



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 25-1696

Agenda Date: 1/20/2026

Item #: 6.F.

TO: Mayor and Commissioners
FROM: Hassan Hadjimiry, P.E., Utilities Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: January 20, 2026

ACCEPTANCE OF THE FOLLOWING AGREEMENTS FOR PROPERTY LOCATED AT 2100 S CONGRESS AVE, DELRAY BEACH ALSO KNOWN AS PARKS OF DELRAY PHASE II, OWNED BY CENTERPOINT DELRAY OWNERS ASSOCIATION, INC.

ITEM A1 - ACCEPTANCE OF A WATER AND SEWER UTILITY EASEMENT AGREEMENT, PROPERTY CONTROL NO. (PCN) 12-43-46-30-41-018-0000.

ITEM A2 - ACCEPTANCE OF A WATER AND SEWER UTILITY EASEMENT AGREEMENT, PROPERTY CONTROL NO. (PCN) 12-43-46-30-41-005-0000, FOR THE NORTHEAST MASTER METER.

ITEM A3 - ACCEPTANCE OF A WATER AND SEWER UTILITY EASEMENT AGREEMENT, PROPERTY CONTROL NO. (PCN) 12-43-46-30-41-005-0000, FOR THE NORTHWEST MASTER METER.

ITEM A4 - ACCEPTANCE OF ACCESS EASEMENT AGREEMENT, PROPERTY CONTROL NO. (PCN) 12-43-46-30-41-018-0000, FOR NON-EXCLUSIVE RIGHT FOR LIFT STATION ACCESS AND USE OF THE EASEMENT PROPERTY.

ITEM A5 - ACCEPTANCE OF A BILL OF SALE FOR IMPROVEMENTS AGREEMENT, PROPERTY CONTROL NO. (PCN) 12-43-46-30-41-018-0000, FOR WATER AND SEWER UTILITIES.

Recommended Action:

Consideration of the following items:

ITEM A1 - Motion to approve and accept a Water and Sewer Utility Easement Agreement, Property Control No. (PCN) 12-43-46-30-41-018-0000.

ITEM A2 - Motion to approve and accept a Water and Sewer Utility Easement Agreement, Property Control No. (PCN) 12-43-46-30-41-005-0000, for the Northeast Master Meter.

ITEM A3 - Motion to approve and accept a Water and Sewer Utility Easement Agreement, Property Control No. (PCN) 12-43-46-30-41-005-0000, for the Northwest Master Meter.

ITEM A4 - Motion to approve and accept a Access Easement Agreement, Property Control No. (PCN) 12-43-46-30-41-018-0000, for non-exclusive right for LiftStation Access and use of the

Easement property.

ITEM A5 - Motion to approve and accept a Bill of Sale for Improvement Agreement, Property Control No. (PCN) 12-43-46-30-41-018-0000, for potable reclaimed water, and wastewater facilities.

Background:

The owner(s) submitted building permit number #24-222164 for subject property located at 2100 S Congress Ave, Delray Beach, FL. Consider acceptance of the following:

Item A1:

Consider acceptance of a Water and Sewer Utility Easement Agreement with Centerpoint Delray Owners Association, Inc., for sanitary sewer, reclaimed water, and water piping dedication for property located at 2100 S Congress Ave, located within the Parks of Delray Phase II, Property Control Number (PCN) 12-43-46-30-41-018-000.

There is no cost now or in the future for these items.

Item A2:

Consider acceptance of a Water and Sewer Utility Easement Agreement with Centerpoint Delray Owners Association, Inc., for the Northeast master meter located at 2100 S Congress Ave, within the Parks of Delray Phase II, Property Control Number (PCN) 12-43-46-30-41-005-0000.

There is no cost now or in the future for these items.

Item A3:

Consider acceptance of a Water and Sewer Utility Easement Agreement with Centerpoint Delray Owners Association, Inc., for the Northwest master meter located at 2100 S Congress Ave, within the Parks of Delray Phase II, Property Control Number (PCN) 12-43-46-30-41-005-0000.

There is no cost now or in the future for these items.

Item A4:

Consider acceptance of an Access Easement Agreement for non-exclusive right to access and use the Easement property for city owned LiftStation located at 2100 S Congress Ave, within the Parks of Delray Phase II, Property Control Number (PCN) 12-43-46-30-41-018-0000.

There is no cost now or in the future for these items.

Item A5:

Consider acceptance of a Bill of Sale by Centerpoint Delray Owners Association, Inc., for transfer and all right of ownership of potable water, reclaimed water, wastewater and or pump station facilities to the City of Delray beach located at 2100 S Congress Ave, within the Parks of Delray Phase II, Property Control Number (PCN) 12-43-46-30-41-018-0000.

There is a \$10 cost to the City for the transfer of assets of potable water, reclaimed water, wastewater and or pump station facilities under the Bill of Sale.

City Attorney Review:

Approved to form and legal sufficiency

Funding