Amil Gate mechanical work completed. Also met with staff to initiate revisions to the 40th St Structure.

Same as 10/25/23: Sent out Operations schedule showing the M-1 Basin gets 200 cfs through to the C-51 Basin even in a declared emergency unless SFWMD notifies Indian Trail otherwise.

- **M-2 Basin** (91084.020)
  Compiled monthly surface water stages and transmitted to SFWMD and ITID.

  Same a 9/17/25: Participated in meeting with SID and attorneys to discuss permitting ITID's existing outfalls into the M-2 Canal. A lengthy citation of legal documents was presented by SID's attorney from his perspective.

  Same as 8/20/25: M-2 Impoundment Bypass is complete. Grant paperwork in process necessary for payment application and final, subject to July invoicing.

  Same as 4/27/22: Researched control elevation in the M-2 Canal between C-51 and Sycamore. No citations are contained in the SFWMD permits to Indian Trail, Seminole Improvement, or Lion Country. There is a condition citing Indian Trail must close its gates from the NW Basin if water levels are at 17.5' NGVD or above. This is odd as the west gate (of 3 gates) in SID's M-2 Canal at C-51 (north of) was permitted to Indian Trail. Both operation stages in the M-2 Canal and eliminating this high water discharge limitation are warranted (in the District Engineer's opinion).

- **Roadways** (91084.025)
  The R-3 Roadway projects: 140th from 61st to Orange, 61st from 140th to Avocado, and Tangerine from 140th to Avocado was awarded at the 8/21/24 BOS meeting to the lowest bidder, R & D Paving. Contract documents are complete and the NTP was issued for 1/6/25. 61st is substantially complete. Tangerine and 140th are underway. The next bid set of R-3 Roadway projects is Tangerine from 180th to Mandarin. Tangerine is still in design.

  The last R-3 Roadway to be bid on is 180th from Tangerine to Hamlin. The survey for 180th is now complete (needed some revisions). 180th is in design however we have

right of way issues at the school property and to the north in the GL (Palms West) property. These will have to be addressed for design to be completed. Coordinating with the School Board and GL Homes. Legal descriptions of the needed easements complete and easement documents in preparation.

A meeting regarding the design of 60th at 190th was held with GL Land Development.

The Board adopted revisions to the Driveway Policy at the 10/15/25 meeting.

Meeting was held with PBC regarding road safety. Resent stop sign study and need to update and send revised ILA. Commented on PBC ILA and the ILA is substantially ready to submit to PBC for review and comment.

Initiated writeup for SS4A grant RFQ.

Same as 5/21/25: The Board approved an update of the stop sign study at the 4/16/25 meeting. The Board also approved 50 new LED stop signs (not new locations, replacements).

Same as 12/18/24: Investigated the connections to Beeline Highway. There may be two but there are differences of opinion from PBGs and PBC as to the routes.

Same as 3/27/24: The TPA's 2045 long range plan does not include funding for the extension of Seminole Pratt Whitney road to 100th and across to Avenir. The County is depending on Avenir to construct its roadway through to Beeline Highway. It is noted that entrances off of Northlake Blvd into Avenir align with 140th and Coconut. The sequence of construction will exacerbate the traffic volumes on Northlake from SPW Rd to Coconut. Also, without SR7 through to Northlake, Royal Palm Beach Blvd and all connector roads through ITID will be impacted.

Same as 3/31/21: Created a preliminary map of roads needing milling and overlays, now complete. Discussed at the 2/17/21 BOS meeting. Board gave direction to investigate funding.

- **Water Quality Sampling** (91084.068)
  The latest sampling was completed on 10/15/25.

  Same as 4/19/23: Note, due to changing testing labs the data is now being taken as required by the SFWMD M-1 Basin permit. These data exclude nutrients.

- **Corbett** (91084.070)
  Same as 1/15/25: Construction is underway to complete the Levee up to SPW Rd. The section north of SPW Rd is delayed.

Same as 3/27/24: The SFWMD bid let Phase 2 of the SE Corbett Levee. The low bidder was ENCO, LLC for $8,967,000. The next lowest was Dickerson for $13,343,000. The bid award went before the SFWMD Board on 3/14/24. In receipt of the Draft Grant Agreement to SFWMD in an amount of $7,705,000 with a match of $7,705,000 and total of $15,410,000 as signed by SFWMD on 9/11/23.
Same as 1/27/16: 2.7 miles of the levee is complete from the M-1 Impoundment to the east and another 1.8 miles of fill to just west of our "L" Canal was placed.

- **Telemetry** (91084.077)
  Same as 2/15/23: New telemetry system operable. M-2 complete.

- **Loxahatchee River Watershed Restoration Plan: FKA North County Plan/Mecca** (91084.088)
  Another Charette was held, but this one was to "Discuss the ITID requirements for water availability". Very slow process, SFWMD will be rerunning model for water availability. Numerous follow up emails and phone conversations to explain how ITID's system works. SFWMD cited 10 months to a year before they get back to the ITID Board.

  Same 8/20/25: Reviewed meeting minutes from the second charette regarding the C-18 Reservoir on 7/7/24, made comments on 7/25/25. The current proposal is to have a gravity structure at the M-0 Canal and Seminole Pratt Whitney Road. The ASR component is delayed, but the reservoir design is proceeding. Essentially no additional coordination regarding an ILA or operations has occurred since last year (where little coordination occurred).

  Same as 3/18/25: PBC portion of plan for area adjacent to the C-18 Reservoir is going to contract. This is on the south and east sides of the property.

  Same as 3/27/24: SFWMD made a status presentation to the Board at the 2/28/24 meeting.

  Same as January 2021: The Corps provided an "effect statement" to Congress with no revisions to the plan as desired by local interests. In other words, the Plan is limited to the C-18 Reservoir and benefits to the Loxahatchee River without water supply, flood control, or the Lake Worth Lagoon to receive purposeful benefits. WRDA2020 passed both houses of Congress and was signed by the president on December 27, 2020. The Federal share is $379,593,000 and the non-Federal share is $375,737,000 for a total cost of $755,320,000.

  Note: Although ITID continues to improve its current drainage system, we do not meet the adopted Level of Service in the M-1 Basin when the regulatory constraints are activated to reduce our discharge to 1/4"/day. ITID does have the conveyance

capacity to discharge almost 2"/day. However: see new SFWMD allowance above under the M-1 Basin, 91084.016.

- **Inverted Siphon – Upgrade Existing Conditions** (91084.109)
  Same as 7/16/25: Conversations via email are occurring relative to a joint grant with PBC for funding.
  Same as 4/8/15: SFWMD issued a modification to their Surface Water Management Permit on February 10, 2014. The options study was completed and was presented to the Board at the 1/21/15 meeting. The required alterations by WPB will require a modification to the SFWMD permit. Permitting is on hold until the City of West Palm Beach initiates its "M" Canal widening project or PBC proceeds with 60th.

- **SR7 Extension** (91084.212)
  Same as 7/16/25: An Administrative judge ruled in favor of FDOT on all issues regarding the SFWMD permit. WPB has filed an appeal. Construction is delayed until at least 2029 due to legal challenges from WPB.

- **Westlake/Minto/Callery Judge** (91084.222)
  Same as 1/15/25: SID notified ITID of 140th in their jurisdiction.
  Same as 10/16/24: Received final judgement in favor of ITID. On Appeal.

- **GL Homes** (91084.235)
  Same as 11/13/24: Geotechnical borings complete and received the geotechnical report for the 640 acre Impoundment.

  Same as 7/17/19: Restrictive covenant is now recorded, and the final development order received which fulfills a condition of the 640 Ac Agreement.

- **Vintage Oaks** (FKA Northlake Commercial, 91084.238)
  A Public Hearing was conducted at the 10/15/25 meeting. The Resolution approving and confirming the creation of Unit of Development 24, Vintage Oaks, was approved at the 10/15/25 Board meeting. The Special Permit approving the drainage connection was also approved at the 10/15/25 Board meeting.

  SFWMD denied the our request to allow the pass through discharge.

- **Vavrus/Avenir** (91084.241)
  Minimal tracking; on an as needed basis.

- **FEMA FIRM** (91084.301)
  Same as 1/22/20: Reviewed new draft PBC FIRMs, these were completed to add coastal storm effects. No revisions to the District's maps are proposed (and none should have been due to the coastal effects not affecting high water levels west of S-155, the water control structure at US#1 and the C-51 Canal).

PBC has added the new map information to their web site at: http://maps.co.palm-beach.fl.us/cwgis/?app=floodzones these data were officially effective on 10/5/17.

- **Moss Pilot Project** (91084.396)
  Same as 2/15/23: FDEP requested the report be signed and sealed. Final signed and sealed report sent to FDEP. Waiting on FDEP.

- **Acreage Community Park** (91084.P09)
  See Executive Director's Report. Note the District Engineer coordinated with SFWMD to eliminate the exfiltration trench and other permitting issues. SFWMD stated they will issued the permit before the next ITID Board meeting

SPECIAL PERMITS

- **Overall:**
  Answered Special Permit questions.

- **Seminole Pratt Whitney Road – Orange to Northlake #0019** (91084.218)
  Construction underway.

- **SPW Road & Northlake Blvd-Special Permit #0079** (91084.242)
  Construction underway.

- **SR7 MOT 110th Orange Grove to 60th #0096** (91084.332)
  An extension was granted for two years at the 8/16/23 Board meeting to 8/16/25. Due to another appeal being filed by WPB, the ITID Board extended the start of construction to 8/20/29 at the 8/20/25 BOS meeting.

- **RPB Blvd 60th to Orange-Special Permit #0125** (91084.327)
  Approved at the 12/16/20 Board meeting. Construction started (pipe replacement).

- **PBC Northlake Blvd Lane Widening-Special Permit #0347** (91084.417)
  Modification to construct 6 lanes approved at the 1/25/23 Board meeting.

- **PBCWUD SPW and NL-Special Permit #0376** (91084.445)
  Approved at the 6/10/20 meeting with conditions. Construction started.

- **PBCWUD SPW S of NL-Special Permit #0375** (91084.447)
  Construction started.

- **PBC Northlake at Avenir-Special Permit #0364 and #387** (91084.434 and 457)
  Approved at the 12/16/20 meeting with conditions.

- **FPL Avocado Underground Phases 6 to 8-Special Permit #0502** (91084.570)
  Approved at the 3/29/23 meeting.

- **FPL Remove 2 Poles-Special Permit #0503** (91084.571)
  Approved at the 2/15/23 Board meeting.

- **FPL Riser on Tangerine Pole-Special Permit #0504** (91084.572)
  Approved at the 2/15/23 Board meeting.

- **ATT DB on Tangerine-Special Permit #0505** (91084.573)
  Approved at the 2/15/23 Board meeting.

- **FPL Remove Wood Poles Coconut and 83rd-Special Permit #0506** (91084.574)
  Approved at the 3/29/23 meeting.

- **FPL Pole & Guy Removal; 68th, 69th, Avocado-Special Permit #0507** (91084.575)
  Approved at the 3/29/23 meeting.

- **FPL Pole Removal Orange, 80th-Special Permit #0508** (91084.576)
  Approved at the 3/29/23 meeting.

- **FPL Pole Removal E Alan Black-Special Permit #0509** (91084.577)
  Approved at the 3/29/23 meeting.

- **FPL Pole Removal 6 Locations-Special Permit #0510** (91084.578)
  Approved at the 3/29/23 meeting.

- **FPL Pole Removal Orange Grove-Special Permit #0511** (91084.579)
  Approved at the 3/29/23 meeting.

- **FPL Avocado UG Phases 9 to 12-Special Permit #0512** (91084.580)
  Approved at the 5/17/23 meeting.

- **FPL Pole Removal Avocado and Banyan-Special Permit #0513** (91084.581)
  Approved at the 4/19/23 meeting.

- **FPL Remove 3 Poles Alan Black (2) and 44th-Special Permit #0514** (91084.582)
  Approved at the 4/19/23 meeting.

- **Crown Castle DB on Southern Blvd-Special Permit #0516** (91084.584)
  Approved at the 5/17/23 meeting.

- **FPL Remove Pole 140th-Special Permit #0517** (91084.585)
  Approved at the 5/17/23 meeting.

- **FPL Remove 2 Poles Avocado and 85th-Special Permit #0518** (91084.586)
  Approved at the 5/17/23 meeting.

- **FPL Remove 2 Poles Hamlin-Special Permit #0519** (91084.587)
  Approved at the 5/17/23 meeting.

- **FPL Hand Holds & Underground 61st and 67th-Special Permit #0521** (91084.589)
  Approved at the 6/7/23 meeting.

- **FPL Remove 3 Poles Stallion-Special Permit #0522** (91084.590)
  Approved at the 6/7/23 meeting.

- **FPL Remove 4 Poles -Special Permit #0523** (91084.591)
  Approved at the 7/25/23 meeting.

- **Lakeside Landing-Special Permit #0525** (91084.593)
  Approved at the 7/25/23 meeting. Construction substantially complete.

- **Bountiful Gardens-Special Permit #0526** (91084.594)
  Approved at the 3/27/24 meeting.

- **FPL Poles on RPB Blvd-Special Permit #0527** (91084.595)
  Approved at the 1/17/24 BOS meeting.

- **FPL Avocado Underground 13 to 17-Special Permit #0528** (91084.596)
  Approved at the 7/25/23 meeting.

- **FPL Remove 22 Poles Add 5 Hand Holds-Special Permit #0529** (91084.597)
  Approved at the 7/25/23 meeting.

- **Planet Kids IX Addition-Special Permit #0531** (91084.599)
  Approved at the 3/27/24 meeting with notification conditions. Notifications sent.

- **Coconut Crossings-Special Permit #532** (91084.600)
  Approved at the 5/15/24 meeting.

- **Coconut Palm Plaza-Special Permit #533** (91084.601)
  See 91084.010 above. Will process Special Permit after the WCP process. Sent minor comments to applicants engineer regarding Special Permit. Answered pipe and road cut questions.

- **FPL Remove 3 Poles-Special Permit #0534** (91084.602)
  Approved at the 9/20/23 Board meeting.

- **FPL Remove 3 Poles-Special Permit #0535** (91084.603)
  Approved at the 9/20/23 Board meeting.

- **FPL Replace 1 Pole on RPB Blvd-Special Permit #0536** (91084.604)
  Approved at the 9/20/23 Board meeting.

- **ATT DB & Trenching 180th, 67th, and L Canal-Special Permit #0538** (91084.606)
  Approved at the 12/6/23 Board meeting.

- **ATT DB on 72nd-Special Permit #0539** (91084.607)
  Approved at the 12/6/23 Board meeting.

- **PBC RPB Blvd Persimmon to 60th-Special Permit #0540** (91084.608)
  Received on 10/31/23, sent Request for Additional Information (RAI) on 1/4/24. Responded 3/12/24, there are canal alignment/encroachment issues to resolve.

- **Comcast Underground FOC on 80th-Special Permit #0541** (91084.609)
  Approved at the 1/17/24 Board meeting.

- **ATT DB on 61st-Special Permit #0542** (91084.610)
  Approved at the 2/28/24 meeting.

- **FPL New Pole on 83rd-Special Permit #0543** (91084.611)
  Approved at the 2/28/24 meeting.

- **FPL DB on Tangerine-Special Permit #0545** (91084.613)
  Approved at the 3/27/24 meeting.

- **FPL Overhead Work on 72nd-Special Permit #0546** (91084.614)
  Approved at the 3/27/24 meeting.

- **FPL E-W Roads 130th & 120th-Special Permit #0547** (91084.615)
  Approved at the 4/17/24 meeting.

- **FPL 13444 47th Bore-Special Permit #0548** (91084.616)
  Approved at the 4/17/24 meeting.

- **FPL Bore & HH on Prado-Special Permit #0549** (91084.617)
  Approved at the 4/17/24 meeting.

- **FPL wood Poles on 67th-Special Permit #0550** (91084.618)
  Approved at the 5/15/24 meeting.

- **FPL DB on 44th Pl N-Special Permit #0551** (91084.619)
  Approved at the 8/21/24 meeting.

- **FPL Pole on 82nd Rd N-Special Permit #0552** (91084.620)
  Approved at the 7/15/24 meeting.

- **IT ROADS (GL) Culvert Crossing Carol St-Special Permit #0553** (91084.621)
  Approved at the 8/81/24 meeting. Project certified and complete.

- **FPL Lines on 38th Ln N-Special Permit #0555** (91084.622)
  Approved at the 9/18/24 meeting.

- **FPL DB on 82nd Rd N-Special Permit #0556** (91084.623)
  Approved at the 9/18/24 meeting.

- **FPL DB on 90th St N-Special Permit #0557** (91084.624)
  Approved at the 9/18/24 meeting.

- **FPL SRG Overhead Service M-3 Canal-Special Permit #0558** (91084.625)
  Approved at the 12/18/24 meeting.

- **13980 89th Water Main Extension-Special Permit #0559** (91084.626)
  Approved at the 1/15/24 meeting.

- **DB MCI Okeechobee at M-1 Canal-Special Permit #0560** (91084.627)
  Approved at the 3/18/25 meeting.

- **FPL DB on 61st Pl N-Special Permit #0561** (91084.628)
  Approved at the 2/19/25 meeting.

- **FPL DB Southern at M-1 Canal-Special Permit #0562** (91084.629)
  Approved at the 4/16/25 meeting.

- **FPL Replace Poles on RPB Blvd-Special Permit #0563** (91084.630)
  Approved at the 3/18/25 meeting.

- **Vintage Oaks-Special Permit #0564** (91084.631)
  Approved at the 10/15/25 meeting.

- **FPL Remove 6 Poles-Special Permit #0565** (91084.632)
  Approved at the 3/18/25 meeting.

- **Comcast DB on 140th and on Citrus Grove-Special Permit #0566** (91084.633)
  Approved at the 4/16/25 meeting.

- **Crown Castle DB on Northlake-Special Permit #0567** (91084.634)
  Approved at the 4/16/25 meeting.

- **ATT Swale Trench on Cheltenham-Special Permit #0569** (91084.635)
  Approved at the 4/16/25 meeting.

- **FPL DB on Key Lime-Special Permit #0570** (91084.636)
  Approved at the 4/16/25 meeting.

- **FPL DB on Key Lime-Special Permit #0568** (91084.637)
  Approved at the 4/16/25 meeting.

- **FPL Utility Transfer on 70th-Special Permit #0571** (91084.638)
  Approved at the 5/21/25 meeting.

- **FPL DB in Unit 1-Special Permit #0572** (91084.639)
  Approved at the 5/21/25 meeting.

- **Comcast Trench Goldcup-Special Permit #0573** (91084.640)
  Approved at the 5/21/25 meeting.

- **Comcast Trench Aquaduct-Special Permit #0574** (91084.641)
  Approved at the 5/21/25 meeting.

- **FPL Poles on 62nd and 82nd-Special Permit #0575** (91084.642)
  Approved at the 5/21/25 meeting.

- **FPL Poles & Aerial-Special Permit #0576** (91084.643)
  Approved at the 5/21/25 meeting.

- **FPL Remove Poles 82nd-Special Permit #0577** (91084.644)
  Approved at the 5/21/25 meeting.

- **FPL Remove 9 Poles M1 Basin-Special Permit #0578** (91084.645)
  Approved at the 5/21/25 meeting.

- **FPL Remove Pole Orange Grove-Special Permit #0579** (91084.646)
  Approved at the 5/21/25 meeting.

- **FPL Remove Pole Orange-Special Permit #0580** (91084.647)
  Approved at the 5/21/25 meeting.

- **FPL Remove Poles Temple-Special Permit #0581** (91084.648)
  Approved at the 5/21/25 meeting.

- **MCI DB M1 Canal at Sparrow-Special Permit #0582** (91084.649)
  Approved at the 6/11/25 BOS meeting.

- **FPL Remove Pole 100th-Special Permit #0583** (91084.650)
  Approved at the 6/11/25 BOS meeting.

- **ATT Poles and HH Northlake and Hall-Special Permit #0584** (91084.651)
  Approved at the 6/11/25 BOS meeting.

- **FPL Remove Pole 40th-Special Permit #0585** (91084.652)
  Approved at the 7/16/25 BOS meeting.

- **FPL Remove Pole 40th at RPB Blvd-Special Permit #0586** (91084.653)
  Approved at the 7/16/25 BOS meeting.

- **FPL Remove Pole Temple-Special Permit #0587** (91084.654)
  Approved at the 7/16/25 BOS meeting.

- **FPL Splice on Hamlin-Special Permit #0588** (91084.655)
  Approved at the 7/16/25 BOS meeting.

- **Lox Muslim Com Ctr-Special Permit #0589** (91084.656)
  Received on 6/20/25 and is under review, sent RAI on 7/15/25. Waiting on response.

- **FPL Splice 100th-Special Permit #0590** (91084.657)
  Approved at the 8/20/25 BOS meeting.

- **FPL Poles on NL, Apache, & Hall-Special Permit #0591** (91084.658)
  Approved at the 8/20/25 BOS meeting.

- **FPL Remove 9 Poles-Special Permit #0592** (91084.659)
  Approved at the 8/20/25 BOS meeting.

- **FPL Misc Maintenance-89th, 94th, 95th & 96th-Special Permit #0593** (91084.660)
  Approved at the 8/20/25 BOS meeting.

- **FPL Misc Maintenance-62nd, 80th, 82nd, & 89th-Special Permit #0594** (91084.661)
  Approved at the 8/20/25 BOS meeting.

- **FPL Misc Maintenance-86th, GV, 82nd & 89th-Special Permit #0596** (91084.662)
  Approved at the 8/20/25 BOS meeting.

- **FPL Replace Pole on Epson-Special Permit #0597** (91084.663)
  Approved at the 8/20/25 BOS meeting.

- **FPL 10 Overhead Transfers-Special Permit #0598** (91084.664)
  Approved at the 9/17/25 BOS meeting.

- **FPL Remove Pole 140th-Special Permit #0599** (91084.665)
  Approved at the 9/17/25 BOS meeting.

- **FPL 8 Overhead Transfers-Special Permit #0595** (91084.666)
  Approved at the 9/17/25 BOS meeting.

- **FPL 9 Overhead Transfers-Special Permit #0600** (91084.667)
  Approved at the 9/17/25 BOS meeting.

- **FPL Remove 17 Poles-Special Permit #0601** (91084.668)
  Approved at the 9/17/25 BOS meeting.

- **FPL Overhead Transfers-Special Permit #0602** (91084.669)
  Approved at the 9/17/25 BOS meeting.

- **Comcast Downers-Special Permit #0603** (91084.670)
  Approved at the 9/17/25 BOS meeting.

- **Comcast 60th Ln N-Special Permit #0604** (91084.671)
  Approved at the 9/17/25 BOS meeting.

- **Comcast 41st Ct N-Special Permit #0605** (91084.672)
  Approved at the 9/17/25 BOS meeting.

- **Comcast Avocado-Special Permit #0606** (91084.673)
  Approved at the 9/17/25 BOS meeting.

- **FPL Remove 3 Poles-Special Permit #0607** (91084.674)
  Approved at the 9/17/25 BOS meeting.

- **FPL Remove 2 Poles-Special Permit #0608** (91084.675)
  Approved at the 10/15/25 meeting.

- **FPL 79th HH and Miscellaneous-Special Permit #0609** (91084.676)
  Approved at the 10/15/25 meeting.

- **MCI Directional Bore on Northlake-Special Permit #0610** (91084.677)
  Approved at the 10/15/25 meeting.

- **FPL Remove Pole on 72nd-Special Permit #0612** (91084.678)
  Approved at the 10/15/25 meeting.

- **FPL 2 HHs and 8 Transfers-Special Permit #0613** (91084.679)
  Approved at the 10/15/25 meeting.

- **FPL 2 HHs and 5 Transfers-Special Permit #0614** (91084.680)
  Approved at the 10/15/25 meeting.

- **FPL Transfer and Poles-Special Permit #0615** (91084.681)
  On the 11/12/25 agenda for the Board's consideration.

- **FPL Remove Pole 140th-Special Permit #0616** (91084.682)
  On the 11/12/25 agenda for the Board's consideration.

- **FPL Remove Pole Hamlin-Special Permit #0617** (91084.683)
  On the 11/12/25 agenda for the Board's consideration.

Note: These monthly reports may, at the ITID Board's discretion, serve to satisfy the engineer's reporting requirements as set forth in the Florida Statutes Chapter 298.26.



Jay G. Foy, P.E.
FL Reg No 22053
CA 9484

AGENDA ITEM NO. 14.3

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Robert Robinson

DEPARTMENT: Administration

ITEM TYPE: Reports

AGENDA SECTION: **REPORTS (File and Receive)**

SUBJECT: DED Report

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION: Receive and File

ATTACHMENTS:
DED BOS REPORT NOV. 2025.docx
Pit Quantities OCT 2025.xlsx

R-313 / R-314 / R-315 140th - Tangerine - 61ST St. N.

Contract start date Jan 6, 2024. Substantial Completion Date August 31, 2025.

Final walkthrough was conducted on Nov. 3rd 2025 and deficiencies were still found on swale grading and sod rework. Ares were marked out with white paint. As-built comments have not been addressed, there are several culvert pipes not within invert elevation specs. Engineer of Record will have to determine if deeper inverts will have adverse effect on side slopes for drainage swales. Indian Trail staff will reject side slope

SRG Unit 20

Road work is ongoing along Marie Several spots need additional subgrade material. Swale and milling crew pulled from finished project to help finish Marie Ct. Balance of Marie Ct. to be finished by end on November. Pricing for milling will be quoted and level of base for remaining balance funds. Perimeter berm is being completed as work progresses along roadway. . Submission of discharge sent to CGCDD for permitting. Plans of proposed work sent to FPL along with easement locations. GPS locations were sent up to ROW.

M2 Storage Expansion

Rim ditch and key cut Cell 4, this cut was used to flatten area for stabile work zone, safer loading and operation of equipment and vehicles.

Material loaded out to trucks for month of October.

- Base Rock 166 Loads 3320 Tons
- #1 Sub Grade 39 Loads 780 Tons
- Rip Rap 12 Loads 240 Tons
- Topsoil 24 Loads 480 Tons
- Milling 109 Loads 2180 Tons

Rock excavation began 10/21 with 448 loads/ 11,200 Tons cut and hauled to stockpile area to date. Cell 5 was stripped of top unsuitable material and decked to create new processing area. 12' Dewatering pump on order, expected delivery before Thanksgiving. Estimated dollar amount for material minus milling, $91,912.00. We have finished out the test run crusher piles. Next month data reflect rock screened from old stockpiles but using new screen plant. The only issue is the faster we make it the more gets loaded out to roads and canal/swale projects.

TRUCKS LOADED	**Millings**	**Road Base**	**Rip Rap**
10/1/2025		1	10
10/2/2025	9	9	
10/6/2025	26		
10/7/2025		2	
10/8/2025		32	
10/9/2025		38	
10/13/2025		23	
10/14/2025		27	
10/15/2025	3	1	
10/16/2025	14	5	
10/20/2025	41		
10/21/2025	16		
10/22/2025		6	
10/23/2025		13	2
10/27/2025		7	
11/3/2025		2	
11/4/2025			
11/5/2025			
Totals	109	166	12
	2180 Tons	3320 Ton	240 Tons
		$66,400	$9,132

57 Stone	#1 Fill	Top Soil
	9	
	4	9
		7
		3
		5
	1	
	3	
	6	
	2	
	7	
	7	
	39	24
	780 Tons	480 Tons
	$10,140	$6,240

AGENDA ITEM NO. 14.5

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Greg Shafer
DEPARTMENT:	Operations and Maintenance
ITEM TYPE:	Reports
AGENDA SECTION:	**REPORTS (File and Receive)**
SUBJECT:	Stormwater Monthly Report
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Receive and file

ATTACHMENTS:
Stormwater Monthly Report Agenda.pdf

Board of Supervisors
Monthly Report

To: Board of Supervisors

From: Greg Shafer, Asst. Director of Operations and Maintenance

Date: November 12, 2025

Subject: Mowing, Stormwater & Aquatics Report for October 1-31, 2025

Storm Water Management
Water Elevations
Currently transitioning to Dry season elevations
Wet season control elevations M-1 Basin Upper 17.0' M-1 Lower Basin 17.0' and M-2 basin 17.0'
Current Elevations:
M1 upper basin 17.5'
M1 lower basin 17.3'
M2 basin 16.4'
M2 Canal 13.0'
Corbett (discharge structures S-1 and S-2 are currently being replaced for the M-0 canal restoration)
SRG 17.7'
CGCDD 17.5'
The average rainfall for October was 5 inches

Pump Operations
PS-1 re-roof (Due to reinspection and fabrications delays the job should be completed in the week of 11/3/25).
Staff - Routine maintenance of pump stations and control structures include pump startups, mowing, housekeeping, equipment servicing, daily logs, and inspections.
Continue monitoring water levels daily.
Continue monitoring ground water monthly.
Continue monitoring Corbett levels 1 time per month and as needed.
Continue monitoring SRG/CGCDD levels 1 time per month and as needed.

Aquatic Weed Control Report
Treatments for Grasses and water lilies in zones 1,2,4 and SRG
84 acers treated.
Working Supervisor Applicator 151 work hours.
Laborers 93.5 hours.

AVC canal restoration
Working supervisor / Applicator 137 work hours
Laborers 114.5 hours total
Treatments with tree and shrubbery removal zones 2,3 and 4

NPDES
Tracking trash pick-ups; performing inspections on pipes and structures, and stations in conjunction with the NPDES Permit. **Mowing**
Boom mowers working at SRG
Flat deck mowers are mowing SRG and zone 1
Big boom (maverick) Repairs completed 10/30/25

Inspections / Permits
40 - stakeouts
6 - Form Boards
25 - Final Inspections

Culvert Improvements
Murcott West of Seminole Pratt
Replaced 50' of aluminum culvert with 100' of 36' ADS
Replaced 30' of 18' ADS Dump Pipe and replaced with 40' of 18' Dump Pipe ADS
Replaced Shell-Rock on dirt road

Mango between 66th and 67th
Replaced 100' of 24' ADS with 120' of 36' ADS
Upgraded 2 180' of 18' Ads Dump Pipes
Replaced Asphalt on the road and sidewalk

Swale Maintenance
Swale Improvements for drainage
16859 89th Pl, 16366 83rh Pl, 16325 78th Rd, 16144 89th Pl, 15554 62nd Pl and 14767 62nd Ct
Repaired Bank Washout at 12796 73rd Ct
Canal Bank Repair at 12706 85th Rd

Canal Improvements

Remove muck and debris from canal easement for stabilization at 62nd west of Coconut.

Canal slope and berm compaction for stabilization and sodding at 62nd west of Coconut

AGENDA ITEM NO. 14.6

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Jason Lester
DEPARTMENT:	Operations and Maintenance
ITEM TYPE:	Reports
AGENDA SECTION:	**REPORTS (File and Receive)**
SUBJECT:	Road Department Monthly Report
BACKGROUND:	
FISCAL IMPACT:	
RECOMMENDATION:	Receive and File

ATTACHMENTS:
2025-10 O&M Road Dept Monthly Report.pdf
Persimmon west 120th - Traffic Data- Oct 2025.pdf
Keylime east 180th - Traffic Data - Oct 2025.pdf

Roadway Department
Monthly Report

To: Board of Supervisors

From: Jason Lester, Chief Operating Officer

Date: November 3rd, 2025

Subject: October Monthly Report: October 1st to October 31st

Santa Rosa Groves Marie Ct Road and Swale Project
One milling crew utilized to construct Maria Ct roadway and drainage swale from Carol St west to Dennis St.. Project commenced 9/18. Crew continues hauling, placing, grading and compacting #2 fill material.

Milling Road Operations
District crews field surveyed property corners, realigned roads, relocated mailboxes, checked swales for positive drainage, cut down existing dirt road to subgrade, exported rock/dirt to other local dirt roads requiring repair, imported/placed 650tons of recycled asphalt millings (per .25 mile), graded/compacted millings to above 95% compaction per FDOT specifications, installed milling aprons at each driveway, and sealed millings per FDOT standards. Location and status of milling road projects is as follows:

Note: Milling road production average 2.1 miles per month (Jan – May). Production decreased to 1 mile per month over recent four months (June – October).

New Milling Road – 61st PL N east 180th (.25-mile road) – Project completed in October.
New Milling Road – 60th ST N "Honor Lane" west Seminole Pratt (.25-mile road) – Project completed in October.
New Milling Road – 60th LN N west Seminole Pratt (.2-mile road) – Project completed in October.

Milling Crews repaired and graded dirt roads throughout the District from 10/07 to 10/16/25.

Asphalt Road and Sidewalk Operations
Parks Department Project – Acreage Park South sidewalk replaced at roundabout

Sidewalk Trip Hazards Eliminated –Banyan between 75th and 76th, Mandarin/73rd, Banyan 76th, and Mango 67th.

Asphalt Road Pothole Repair – Asphalt road potholes sawcut and compacted per FDOT standards at various locations throughout District.

Indian Trail Sidewalk inspection completed in August. Summary below:

Sidewalk Inventory Summary (August 2025)		
Sidewalk Condition	# of Sidewalks	Miles of Sidewalks
Acceptable	96	48.7
Minimally Acceptable	51	25.61
M/U	17	9.53
Unacceptable	6	3.53
TOTAL	170	87.37

Dirt Road Operations
Four (4) motor graders continued performing routine maintenance grading throughout the District (250 miles of dirt roads as of 8/01/2025). Each road graded once every 14 to 17 working days depending and weather conditions. Main through dirt roads are graded every Monday. Graders also perform road repairs with the rock/dirt hauled off of milling projects.

Signage Operations
Signage – PBC no longer providing street signs as of May 2024. ITID continues to purchase road signage needed to replace damaged and worn signs.

New LED Stop Signs – 46 of 48 led stop signs installed during the month of July. Supplemental plaques "Cross Traffic Does Not Stop" installed per MUTCD standards. Last two LED stop signs installed during September. Project Complete.

Traffic Control Operations and Traffic Studies
Modular Seminole Speed Table relocated at 190th – Table relocated farther north to Murcott intersection. Per request of management.

Traffic Study of Wiltshire east Seminole Pratt
March 2025 (308 vehicles per day average) - Traffic Data Report shows that an average of 119 vehicles travel westbound per day at an average speed of 24 mph and 85% speed of 33 mph (30 mph speed limit). An average of 189 vehicles travel eastbound per day at an average speed of 30 mph and 85% speed of 36 mph (30 mph speed limit).

Traffic Study of Downers east Seminole Pratt
April 2025 (179 vehicles per day average) - Traffic Data Report shows that an average of 86 vehicles travel westbound per day at an average speed of 16 mph and 85% speed of 23 mph (30 mph speed limit). An average of 93 vehicles travel eastbound per day at an average speed of 25 mph and 85% speed of 30 mph (30 mph speed limit).

Traffic Study of 82nd LN N west 120th
April 2025 (62 vehicles per day average) - Traffic Data Report shows that an average of 54 vehicles travel westbound per day at an average speed of 15 mph and 85% speed of 18 mph (30 mph speed limit). An average of 12 vehicles travel eastbound per day at an average speed of 21 mph and 85% speed of 23 mph (30 mph speed limit).

Traffic Study of Murcott west Seminole Pratt Whitney
May 2025 (431 vehicles per day average) - Traffic Data Report shows that an average of 211 vehicles travel westbound per day at an average speed of 24 mph and 85% speed of 33 mph (30 mph speed limit). An average of 220 vehicles travel eastbound per day at an average speed of 28 mph and 85% speed of 34 mph (30 mph speed limit).

Traffic Study of 190th between Hamlin and 94th
May 2025 (247 vehicles per day average) - Traffic Data Report shows that an average of 105 vehicles travel southbound per day at an average speed of 19 mph and 85% speed of 27 mph (30 mph speed limit). An average of 142 vehicles travel northbound per day at an average speed of 19 mph and 85% speed of 27 mph (30 mph speed limit).

Traffic Study of 58th PL N east Coconut BLVD
June 2025 (208 vehicles per day average) - Traffic Data Report shows that an average of 134 vehicles travel westbound per day at an average speed of 18 mph and 85% speed of 25 mph (30 mph speed limit). An average of 74 vehicles travel eastbound per day at an average speed of 24 mph and 85% speed of 28 mph (30 mph speed limit).

Traffic Study of 59th ST N east Royal Palm Beach BLVD

June 2025 (137 vehicles per day average) - Traffic Data Report shows that an average of 97 vehicles travel westbound per day at an average speed of 17 mph and 85% speed of 25 mph (30 mph speed limit). An average of 40 vehicles travel eastbound per day at an average speed of 21 mph and 85% speed of 23 mph (30 mph speed limit).

Traffic Study 168th Trl south Sycamore

July 2025 (107 vehicles per day average) - Traffic Data Report shows that an average of 51 vehicles travel southbound per day at an average speed of 28 mph and 85% speed of 38 mph (30 mph speed limit). An average of 56 vehicles travel northbound per day at an average speed of 32 mph and 85% speed of 40 mph (30 mph speed limit).

Traffic Study of Murcott west Seminole Pratt Whitney

August 2025 SEMINOLE PRATT DETOUR (559 vehicles per day average) - Traffic Data Report shows that an average of 270 vehicles travel westbound per day at an average speed of 24 mph and 85% speed of 33 mph (30 mph speed limit). An average of 289 vehicles travel eastbound per day at an average speed of 28 mph and 85% speed of 34 mph (30 mph speed limit).

Traffic Study of 168th Ter south Sycamore

September 2025 (118 vehicles per day average) - Traffic Data Report shows that an average of 62 vehicles travel southbound per day at an average speed of 22 mph and 85% speed of 28 mph (30 mph speed limit). An average of 56 vehicles travel northbound per day at an average speed of 29 mph and 85% speed of 37 mph (30 mph speed limit).

Traffic Study of 162nd DR N at Grand National

September 2025 (301 vehicles per day average) - Traffic Data Report shows that an average of 154 vehicles travel southbound per day at an average speed of 26 mph and 85% speed of 35 mph (30 mph speed limit). An average of 147 vehicles travel northbound per day at an average speed of 29 mph and 85% speed of 36 mph (30 mph speed limit).

Traffic Study of Persimmon BLVD west 120th

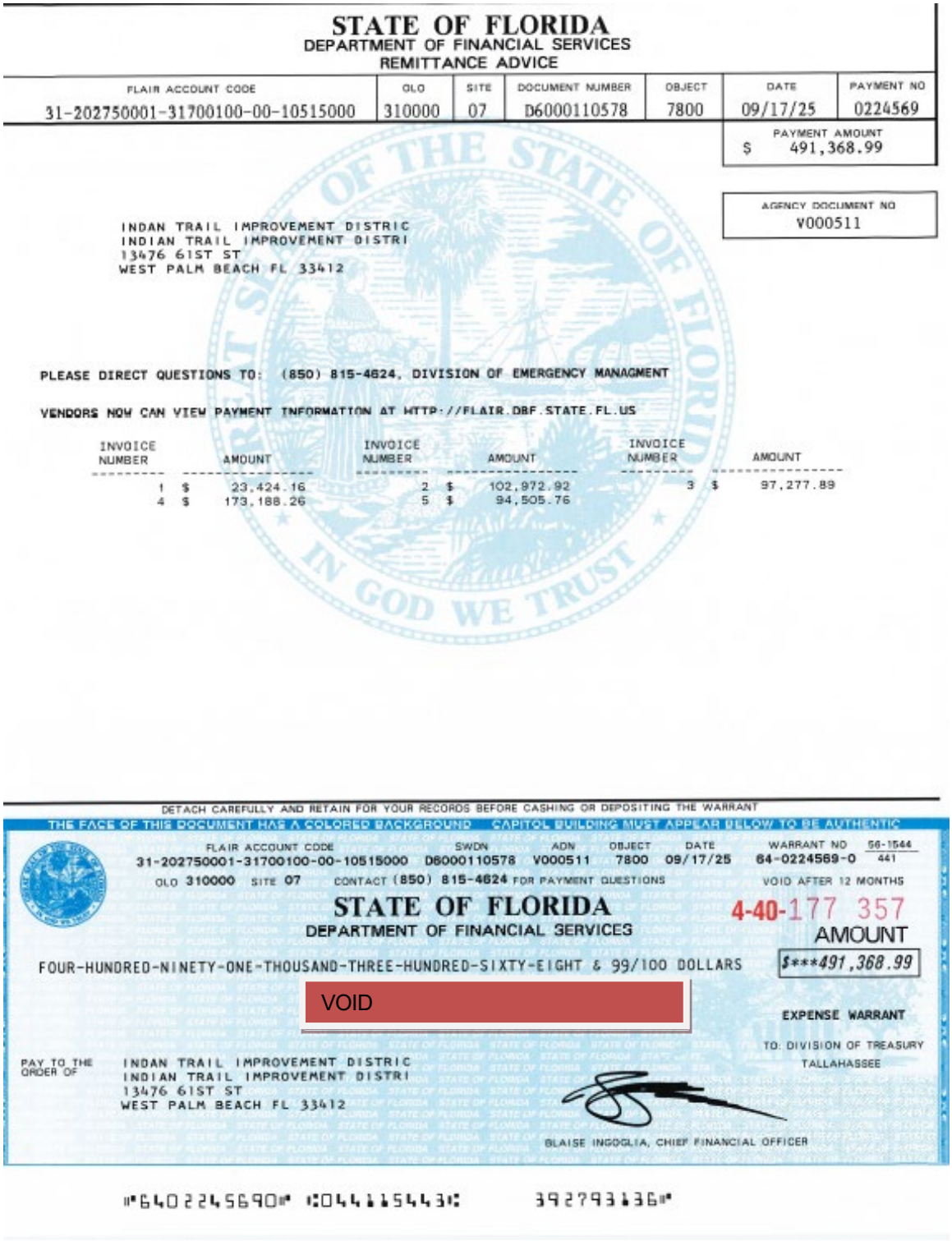
October 2025 (4,936 vehicles per day average) - Traffic Data Report shows that an average of 2,220 vehicles travel westbound per day at an average speed of 35 mph and 85% speed of 42 mph (40 mph speed limit). An average of 2,716 vehicles travel eastbound per day at an average speed of 35 mph and 85% speed of 40 mph (40 mph speed limit).

Traffic Study of Key Lime BLVD east 180th

October 2025 (576 vehicles per day average) - Traffic Data Report shows that an average of 341 vehicles travel westbound per day at an average speed of 35 mph and 85% speed of 42 mph (30 mph speed limit). An average of 235 vehicles travel eastbound per day at an average speed of 36 mph and 85% speed of 42 mph (30 mph speed limit).

Hurricane Milton Recovery – FEMA DR-4834-FL

$491,368.99 check received September 2025 from FEMA. Federal funds are to reimburse Indian Trail for hurricane expenses including Regular Pay, Overtime, Equipment, Material, Contract, and Rental cost. Additional state and federal funds are to follow.



STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
REMITTANCE ADVICE

FLAIR ACCOUNT CODE	OLO	SITE	DOCUMENT NUMBER	OBJECT	DATE	PAYMENT NO
31-202750001-31700100-00-10515000	310000	07	D6000110578	7800	09/17/25	0224569

PAYMENT AMOUNT
$ 491,368.99

AGENCY DOCUMENT NO
V000511

INDAN TRAIL IMPROVEMENT DISTRIC
INDIAN TRAIL IMPROVEMENT DISTRI
13476 61ST ST
WEST PALM BEACH FL 33412

PLEASE DIRECT QUESTIONS TO: (850) 815-4624, DIVISION OF EMERGENCY MANAGMENT

VENDORS NOW CAN VIEW PAYMENT INFORMATION AT HTTP://FLAIR.DBF.STATE.FL.US

INVOICE NUMBER	AMOUNT	INVOICE NUMBER	AMOUNT	INVOICE NUMBER	AMOUNT
1	$ 23,424.16	2	$ 102,972.92	3	$ 97,277.89
4	$ 173,188.26	5	$ 94,505.76		

DETACH CAREFULLY AND RETAIN FOR YOUR RECORDS BEFORE CASHING OR DEPOSITING THE WARRANT
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - CAPITOL BUILDING MUST APPEAR BELOW TO BE AUTHENTIC

FLAIR ACCOUNT CODE	SWDN	ADN	OBJECT	DATE	WARRANT NO	56-1544 / 441
31-202750001-31700100-00-10515000	D6000110578	V000511	7800	09/17/25	64-0224569-0	

OLO 310000 SITE 07 CONTACT (850) 815-4624 FOR PAYMENT QUESTIONS
VOID AFTER 12 MONTHS

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES

4-40-177 357
AMOUNT
$***491,368.99

FOUR-HUNDRED-NINETY-ONE-THOUSAND-THREE-HUNDRED-SIXTY-EIGHT & 99/100 DOLLARS

VOID

EXPENSE WARRANT
TO: DIVISION OF TREASURY
TALLAHASSEE

PAY TO THE ORDER OF
INDAN TRAIL IMPROVEMENT DISTRIC
INDIAN TRAIL IMPROVEMENT DISTRI
13476 61ST ST
WEST PALM BEACH FL 33412

BLAISE INGOGLIA, CHIEF FINANCIAL OFFICER

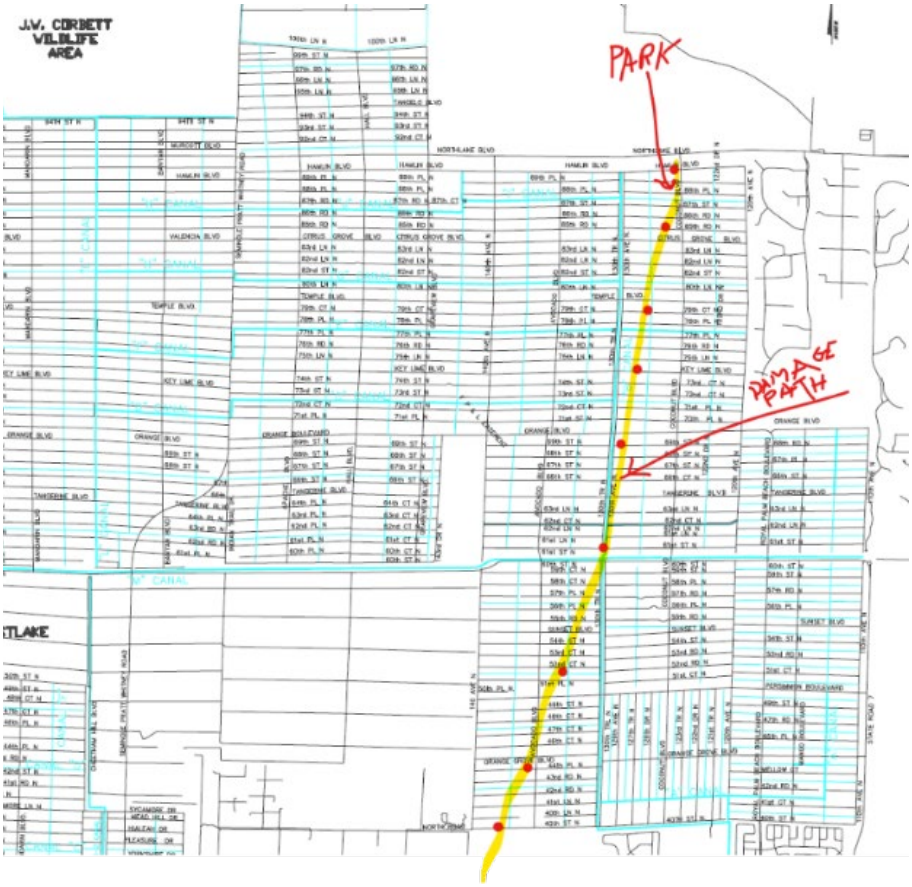
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District staff performed Hurricane Milton storm prep activities (Category B Emergency Protective Measures) from 10/4 to 10/09/24 which included pre-storm drawdown and operational activities (activity summary attached). On the evening of 10/9/24, Hurricane Milton produced several tornadoes in Palm Beach County. One tornado entered ITID at 40th ST N (between 140th Ave N and Avocado BLVD) and exited ITID 5.5 miles north at Hamlin BLVD (near Coconut BLVD), damage path shown below. This tornado was estimated to be an EF3 measuring 300yds wide per PBC EOC. ITID Staff performed emergency road clearing (Category B Emergency Protective Measures) from 10/10 to 10/12/24. From 10/14/24 to 10/24/24, District staff performed debris removal activities (Category A Debris Removal) along ITID canal waterways (flood control works). Hazardous limbs, trees, and stumps were removed to prevent injury, property damage, and canal obstructions; in the interest of public safety. Approximately 50 loads (18cy dump truck) totaling 900cubic yards of debris was removed from District canal banks and roadways. This amount does not include debris on private property that was removed by SWA. ITID road, swale, and canal damage caused by Hurricane Milton and Milton cleanup was inventoried during the month of November. Total damage cost estimate is around $800,000 including Coconut Park.

FEMA has authorized Public Assistance in PBC for Categories A (Debris Removal) and B (Emergency Protective Measures). Other permanent repairs (roads, water control structures, public buildings, parks) were also authorized by FEMA. FEMA kickoff meeting held on 12/5/24. FEMA damage inventory inspections and report finalized in January. Awaiting FEMA cost report to begin permanent repairs. Permanent repair cost estimate submitted in February for FEMA review. ITID submitted final/completed recovery cost and supporting documentation on 3/6. On 7/2/25 FEMA obligated several projects.

Hurricane Milton Tornado Damage Path (approximation)

Drone footage: https://youtu.be/7F-oQdPvh5c?si=NCu_asa8ErWM05HP



Hurricane Milton Cost Summary - Completed Recovery Cost		
Cost Type	**Actual Cost**	**Reimbursable Cost**
CAT A Road Debris Removal Period 1 (10/7 to 10/13)		
Labor - Straight Pay	$3,771.93	$3,771.93
Labor - OT & Emergency Pay (Reimbursable)	$67,152.22	$67,152.22
Equipment Cost - Owned Equipment	$47,794.75	$47,794.75
Material Cost	$2,373.85	$2,373.85
Contractor Cost	$0.00	$0.00
Rentals	$8,611.10	$8,611.10
Subtotal	**$129,703.85**	**$129,703.85**
CAT A Road Debris Removal Period 2 (10/14 and Beyond)		
Labor - Straight Pay	$15,043.75	$15,043.75
Labor - OT & Emergency Pay (Reimbursable)	$1,720.61	$1,720.61
Equipment Cost - Owned Equipment	$71,834.05	$71,834.05
Material Cost	$3,307.35	$3,307.35
Contractor Cost	$2,600.00	$2,600.00
Rentals	$0.00	$0.00
Subtotal	**$94,505.75**	**$94,505.75**
CAT A Canal Debris Removal		
Labor - Straight Pay	$59,767.26	$59,767.26
Labor - OT & Emergency Pay (Reimbursable)	$10,954.86	$10,954.86
Equipment Cost - Owned Equipment	$78,164.29	$78,164.29
Material Cost	$6,498.10	$6,498.10
Contractor Cost	$16,463.75	$16,463.75
Rentals	$1,340.00	$1,340.00
Subtotal	**$173,188.26**	**$173,188.26**
CAT B Emergency Protective Measures		
Labor - Straight Pay (**Not Reimbursable**)	$36,310.15	$0.00
Labor - OT & Emergency Pay (Reimbursable)	$28,124.88	$28,124.88
Equipment Cost - Owned Equipment	$42,249.49	$42,249.49
Emergency Pumping Cost	$19,795.29	$19,795.29
Material Cost	$4,144.91	$4,144.91
Contractor Cost	$2,875.00	$2,875.00
Rentals	$5,783.35	$5,783.35
Subtotal	**$139,283.08**	**$102,972.93**
CAT C - Fuel Spill Cleanup		
Labor - Straight Pay (Reimbursable)	$3,355.02	$3,355.02
Labor - OT & Emergency Pay (Reimbursable)	$0.00	$0.00
Equipment Cost - Owned Equipment	$7,033.58	$7,033.58
Material Cost	$2,980.25	$2,980.25
Contractor Cost	$6,421.37	$6,421.37
Subtotal	**$19,790.22**	**$19,790.22**
CAT C - Damaged Street Sign Replacement		
Labor - Straight Pay (Reimbursable)	$3,370.29	$3,370.29
Labor - OT & Emergency Pay (Reimbursable)	$1,265.61	$1,265.61
Equipment Cost - Owned Equipment	$4,532.93	$4,532.93
Material Cost	$7,170.94	$7,170.94
Contractor Cost	$0.00	$0.00
Subtotal	**$16,339.76**	**$16,339.76**
CAT C - Road Repair		
Labor - Straight Pay (Reimbursable)	$7,032.21	$7,032.21
Labor - OT & Emergency Pay (Reimbursable)	$0.00	$0.00
Equipment Cost - Owned Equipment	$14,200.00	$14,200.00
Material Cost	$0.00	$0.00
Contractor Cost	$10,000.00	$10,000.00
Subtotal	**$31,232.21**	**$31,232.21**
Grand Total	**$604,043.12**	**$567,732.97**

Cost Type	Actual Cost	Reimbursable Cost
Labor - Straight Pay (**Reimbursable**)	$128,650.60	$92,340.45
Labor - OT & Emergency Pay (Reimbursable)	$109,218.18	$109,218.18
Equipment Cost - Owned Equipment	$265,809.08	$265,809.08
Material Cost	$46,270.69	$46,270.69
Contractor Cost	$38,360.12	$38,360.12
Rentals	$15,734.45	$15,734.45
Grand Total	**$604,043.12**	**$567,732.97**

Average Vehicle Count

Technician Name: administrator

Location: Persimmon BLVD west 120th - Facing East
Address: 12115 Persimmon BLVD, Royal Palm Beach, Florida,
Speed Limit: 40

Report Period: 10/2/2025 to 10/19/2025
Total Vehicle Count: 34,535

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Average Weekday	Average Weekend	Average Week	Average Speed	85% Speed
00-01	18	14	10	23	33	34	33	20	34	24	35	42
01-02	8	6	4	12	12	18	32	8	25	13	37	43
02-03	6	8	2	4	10	14	12	6	13	8	37	42
03-04	5	4	3	4	2	8	10	4	9	5	39	47
04-05	8	12	3	8	2	8	8	7	8	7	30	42
05-06	16	20	8	18	16	7	6	16	7	13	34	42
06-07	87	83	78	83	80	20	11	82	16	63	33	40
07-08	168	167	165	96	105	56	32	140	44	113	33	41
08-09	202	176	180	97	126	66	52	156	59	128	34	40
09-10	108	124	114	54	80	65	68	96	67	88	35	42
10-11	122	104	98	49	79	80	113	90	97	92	34	42
11-12	111	131	136	85	89	100	93	110	97	106	34	42
12-13	132	148	146	94	101	101	90	124	96	116	35	42
13-14	169	170	161	108	121	112	112	146	112	136	34	42
14-15	158	164	162	114	114	102	99	142	101	130	35	42
15-16	H 244	250	239	144	176	109	94	211	102	179	35	42
16-17	236	216	H 243	154	161	104	95	202	100	173	36	42
17-18	222	H **264**	224	H 216	H 220	152	94	229	123	199	36	42
18-19	185	207	184	180	188	H 159	91	189	125	171	36	42
19-20	146	157	154	156	154	114	H 129	153	122	144	35	41
20-21	100	164	122	100	131	129	106	123	118	122	34	41
21-22	76	46	90	85	134	92	66	86	79	84	34	41
22-23	60	52	54	66	77	72	48	62	60	61	35	41
23-24	34	52	36	38	52	70	31	42	51	45	36	42
TOTAL:	**2,621**	**2,739**	**2,616**	**1,988**	**2,263**	**1,792**	**1,525**	**2,444**	**1,665**	**2,220**	**35**	**42**

Statistics Summary Report

Technician Name: administrator

Location: Persimmon BLVD west 120th - Facing East
Address: 12115 Persimmon BLVD, Royal Palm Beach, Florida, USA,
Speed Limit: 40

Report Period: 10/2/2025 to 10/19/2025
Total Vehicle Count: 34,535

Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	329	47	68	21 %	3	60	35	42
01-02	183	26	55	30 %	6	62	37	43
02-03	114	16	36	32 %	15	55	37	42
03-04	74	11	24	32 %	14	68	39	47
04-05	97	14	19	20 %	3	61	30	42
05-06	183	26	31	17 %	3	65	34	42
06-07	886	127	100	11 %	4	64	33	40
07-08	1,683	240	270	16 %	3	57	33	41
08-09	1,924	275	279	15 %	4	58	34	40
09-10	1,369	196	254	19 %	3	99	35	42
10-11	1,497	214	291	19 %	3	57	34	42
11-12	1,857	265	365	20 %	3	60	34	42
12-13	2,010	287	417	21 %	4	62	35	42
13-14	2,360	337	459	19 %	3	58	34	42
14-15	2,257	322	521	23 %	3	62	35	42
15-16	3,033	433	623	21 %	3	60	35	42
16-17	2,931	419	621	21 %	3	90	36	42
17-18	2,881	412	730	25 %	3	84	36	42
18-19	2,479	354	516	21 %	4	94	36	42
19-20	2,021	289	306	15 %	3	61	35	41
20-21	1,703	243	260	15 %	3	71	34	41
21-22	1,180	169	184	16 %	3	57	34	41
22-23	858	123	159	19 %	3	58	35	41
23-24	626	89	157	25 %	6	59	36	42
	34,535	**4,934**	**6,745**	**21 %**	**4**	**66**	**35**	**42**

Count by Speed Bins

Speed	Count
0...1	0
1...2	0
2...3	109
3...4	161
4...5	37
5...6	70
6...7	75
7...8	48
8...9	76
9...10	35
10...11	87
11...12	128
12...13	60
13...14	132
14...15	86
15...16	234
16...17	271
17...18	180
18...19	401
19...20	193
20...21	380
21...22	435
22...23	197
23...24	419
24...25	457
25...26	276
26...27	626
27...28	377
28...29	908
29...30	1,208

Count by Speed Bins

Speed	Count
30...31	682
31...32	1,742
32...33	1,012
33...34	2,276
34...35	2,670
35...36	1,448
36...37	3,096
37...38	1,566
38...39	2,931
39...40	2,701
40...41	1,137
41...42	1,916
42...43	1,240
43...44	442
44...45	722
45...46	233
46...47	392
47...48	215
48...49	90
49...50	102
50...51	51
51...52	65
52...53	32
53...54	19
54...55	28
55...56	5
56...57	19
57...58	12
58...59	4
59...60	3

Count by Speed Bins

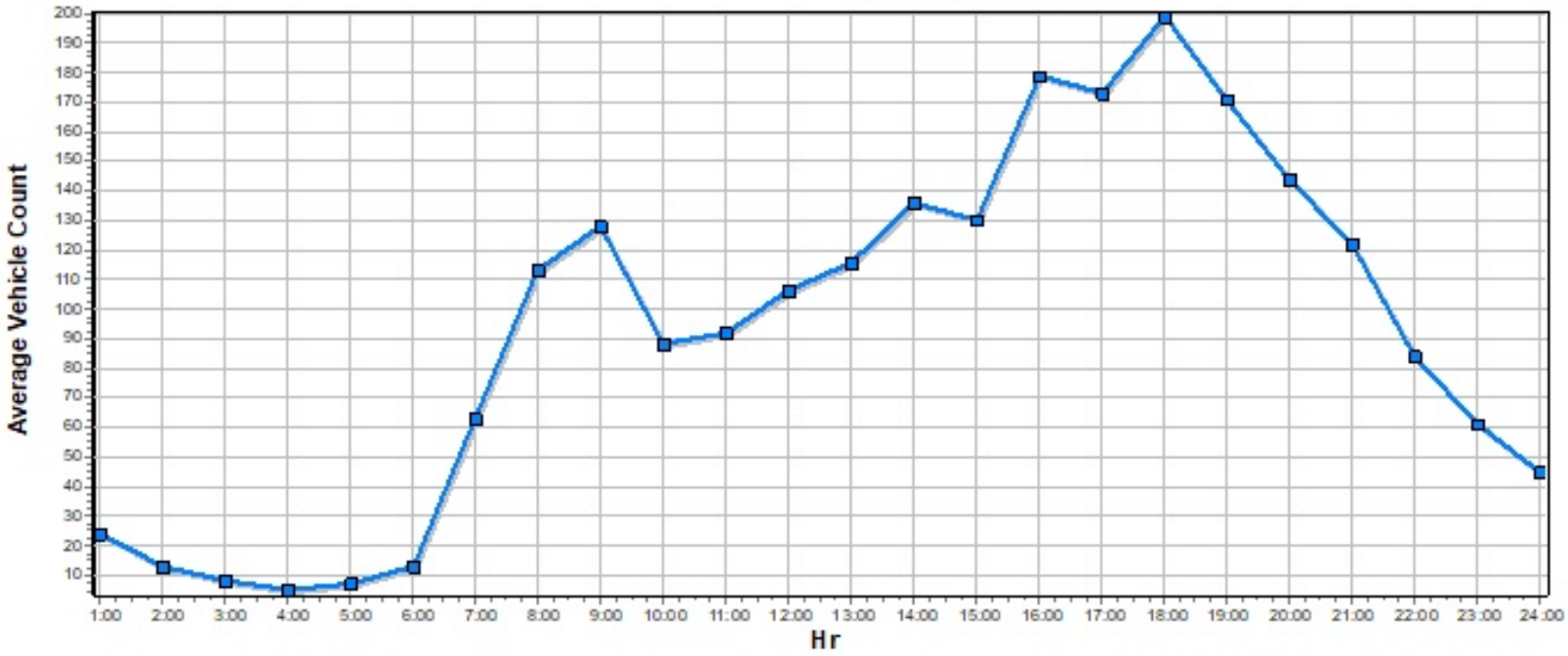
Speed	Count
60...61	5
61...62	4
62...63	0
63...64	1
64...65	1
65...66	0
66...67	0
67...68	1
68...69	0
69...70	0
70...71	1
71...72	0
72...73	1
73...74	0
74...75	0
75...76	0
76...77	0
77...78	0
78...79	0
79...80	0
80...81	0
81...82	0
82...83	0
83...84	1
84...85	0
85...86	0
86...87	0
87...88	0
88...89	0
89...90	1

Count by Speed Bins

Speed	Count
90...91	0
91...92	0
92...93	0
93...94	1
94...95	0
95...96	0
96...97	0
97...98	0
98...99	1
Total:	**34,535**

Average Vehicle Count
Hourly Values

Persimmon BLVD west 120th - Facing East (12115 Persimmon BLVD, Royal Palm Beach, Florida, U SA, 33411)
9/29/2025 to 10/20/2025



Average Vehicle Count

Technician Name: administrator

Location: Persimmon BLVD west 120th - Facing West
Report Period: 10/2/2025 to 10/12/2025
Address: 12115 Persimmon BLVD, Royal Palm Beach, Florida,
Total Vehicle Count: 27,757
Speed Limit: 40

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Average Weekday	Average Weekend	Average Week	Average Speed	85% Speed
00-01	3	5	8	7	12	12	24	7	18	10	34	41
01-02	1	4	3	6	5	10	11	4	11	6	34	38
02-03	4	5	2	5	4	10	4	4	7	5	34	39
03-04	3	10	6	7	6	9	6	6	8	7	37	43
04-05	24	21	25	18	23	12	14	22	13	20	38	43
05-06	79	81	73	75	75	25	14	77	20	60	38	44
06-07	221	206	213	197	178	51	34	203	43	157	36	40
07-08	H 331	H **356**	H 355	H 336	H 324	88	73	340	81	266	35	40
08-09	286	305	321	305	285	141	115	300	128	251	35	40
09-10	260	240	252	259	249	170	146	252	158	225	35	40
10-11	154	134	141	119	156	162	148	141	155	145	35	40
11-12	147	142	132	96	143	H 188	158	132	173	144	35	40
12-13	129	132	114	140	146	172	H 180	132	176	145	35	40
13-14	139	145	141	136	145	140	135	141	138	140	34	40
14-15	193	161	163	160	213	146	128	178	137	166	35	40
15-16	165	139	186	156	194	138	118	168	128	157	35	40
16-17	296	277	250	222	305	149	120	270	135	231	35	39
17-18	170	182	221	164	191	148	126	186	137	172	35	40
18-19	141	145	145	132	186	133	128	150	131	144	35	40
19-20	126	106	115	98	132	101	96	115	99	111	34	39
20-21	58	56	76	56	90	80	68	67	74	69	34	40
21-22	30	26	40	46	56	63	46	40	55	44	34	40
22-23	23	20	23	30	40	30	16	27	23	26	35	40
23-24	11	5	19	10	14	32	12	12	22	15	34	40
TOTAL:	**2,994**	**2,903**	**3,024**	**2,780**	**3,172**	**2,210**	**1,920**	**2,974**	**2,070**	**2,716**	**35**	**40**

Statistics Summary Report

Technician Name: administrator

Location: Persimmon BLVD west 120th - Facing West
Address: 12115 Persimmon BLVD, Royal Palm Beach, Florida, USA,
Speed Limit: 40

Report Period: 10/2/2025 to 10/12/2025
Total Vehicle Count: 27,757

Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	119	17	19	16 %	21	50	34	41
01-02	66	9	3	5 %	18	45	34	38
02-03	53	8	4	8 %	19	50	34	39
03-04	69	10	16	23 %	21	52	37	43
04-05	185	26	53	29 %	17	57	38	43
05-06	535	76	146	27 %	19	63	38	44
06-07	1,362	195	190	14 %	16	52	36	40
07-08	2,348	335	246	10 %	15	63	35	40
08-09	2,299	328	235	10 %	16	57	35	40
09-10	2,140	306	212	10 %	15	58	35	40
10-11	1,477	211	174	12 %	16	66	35	40
11-12	1,593	228	206	13 %	17	58	35	40
12-13	1,649	236	203	12 %	15	99	35	40
13-14	1,537	220	166	11 %	15	52	34	40
14-15	1,811	259	199	11 %	15	61	35	40
15-16	1,705	244	212	12 %	15	53	35	40
16-17	2,414	345	218	9 %	15	57	35	39
17-18	1,834	262	225	12 %	15	56	35	40
18-19	1,589	227	199	13 %	16	99	35	40
19-20	1,204	172	97	8 %	16	61	34	39
20-21	780	111	99	13 %	15	65	34	40
21-22	519	74	57	11 %	17	58	34	40
22-23	299	43	35	12 %	16	55	35	40
23-24	170	24	21	12 %	19	52	34	40
	27,757	**3,966**	**3,235**	**13 %**	**17**	**60**	**35**	**40**

Count by Speed Bins

Speed	Count
0...1	0
1...2	0
2...3	0
3...4	0
4...5	0
5...6	0
6...7	0
7...8	0
8...9	0
9...10	0
10...11	0
11...12	0
12...13	0
13...14	0
14...15	16
15...16	33
16...17	44
17...18	35
18...19	67
19...20	46
20...21	109
21...22	133
22...23	93
23...24	262
24...25	353
25...26	218
26...27	628
27...28	402
28...29	1,108
29...30	1,394

Count by Speed Bins

Speed	Count
30...31	894
31...32	2,136
32...33	1,175
33...34	2,754
34...35	2,990
35...36	1,570
36...37	2,891
37...38	1,288
38...39	2,189
39...40	1,694
40...41	632
41...42	926
42...43	584
43...44	195
44...45	338
45...46	119
46...47	139
47...48	97
48...49	34
49...50	50
50...51	18
51...52	28
52...53	20
53...54	7
54...55	15
55...56	8
56...57	5
57...58	3
58...59	1
59...60	1

Count by Speed Bins

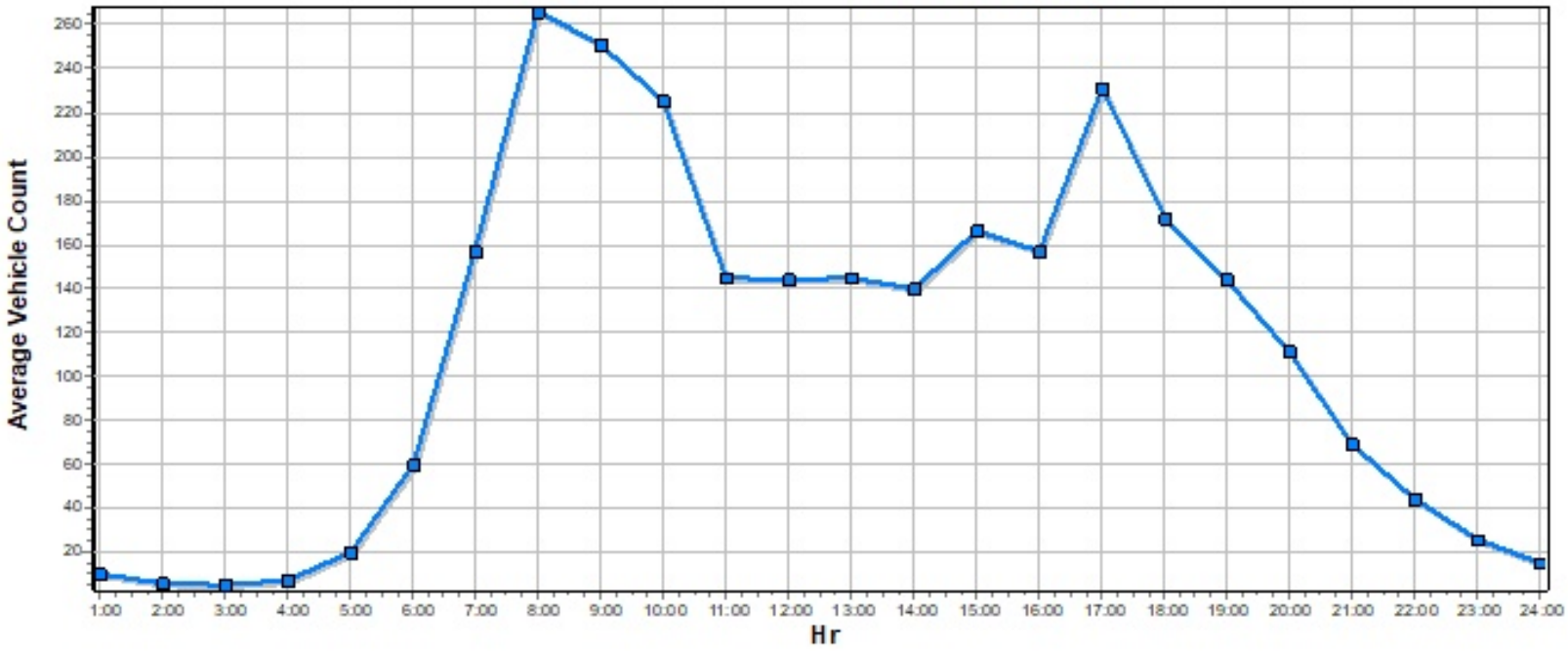
Speed	Count
60...61	4
61...62	2
62...63	3
63...64	0
64...65	2
65...66	2
66...67	0
67...68	0
68...69	0
69...70	0
70...71	0
71...72	0
72...73	0
73...74	0
74...75	0
75...76	0
76...77	0
77...78	0
78...79	0
79...80	0
80...81	0
81...82	0
82...83	0
83...84	0
84...85	0
85...86	0
86...87	0
87...88	0
88...89	0
89...90	0

Count by Speed Bins

Speed	Count
90...91	0
91...92	0
92...93	0
93...94	0
94...95	0
95...96	0
96...97	0
97...98	0
98...99	2
Total:	**27,757**

Average Vehicle Count
Hourly Values

Persimmon BLVD west 120th - Facing West (12115 Persimmon BLVD, Royal Palm Beach, Florida, USA, 33411)
9/22/2025 to 10/13/2025



Average Vehicle Count

Technician Name: administrator

Location: Key Lime BLVD btw 180th & Mandarin - Facing East
Report Period: 10/20/2025 to 11/4/2025
Address: 17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470
Total Vehicle Count: 5,142
Speed Limit: 30

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Average Weekday	Average Weekend	Average Week	Average Speed	85% Speed
00-01	0	0	1	0	1	4	2	0	3	1	36	41
01-02	1	0	0	0	0	1	1	0	1	0	28	38
02-03	0	0	0	0	0	2	1	0	2	0	36	48
03-04	1	0	0	0	0	0	0	0	0	0	44	40
04-05	0	0	0	0	0	0	0	0	0	0	40	43
05-06	0	0	0	0	1	2	0	0	1	0	38	47
06-07	3	1	8	2	6	2	0	4	1	3	33	42
07-08	31	8	H 54	37	H 50	6	2	36	4	27	31	41
08-09	36	36	21	22	24	14	6	28	10	23	30	41
09-10	22	17	24	22	28	12	8	23	10	19	33	42
10-11	11	15	8	8	16	20	15	12	18	13	33	42
11-12	13	11	8	14	16	22	16	12	19	14	34	43
12-13	14	15	20	16	17	23	24	16	24	18	30	41
13-14	20	23	28	28	36	23	20	27	22	25	32	40
14-15	22	18	28	29	26	17	14	25	16	22	33	43
15-16	25	40	40	H 42	40	18	18	37	18	32	36	43
16-17	H 40	H 44	35	28	34	19	H 36	36	28	34	32	42
17-18	20	35	30	36	32	18	30	31	24	29	35	43
18-19	17	36	34	26	18	16	14	26	15	23	35	43
19-20	16	22	18	16	18	14	16	18	15	17	36	42
20-21	10	16	20	18	11	11	10	15	11	14	35	42
21-22	8	8	18	16	15	12	5	13	9	12	36	42
22-23	4	6	5	3	12	H 59	4	6	32	13	35	42
23-24	4	0	2	1	4	2	2	2	2	2	37	45
TOTAL:	**318**	**351**	**402**	**364**	**405**	**317**	**244**	**367**	**285**	**341**	**35**	**42**

Statistics Summary Report

Technician Name: administrator

Location: Key Lime BLVD btw 180th & Mandarin - Facing East
Address: 17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470
Speed Limit: 30

Report Period: 10/20/2025 to 11/4/2025
Total Vehicle Count: 5,142

Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	18	3	15	83 %	12	56	36	41
01-02	6	1	4	67 %	3	50	28	38
02-03	6	1	4	67 %	21	53	36	48
03-04	4	1	4	100 %	39	53	44	40
04-05	4	1	4	100 %	32	43	40	43
05-06	7	1	6	86 %	27	47	38	47
06-07	49	7	33	67 %	5	52	33	42
07-08	382	55	308	81 %	3	56	31	41
08-09	356	51	241	68 %	3	57	30	41
09-10	283	40	195	69 %	3	64	33	42
10-11	210	30	149	71 %	4	54	33	42
11-12	224	32	168	75 %	4	51	34	43
12-13	285	41	173	61 %	3	72	30	41
13-14	397	57	287	72 %	3	69	32	40
14-15	349	50	245	70 %	3	55	33	43
15-16	470	67	376	80 %	3	99	36	43
16-17	512	73	360	70 %	3	99	32	42
17-18	426	61	335	79 %	3	99	35	43
18-19	336	48	259	77 %	3	99	35	43
19-20	242	35	198	82 %	3	71	36	42
20-21	192	27	146	76 %	4	63	35	42
21-22	166	24	143	86 %	4	52	36	42
22-23	186	27	69	37 %	3	59	35	42
23-24	32	5	26	81 %	4	53	37	45
	5,142	**738**	**3,748**	**75 %**	**8**	**64**	**35**	**42**

Count by Speed Bins

Speed	Count
0...1	0
1...2	0
2...3	53
3...4	134
4...5	40
5...6	89
6...7	68
7...8	24
8...9	47
9...10	25
10...11	44
11...12	30
12...13	19
13...14	71
14...15	26
15...16	38
16...17	38
17...18	26
18...19	35
19...20	17
20...21	43
21...22	34
22...23	15
23...24	37
24...25	49
25...26	37
26...27	53
27...28	47
28...29	120
29...30	135

Count by Speed Bins

Speed	Count
30...31	94
31...32	223
32...33	128
33...34	283
34...35	357
35...36	173
36...37	414
37...38	204
38...39	401
39...40	390
40...41	139
41...42	275
42...43	156
43...44	65
44...45	112
45...46	42
46...47	73
47...48	56
48...49	27
49...50	41
50...51	9
51...52	23
52...53	15
53...54	6
54...55	7
55...56	4
56...57	3
57...58	2
58...59	5
59...60	0

Count by Speed Bins

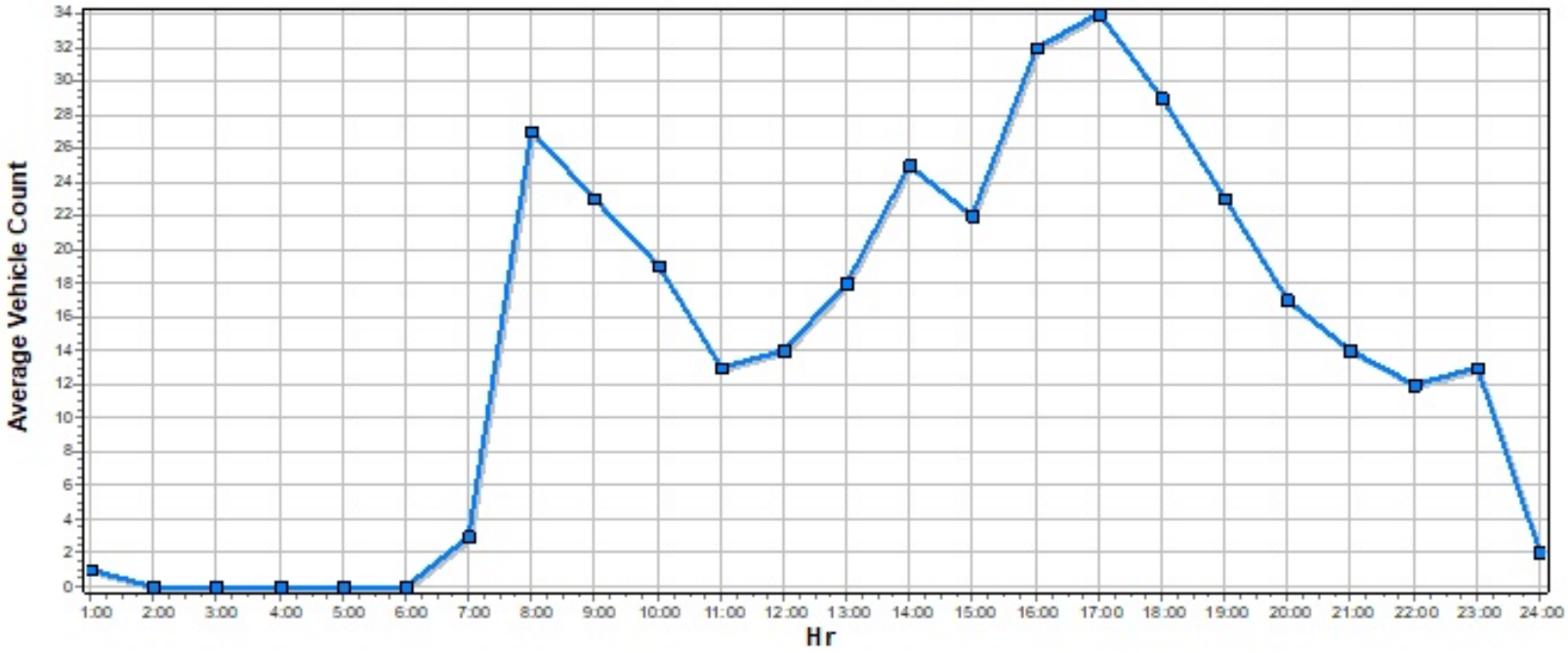
Speed	Count
60...61	0
61...62	1
62...63	2
63...64	1
64...65	1
65...66	1
66...67	0
67...68	0
68...69	1
69...70	0
70...71	1
71...72	1
72...73	0
73...74	0
74...75	0
75...76	0
76...77	0
77...78	0
78...79	0
79...80	0
80...81	1
81...82	0
82...83	0
83...84	0
84...85	0
85...86	0
86...87	0
87...88	0
88...89	0
89...90	0

Count by Speed Bins

Speed	Count
90...91	0
91...92	0
92...93	0
93...94	0
94...95	0
95...96	0
96...97	0
97...98	0
98...99	11
Total:	**5,142**

Average Vehicle Count
Hourly Values

Key Lime BLVD btw 180th & Mandarin - Facing East (17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470)
10/20/2025 to 11/10/2025



Average Vehicle Count

Technician Name: administrator

Location: Key Lime BLVD btw 180th & Mandarin - Facing West
Report Period: 10/20/2025 to 11/4/2025
Address: 17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470
Total Vehicle Count: 3,705
Speed Limit: 30

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Average Weekday	Average Weekend	Average Week	Average Speed	85% Speed
00-01	0	0	0	0	0	0	1	0	1	0	32	45
01-02	0	0	0	0	0	0	0	0	0	0	27	38
02-03	0	0	0	0	0	0	0	0	0	0	38	38
03-04	0	0	0	0	0	0	0	0	0	0	34	37
04-05	2	0	1	0	1	2	0	1	1	1	40	50
05-06	4	4	4	9	6	2	0	5	1	4	41	45
06-07	12	14	24	22	20	6	2	18	4	14	38	43
07-08	H 28	30	34	32	29	4	2	31	3	23	37	42
08-09	H 28	23	24	26	27	16	9	26	13	22	37	42
09-10	22	20	22	23	20	14	10	21	12	19	36	42
10-11	17	14	6	8	14	18	13	12	16	13	36	42
11-12	8	10	9	10	12	18	13	10	16	11	36	42
12-13	8	8	7	8	13	14	11	9	13	10	36	43
13-14	12	9	12	12	12	H 23	H 14	11	19	13	35	42
14-15	21	19	34	24	33	14	12	26	13	22	36	41
15-16	24	18	19	21	15	6	12	19	9	16	37	42
16-17	17	H 43	H 42	H 36	H 41	11	12	36	12	29	36	42
17-18	23	18	20	26	13	12	10	20	11	17	36	42
18-19	9	12	13	13	15	10	9	12	10	12	37	43
19-20	8	10	11	12	6	8	12	9	10	10	37	43
20-21	11	14	14	18	6	4	3	13	4	10	37	43
21-22	5	4	5	4	2	4	4	4	4	4	36	42
22-23	1	3	0	1	3	4	1	2	3	2	41	47
23-24	0	0	0	0	4	2	0	1	1	1	38	36
TOTAL:	**260**	**273**	**301**	**305**	**292**	**192**	**150**	**286**	**176**	**253**	**36**	**42**

Statistics Summary Report

Technician Name: administrator

Location: Key Lime BLVD btw 180th & Mandarin - Facing West
Address: 17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470
Speed Limit: 30

Report Period: 10/20/2025 to 11/4/2025
Total Vehicle Count: 3,705

Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	3	0	2	67 %	21	45	32	45
01-02	2	0	1	50 %	15	38	27	38
02-03	1	0	1	100 %	38	38	38	38
03-04	3	0	2	67 %	27	37	34	37
04-05	11	2	9	82 %	25	54	40	50
05-06	60	9	58	97 %	16	55	41	45
06-07	202	29	178	88 %	15	56	38	43
07-08	320	46	284	89 %	16	55	37	42
08-09	327	47	279	85 %	16	57	37	42
09-10	283	40	230	81 %	16	71	36	42
10-11	195	28	157	81 %	17	52	36	42
11-12	168	24	137	82 %	15	55	36	42
12-13	148	21	118	80 %	16	68	36	43
13-14	192	27	150	78 %	15	56	35	42
14-15	332	47	275	83 %	17	58	36	41
15-16	230	33	189	82 %	17	60	37	42
16-17	420	60	345	82 %	15	99	36	42
17-18	269	38	216	80 %	15	57	36	42
18-19	168	24	142	85 %	15	76	37	43
19-20	137	20	107	78 %	16	57	37	43
20-21	141	20	113	80 %	16	57	37	43
21-22	54	8	44	81 %	16	47	36	42
22-23	26	4	20	77 %	24	55	41	47
23-24	13	2	9	69 %	24	53	38	36
	3,705	**529**	**3,066**	**80 %**	**18**	**57**	**36**	**42**

Count by Speed Bins

Speed	Count
0...1	0
1...2	0
2...3	0
3...4	0
4...5	0
5...6	0
6...7	0
7...8	0
8...9	0
9...10	0
10...11	0
11...12	0
12...13	0
13...14	0
14...15	13
15...16	25
16...17	33
17...18	18
18...19	36
19...20	16
20...21	21
21...22	22
22...23	13
23...24	39
24...25	39
25...26	18
26...27	64
27...28	35
28...29	119
29...30	128

Count by Speed Bins

Speed	Count
30...31	80
31...32	176
32...33	120
33...34	242
34...35	318
35...36	158
36...37	314
37...38	158
38...39	334
39...40	291
40...41	116
41...42	241
42...43	147
43...44	49
44...45	83
45...46	33
46...47	57
47...48	33
48...49	15
49...50	25
50...51	9
51...52	14
52...53	12
53...54	4
54...55	12
55...56	3
56...57	5
57...58	4
58...59	1
59...60	2

Count by Speed Bins

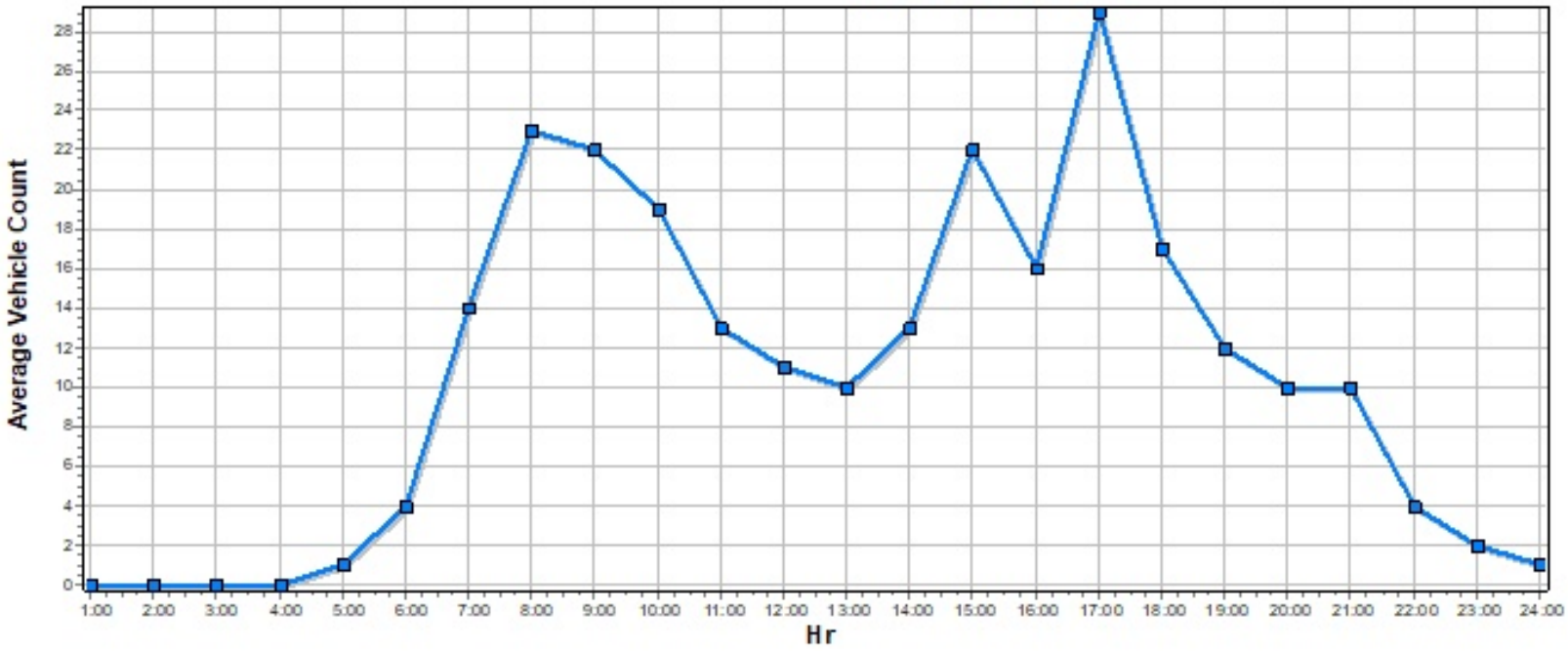
Speed	Count
60...61	0
61...62	0
62...63	1
63...64	0
64...65	0
65...66	0
66...67	0
67...68	3
68...69	0
69...70	0
70...71	1
71...72	0
72...73	0
73...74	0
74...75	1
75...76	1
76...77	0
77...78	0
78...79	0
79...80	0
80...81	1
81...82	0
82...83	0
83...84	0
84...85	0
85...86	0
86...87	1
87...88	0
88...89	0
89...90	0

Count by Speed Bins

Speed	Count
90...91	0
91...92	0
92...93	0
93...94	0
94...95	0
95...96	0
96...97	0
97...98	0
98...99	1
Total:	**3,705**

Average Vehicle Count
Hourly Values

Key Lime BLVD btw 180th & Mandarin - Facing West (17729 Key Lime BLVD, Loxahatchee, FL, USA, 33470)
10/20/2025 to 11/10/2025



AGENDA ITEM NO. 14.7

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Kenny Lawrence

DEPARTMENT: Parks

ITEM TYPE: Reports

AGENDA SECTION: **REPORTS (File and Receive)**

SUBJECT: Parks and Recreation Report.

BACKGROUND:

Hamlin House Usage Month of October 2025

- 02

Park Reservations for the Month of October 2025

- Nicole Hornstein Equestrian Park – 0
- Acreage Community Park- 1
- Acreage Community Park South- 0
- Kidscape – 0
- Downers – 5
- Bob Hoefl – 1
- Sycamore – 1
- Temple – 0
- Citrus – 1

Parks Maintenance

The District parks department prepped and decorated Acreage Community Park South Expansion for the District's "A Sleepy Hallow", Halloween event, on October 25th, 2025, from 5pm-10pm.

The team is continuing to replace broken fencing throughout District.

Juniper is continuing treating the baseball fields for weeds and will be replacing the missing sod areas that were overgrown with weeds with fresh sod. Juniper continues to remove invasive species in the South Expansion detention areas. The parks department has been continuing their regular maintenance throughout the District.

Acreage Community Park North Athletic Campus: A new well has been installed for the irrigation system. The old well had cracks in it leading to pressure issues.
New cameras are being installed by the park's maintenance/storage building

Acreage Community Park South Expansion: Permitting is 100% complete for the artificial turf field. LTG Sports Turf One will be starting mobilization the week of October 6th.

Administration Building: The administration building's reception area was remodeled. Installation included new tile, new countertop, new door entry, new security glass and new security entry access to main room. New A/C ducting was added to the front check in area. High hat lighting was installed in the front reception area, hallway and the executive director's office.

Coconut Park: FEMA approved $401,416.30 for hurricane repairs. Those repairs have commenced. Meetings have also commenced with engineering regarding the pier. Once engineering is complete the District will apply for the new pier permit.

Nicole Hornstein Equestrian Park: The parks team added fresh sand and sod to the natural walking trail.

Sycamore Park: Fresh sand has been added to the volleyball courts at Sycamore Park. The sail shade structure has been replaced at Sycamore Park. New tennis nets have been installed.

UPDATED Hurricane Milton/Tornado damage at Coconut Park:

FEMA has approved funds for the District to move forward with repairs to Coconut Park. The tree replacement is in the RFP process.

Crews have started the removal of contaminated sod areas and started the preparation of the park for the replacement of damaged or missing trees. The District has also started the process for the replacement of the pier. Engineers took core samples and are currently working of new drawings for the pier. Once complete, the District will submit for the pier permit.

After meeting with Juniper on site and assessing the damages at Coconut Park we feel the estimate. repair costs are as follows:

***Price includes material and labor unless otherwise specified.**

Damaged trees

63 Laurel Oak Trees @ 14' – 16' height 3" Cal. - $4,250 each. Total $267,750

26 Yellow Tabula Trees @ 10' – 12' height 3" Cal. - $2,500 each. Total $65,000

15 Sabal Palm Trees @ 12' 14' & 16' height - $750 each. Total $11,500

1 Red Maple Tree @ 10' – 12' height 2 ½ Cal. - $4,250 each. Total $4,250

2 Bald Cypress Trees @ 10' – 12' height 3" Cal. - $2,500 each. Total $5,000

Perimeter fencing - Total $25,000

Removal and replacement of grass including min. 2" soil removal due to unknown debris within the soil. Est. 240,000 S.F. @ $.30 per S.F. - Total $72,000

Repair damaged irrigation - Total $5,000

Pier (contracted price for complete replacement, including pilings due to twisting and uplifting winds) - Total $105,000

Walkway 3,000 linear feet @ $10 per linear foot (inhouse pricing) - Total $30,000

Exercise Equipment - Total $25,000

New Signs - Total $20,000

Misc. Equipment rental and labor for site prep - Total $65,000

TOTAL ESTIMATE PROJECT VALUE: $700,500.00

Recreation Programming

The District hosted A Sleepy Hallow, Halloween event, at Acreage Community Park South Expansion on October 25th, 2025, from 5pm-10pm. The event featured a parade, live entertainment, a Haunted Hayride, Costume contests, Trunk of Treat, food trucks and vendors. The event had an estimated 2,000 participants. Attached are photos from the event.

- Fishing at the M1 Impoundment continues.
- Archery Classes continue at the Hamlin House.

Completed Events

- Fishing at M1 - Nov 1st, 2025
- Archery - Nov 2nd, 2025
- Sleepy Hallow Halloween Event - Oct 25, 2025

Upcoming Events

- Fishing at M1 - Dec 6th, 2025
- Archery - Dec 7th, 2025
- Frontier Holiday Parade and Round-Up - Dec 6, 12, and 13, 2025
- Movies in the Park Series - Dates pending

FISCAL IMPACT: N/A

RECOMMENDATION: Motion to receive and file.

ATTACHMENTS:

A Sleepy Hallow pic 1.jpg
A Sleepy Hallow pic 2.jpg
A Sleepy Hallow pic 3.jpg
A Sleepy Hallow pic 4.jpg
A Sleepy Hallow pic 5.jpg
A Sleepy Hallow pic 6.jpg
A Sleepy Hallow pic 7.jpg
A Sleepy Hallow pic 8.jpg
A Sleepy Hallow pic 9.jpg


LOX LIFE
PALM BEACH COUNTY
RESCUE

















AGENDA ITEM NO. 14.8

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Heide Garcia

DEPARTMENT: Administration

ITEM TYPE: Reports

AGENDA SECTION: **REPORTS (File and Receive)**

SUBJECT: Records Requests

BACKGROUND: The District received 5 records for this reporting month

FISCAL IMPACT: None.

RECOMMENDATION: Motion to Receive and File

ATTACHMENTS:
2025.10.08 L JOHNSON RECORD REQUEST.pdf
2025.10.09 L JOHNSON PRR RESPONSE.pdf
2025.10.09 JOHSNON PRR.pdf
2025.10.13 JOHSNON PRR RESPONSE.pdf
2025.10.21 K COX PRR.pdf
2025.10.21 K COX PRR RESPONSE.pdf
2025.10.28 VAUGHN PRR.pdf
2025.10.29 VAUGHN PRR RESPONSE.pdf
2025.10.16 JOHNSON PRR.pdf
2025.10.30 JOHNSON PRR RESPONSE.pdf

Request Form

Pursuant to Chapter 119, Florida Statutes, **no fields are required**; however, **if you choose to make a public records request using this form,** please provide at least one method of contact, with a subject and detailed request.

Please note: Records can be obtained by phone, completion of the form below, or emailing recreq@indiantrail.com

Contact Details

Full Name
lisa Johnson

Organization
SKIPPED

Full Address
17856 89th Pl N
Loxahatchee FL 33470

Email
lisaannjohnson63@gmail.com

Phone
(561) 660-0840

Request Details

In order to help us provide you the best response to your request, please carefully consider providing specific information. Please know that broad requests can take longer to fulfill and may become costly for the requester. Including specific keywords, timeframes, document types (emails, texts), and narrowing a request to certain individuals or divisions can greatly reduce cost.

Summary of Records Requested
Copies of permits for food vendors in the parks dates

Initial Date (Timeframe) of Requested Records
10/08/2025

Ending Date (Timeframe) of Requested Records
SKIPPED

Outlook

10.08.25 PRR

From Heidi Garcia <hgarcia@indiantrail.com>
Date Thu 10/9/2025 7:11 AM
To Lisa Johnson <lisaannjohnson63@gmail.com>

1 attachment (7 MB)
FACILITY USE PERMIT_Gods Living Hands Feeding the Homeless Inc 9-2-25_Approved_Signed.pdf;

Good morning Lisa,

I hope this message finds you well.

In response to your recent inquiry, please be advised that the only active food vendor permit for October 8, 2025, has been issued to Mr. Dorsett. For your reference, I have attached a copy of his permit.

Should you have any questions or require further information, please do not hesitate to contact me.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

INDIAN TRAIL
IMPROVEMENT DISTRICT

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
T: 561.793.0874 | C: 561.815.0029 | F: 561.793.371

Florida Public Records Act Disclaimer

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subject to disclosure. All emails, including attachments and any corresponding email addresses, sent or received are retained by the Indian Trail Improvement District as public records.

Request Form

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Please note: Records can be obtained by phone, completion of the form below, or emailing recreq@indiantrail.com

Contact Details

Full Name
lisa Johnson

Organization
SKIPPED

Full Address
17856 89th Pl N
Loxahatchee FL 33470

Email
lisaannjohnson63@gmail.com

Phone
(561) 660-0840

Request Details

In order to help us provide you the best response to your request, please carefully consider providing specific information. Please know that broad requests can take longer to fulfill and may become costly for the requester. Including specific keywords, timeframes, document types (emails, texts), and narrowing a request to certain individuals or divisions can greatly reduce cost.

Summary of Records Requested
Im regard to the permit issued for Gods loving hands feeding the homeless/ DARRICK A. DORSETT I am requesting any and all documents submitted by the applicant and approved by staff to include insurance certificates, food licenses and background checks, and all the items that were not checked off on this permit.

Initial Date (Timeframe) of Requested Records
10/09/2025

Ending Date (Timeframe) of Requested Records
SKIPPED

Outlook

Fw: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

From Heidi Garcia <hgarcia@indiantrail.com>
Date Mon 10/13/2025 3:44 PM
To Lisa Johnson <lisaannjohnson63@gmail.com>
Cc Public Records <publicrecords@indiantrail.com>; Records Request <recreq@indiantrail.com>

9 attachments (10 MB)

1987 gmc vehicle insurance (1) (002).pdf; COI for Gods Loving Hands and IndianTrail District.pdf; Food Service Inspection Report_13503411_5.pdf; Gods Loving Hands Feeding the Homeless food truck permit.pdf; GODS LOVING HANDS TAX EXEMPTION (002).pdf; God's Loving HandsTemporary License_13503411_4.pdf; license9688828 mobile kitchen license.pdf; FACILITY USE PERMIT_Gods Loving Hands Feeding the Homeless Inc 9-2-25_Approved_Signed.pdf; Gods Loving Hands Feeding the Homeless food truck IRS Tax Exemption.jpg;

Good afternoon Ms. Johnson,

I hope this message finds you well and that your week is off to a great start.

Please see the email below, along with all attachments, to fulfill your records request regarding all documents related to *God's Loving Hands Feeding the Homeless*. If you have any questions or need further information, please don't hesitate to reach out.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

INDIAN TRAIL
IMPROVEMENT DISTRICT

13476 61st Street North|West Palm Beach, FL 33412
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From: Kenneth Lawrence <klawrence@indiantrail.com>
Sent: Monday, October 13, 2025 3:10 PM
To: Heidi Garcia <hgarcia@indiantrail.com>
Cc: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: RE: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

Good afternoon, Heidi.

Please see the attached documents regarding Mr. Dorsett's, God's Loving Hands Feeding the Homeless, food truck permit for Downers Park.

Thank you,

Kenneth Lawrence, CPRP, CPSI
Director of Facilities, Parks, and Recreation

13476 61st Street North | West Palm Beach, FL 33412
G: 26.766819 | -80.254761
T: 561.793.0874 | F: 561.793.3716 | C: 561.701.0854

From: Heidi Garcia <hgarcia@indiantrail.com>
Sent: Thursday, October 9, 2025 3:43 PM
To: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: Record Request 2

Good afternoon noon Kenny,

Please see attached record request from Lisa Johnson. I looked at the July meeting packet to see if I can pull from there her request, but I did see the attachments requested.

Kind Regards,

Heidi Garcia,
Records Retention Coordinator

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
T: 561.793.0874 | C: 561.815.0029 | F: 561.793.371

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Outlook

NEW SUBMISSION Records Request Form

From MaintReq@indiantrail.com <MaintReq@indiantrail.com>
Date Tue 10/21/2025 9:39 AM
To Records Request <recreq@indiantrail.com>

Records Request Form

Submission #:	4405130
IP Address:	165.161.24.15
Submission Date:	10/21/2025 9:39
Survey Time:	1 minute, 23 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Name

Kelly Cox

Phone

(561) 662-2012

Email

kjc3825@yahoo.com

Requested Information

Requesting to know the actual roads that won the millings lottery. Thank you.

Thank you,
Indian Trail Improvement District, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Re: *NEW SUBMISSION* Records Request Form

From Heidi Garcia <hgarcia@indiantrail.com>
Date Tue 10/21/2025 10:25 AM
To kjc3825@yahoo.com <kjc3825@yahoo.com>
Cc Records Request <recreq@indiantrail.com>

Good morning Ms. Cox,

The minutes for the October 15th are still being processed, you can watch the meeting under agenda item 6.3 they announce the roads picked. Link is below.

Video, Meeting Agenda Packages & Minutes | Indian Trail Improvement District, FL

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

INDIAN TRAIL
IMPROVEMENT DISTRICT

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
T: 561.793.0874 | C: 561.815.0029 | F: 561.793.371

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From: Heidi Garcia <hgarcia@indiantrail.com>
Sent: Tuesday, October 21, 2025 10:20 AM
To: kjc3825@yahoo.com <kjc3825@yahoo.com>

Outlook

9//2025 Complaint 11581 Tangerine blvd to Mango S side

From deeannadog@aol.com <deeannadog@aol.com>
Date Thu 10/23/2025 7:04 PM
To Records Request <recreq@indiantrail.com>

Some people who received this message don't often get email from deeannadog@aol.com. Learn why this is important

Please email a full report of all remarks and pictures

Pictures sent someone seems to be dumping raw sewage in canail, ITI D ivestagated called m e while here August.
Sent from AOL on Android

Debbie Vaughn
11581 Tangerine blvd
West Palm Bch fl 33412
561 6015883
Deeannadog@aol.com

Thak you ITID
Debbie Vaughn

Outlook

10/23/25 Record Request

From Heidi Garcia <hgarcia@indiantrail.com>
Date Wed 10/29/2025 3:39 PM
To deeannadog@aol.com <deeannadog@aol.com>
Cc Customer Relations <CustomerRelations@indiantrail.com>; Records Request <recreq@indiantrail.com>

1 attachment (276 KB)
2025.10.29 VAUGHN.pdf;

Good afternoon Ms. Vaughn

Hope this email finds you well. Please see attached response in reference to your record request made on October 23rd. Please let me know if you have any questions or concerns.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

INDIAN TRAIL
IMPROVEMENT DISTRICT

13476 61st Street North|West Palm Beach, FL 33412
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Outlook

Fwd: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

From Lisa Johnson <lisaannjohnson63@gmail.com>
Date Thu 10/16/2025 1:44 PM
To Burgess Hanson <bhanson@indiantrail.com>; ksewdass@indiantrail.com <ksewdass@indiantrail.com>
Cc Heidi Garcia <hgarcia@indiantrail.com>

This message is for Kenny and Burgess,

(Although originally sent to Heidi I believe it should be to the others.)

This is an official continuation of my original recorded request as I am not able to included these notes on the portal form. Thank you

I have gone through the permit and documents that you attached pertaining to the food truck permit for Gods Loving hands feeding the homeless. Please advise on the following missing or incomplete documents, name discrepancies and address discrepancies.

Thank you,
Lisa johnson

1)Liability COI is a dba
"papas Gotta Brand New BBQ"
With an address of 1449 W 30th WPB.
It doesn't not meet the name and address on the permit.

2)Workers comp COI
No documents

3)Vehicle insurance.
Insurance card are a personal insurance policy for Darrick A Dorsett and is not a commercial policy for the commercial vehicle.
There are ID cards only.
Policy endorsements not attached.

4)Umbrella
No documents

5)Special risk insurance
No documents

6)None of the permit requirements are attached (except liability COI for the dba)

7)Background checks
Not attached

8)The dbpr is not for the dba and has a different address of 101N Congress Ave Lake Park

8)Facility use permit address is 101N Congress Ave lake park. Issued permit is not for the dba.

9)**The address on the "facility information" (included in the permit is 1449 west 30th st WPB**

Thank you,
Lisa Johnson

> On Oct 13, 2025, at 3:44 PM, Heidi Garcia <hgarcia@indiantrail.com> wrote:
>
> Good afternoon Ms. Johnson,
>
> I hope this message finds you well and that your week is off to a great start.
>
> Please see the email below, along with all attachments, to fulfill your records request regarding all documents related to *God's Loving Hands Feeding the Homeless*. If you have any questions or need further information, please don't hesitate to reach out.
>
> Kind Regards,
> Heidi Garcia,
> Records Retention Coordinator
>
> <Outlook-2sykumxm.png>
>
> <Outlook-jbuau1ba.png>

<Outlook-hxsn0enp.png>

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
T: 561.793.0874 | C: 561.815.0029 | F: 561.793.371

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From: Kenneth Lawrence <klawrence@indiantrail.com>
Sent: Monday, October 13, 2025 3:10 PM
To: Heidi Garcia <hgarcia@indiantrail.com>
Cc: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: RE: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

Good afternoon, Heidi.

Please see the attached documents regarding Mr. Dorsett's, God's Loving Hands Feeding the Homeless, food truck permit for Downers Park.

Thank you,

<image004.jpg>

Kenneth Lawrence, CPRP, CPSI
Director of Facilities, Parks, and Recreation
<image005.png>
<image006.jpg>
<image007.jpg>

<image008.jpg>

<image009.jpg>

From: Heidi Garcia <hgarcia@indiantrail.com>
Sent: Thursday, October 9, 2025 3:43 PM
To: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: Record Request 2

Good afternoon noon Kenny,

Please see attached record request from Lisa Johnson. I looked at the July meeting packet to see if I can pull from there her request, but I did see the attachments requested.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

<image001.png>

<image002.png>

<image003.png>

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G: 26.766819|-80.254761
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<1987 gmc vehicle insurance (1) (002).pdf>
<COI for Gods Loving Hands and IndianTrail District.pdf>
<Food Service Inspection Report_13503411_5.pdf>
<Gods Loving Hands Feeding the Homeless food truck IRS Tax Exemption.jpg>
<Gods Loving Hands Feeding the Homeless food truck permit.pdf>
<GODS LOVING HANDS TAX EXEMPTION (002).pdf>
<God's Loving HandsTemporary License_13503411_4.pdf>
<license9688828 mobile kitchen license.pdf>
<FACILITY USE PERMIT_Gods Loving Hands Feeding the Homeless Inc 9-2-25_Approved_Signed.pdf>

Outlook

Fw: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

From Heidi Garcia <hgarcia@indiantrail.com>
Date Thu 10/30/2025 3:57 PM
To Lisa Johnson <lisaannjohnson63@gmail.com>
Cc Burgess Hanson <bhanson@indiantrail.com>; Miriam Heisser <mheisser@indiantrail.com>; Kenneth Lawrence <klawrence@indiantrail.com>

Good afternoon Ms. Johnson,

I hope you are doing well. Please see the response below regarding your records request dated October 16, 2025, for information related to the food truck permit for God's Loving Hands Feeding the Homeless.

Response from Kenneth Lawrence, Director of Facilities, Parks, and Recreation:

> Good afternoon, Ms. Johnson,
>
> At the time the permit was approved for God's Loving Hands Feeding the Homeless- Food Truck Permit, Mr. Dorsett had met all the minimum state, county, local, and District requirements for food truck vendors.
>
> The District will be presenting the Board of Supervisors with a detailed Food Truck policy at the November 12th Regular Board meeting. This new policy will address many of the concerns mentioned in your records request that are not currently required.
>
> Thank you,
> Kenneth Lawrence, CPRP, CPSI
> Director of Facilities, Parks, and Recreation

Please let me know if you have any questions or need further clarification.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

INDIAN TRAIL
IMPROVEMENT DISTRICT

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
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From: Kenneth Lawrence <klawrence@indiantrail.com>
Sent: Thursday, October 30, 2025 3:49 PM
To: Heidi Garcia <hgarcia@indiantrail.com>
Cc: Burgess Hanson <bhanson@indiantrail.com>; Miriam Heisser <mheisser@indiantrail.com>; Kenneth Lawrence <klawrence@indiantrail.com>
Subject: RE: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

Good afternoon, Heidi.

Can you please forward the below response to Lisa's email as response to her records request?

Good afternoon, Ms. Johnson.

At the time the permit was approved for God's Loving Hands Feeding the Homeless - Food Truck Permit, Mr. Dorsett had met all the minimum state, county, local and District requirements for Food Truck vendors. The District will be presenting the Board of Supervisors with a detailed Food Truck policy at the November 12th's Regular Board meeting. This new policy will address many of the concerns that were mentioned in the records request that are not currently required.

Thank you,

Kenneth Lawrence, CPRP, CPSI
Director of Facilities, Parks, and Recreation

13476 61st Street North | West Palm Beach, FL 33412
G: 26.766819 | -80.254761
T: 561.793.0874 | F: 561.793.3716 | C: 561.701.0854

From: Lisa Johnson <lisaannjohnson63@gmail.com>
Sent: Thursday, October 30, 2025 12:29 PM
To: Heidi Garcia <hgarcia@indiantrail.com>
Cc: Burgess Hanson <bhanson@indiantrail.com>; Miriam Heisser <mheisser@indiantrail.com>; Kenneth Lawrence <klawrence@indiantrail.com>
Subject: Re: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

You don't often get email from lisaannjohnson63@gmail.com. Learn why this is important

Hello
I am writing in regards to my request below.
If you sent a response I did not receive it, please resend.
If not please advise as it has been 2 full weeks since this records request.
Thank you
Lisa Johnson

On Oct 16, 2025, at 2:23 PM, Heidi Garcia <hgarcia@indiantrail.com> wrote:

Good afternoon Ms. Johnson,

I hope this message finds you well. I have received your request for additional documents and clarification. I've forwarded your email to Kenny, as the address you had for him was incorrect. Please let me know if you have any questions or concerns.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
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From: Lisa Johnson <lisaannjohnson63@gmail.com>
Sent: Thursday, October 16, 2025 1:44 PM
To: Burgess Hanson <bhanson@indiantrail.com>; ksewdass@indiantrail.com <ksewdass@indiantrail.com>
Cc: Heidi Garcia <hgarcia@indiantrail.com>
Subject: Fwd: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

This message is for Kenny and Burgess,

(Although originally sent to Heidi I believe it should be to the others.)

This is an official continuation of my original recorded request as I am not able to included these notes on the portal form. Thank you

I have gone through the permit and documents that you attached pertaining to the food truck permit for Gods Loving hands feeding the homeless. Please advise on the following missing or incomplete documents, name discrepancies and address discrepancies.

Thank you,
Lisa johnson

1)Liability COI is a dba
"papas Gotta Brand New BBQ"
With an address of 1449 W 30th WPB.
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Policy endorsements not attached.

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Not attached

8)The dbpr is not for the dba and has a different address of 101N Congress Ave Lake Park

8)Facility use permit address is 101N Congress Ave lake park. Issued permit is not for the dba.

9)**The address on the "facility information" (included in the permit is 1449 west 30th st WPB**

Thank you,
Lisa Johnson

> On Oct 13, 2025, at 3:44 PM, Heidi Garcia <hgarcia@indiantrail.com> wrote:
>
> Good afternoon Ms. Johnson,

I hope this message finds you well and that your week is off to a great start.

Please see the email below, along with all attachments, to fulfill your records request regarding all documents related to *God's Loving Hands Feeding the Homeless*. If you have any questions or need further information, please don't hesitate to reach out.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

<Outlook-2sykumxm.png>

<Outlook-jbuau1ba.png>

<Outlook-hxsn0enp.png>

13476 61st Street North|West Palm Beach, FL 33412
G: 26.766819|-80.254761
T: 561.793.0874 | C: 561.815.0029 | F: 561.793.371

Florida Public Records Act Disclaimer

The Indian Trail Improvement District is governed by the Public Records Act as set forth in Chapter 119, Florida Statutes. Emails and email addresses are subject to the Public Records Act and are public records subject to disclosure. All emails, including attachments and any corresponding email addresses, sent or received are retained by the Indian Trail Improvement District as public records.

From: Kenneth Lawrence <klawrence@indiantrail.com>
Sent: Monday, October 13, 2025 3:10 PM
To: Heidi Garcia <hgarcia@indiantrail.com>
Cc: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: RE: Record Request for documents regarding God's Loving Hands Feeding the Homeless - Food Truck Permit

Good afternoon, Heidi.

Please see the attached documents regarding Mr. Dorsett's, God's Loving Hands Feeding the Homeless, food truck permit for Downers Park.

Thank you,

<image004.jpg>

Kenneth Lawrence, CPRP, CPSI
Director of Facilities, Parks, and Recreation
<image005.png>
<image006.jpg>
<image007.jpg>

<image008.jpg>

<image009.jpg>

13476 61st Street North | West Palm Beach, FL 33412
G: 26.766819 | -80.254761
T: 561.793.0874 | F: 561.793.3716 | C: 561.701.0854

From: Heidi Garcia <hgarcia@indiantrail.com>
Sent: Thursday, October 9, 2025 3:43 PM
To: Kenneth Lawrence <klawrence@indiantrail.com>
Subject: Record Request 2

Good afternoon noon Kenny,

Please see attached record request from Lisa Johnson. I looked at the July meeting packet to see if I can pull from there her request, but I did see the attachments requested.

Kind Regards,
Heidi Garcia,
Records Retention Coordinator

<image001.png>

<image002.png>

<image003.png>

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<1987 gmc vehicle insurance (1) (002).pdf>
<COI for Gods Loving Hands and IndianTrail District.pdf>
<Food Service Inspection Report_13503411_5.pdf>
<Gods Loving Hands Feeding the Homeless food truck IRS Tax Exemption.jpg>
<Gods Loving Hands Feeding the Homeless food truck permit.pdf>
<GODS LOVING HANDS TAX EXEMPTION (002).pdf>
<God's Loving HandsTemporary License_13503411_4.pdf>
<license9688828 mobile kitchen license.pdf>
<FACILITY USE PERMIT_Gods Loving Hands Feeding the Homeless Inc 9-2-25_Approved_Signed.pdf>

AGENDA ITEM NO. 14.9

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: November 12, 2025

SUBMITTED BY: Heide Garcia

DEPARTMENT: Administration

ITEM TYPE: Reports

AGENDA SECTION: **REPORTS (File and Receive)**

SUBJECT: Resident Correspondence expressing gratitude for District Staff.

BACKGROUND: The District receives positive feedback to staff performance from residents. This Agenda item reflects the positive notes received via email.

On October 25, 2025, the District and the ALA co-sponsored the Sleepy Hallow Haunted Trail Event at Acreage Community Park South Campus. Numerous residents expressed their excitement and THANKS for the event, both during and after the event. The event was a Huge Success and Fun was had by EVERYONE!

FISCAL IMPACT: N/A

RECOMMENDATION: Motion to Receive and File

ATTACHMENTS:

AGENDA ITEM NO. 14.10

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE:	November 12, 2025
SUBMITTED BY:	Heide Garcia
DEPARTMENT:	Administration
ITEM TYPE:	Reports
AGENDA SECTION:	**REPORTS (File and Receive)**
SUBJECT:	Meeting Notice
BACKGROUND:	Attached is the Notice published in the Palm Beach Post listing all Regular Board Meeting dates for FY-24.
FISCAL IMPACT:	None.
RECOMMENDATION:	Motion to Receive and file.

ATTACHMENTS:
2025-26 annual meeting notice.pdf

NOTICE OF ANNUAL REGULAR MEETING SCHEDULE
OF INDIAN TRAIL IMPROVEMENT DISTRICT

NOTICE IS HEREBY GIVEN the following is a list of Regular Meetings of the Board of Supervisors of Indian Trail Improvement District, that may be held between October 1, 2025, and September 30, 2026. All such meetings will begin at 6:00 p.m. and be held in the District Office located at: 13476 61st Street North, West Palm Beach, Florida 33412, unless otherwise publicized .

Regular Board of Supervisors meetings will be held on the following dates:

Wednesday	October 15, 2025	6:00 P.M.
Wednesday	November 12, 2025	6:00P.M.
Wednesday	December 10, 2025	6:00 P.M.
Wednesday	January 28, 2026	6:00 P.M.
Wednesday	February 25, 2026	6:00 P.M.
Wednesday	March 25, 2026	6:00 P.M.
Wednesday	April 15, 2026	6:00 P.M.
Wednesday	May 20, 2026	6:00 P.M.
Wednesday	June 3, 2026	6:00 P.M.
Wednesday	July 15, 2026	6:00 P.M.
Wednesday	August 19, 2026	6:00 P.M.
Wednesday	September 16, 2026	6:00 P.M.

The purpose of these meetings is to transact any and all business to come before the Board of Supervisors.

Meetings may be continued to a date, time and location to be specified on the record at the meetings. Based on the needs of the District, scheduled Meetings may also be cancelled without advertised notice.

All Board Meetings shall be conducted in person and using ZOOM, a Communications Media Technology (CMT). ZOOM is a free online meeting tool that can be accessed from any computer, tablet, or smart phone. To attend Meetings using ZOOM, please go to the District Website www.indiantrail.com and click on the [Join Live Meeting] button and follow instructions. If you have any questions about ZOOM or the conduct of Meetings by CMT, please contact the District during regular operating hours at 561-793-0874. The public is asked to check the District website for up-to-date information and instructions.

If a person decides to appeal the decision of the Board of Supervisors with respect to any matter considered at the Public Board Meetings herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if it were offered in person, and shall be subject to the same objections.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in these proceedings should contact the District by calling (561) 793-0874 at least 48 hours prior to the dates of the meetings. Every effort is used to provide closed captioning.

DATED this 18th day of September 2025.

INDIAN TRAIL IMPROVEMENT DISTRICT

PUBLISH: The Palm Beach Post
September 21, 2025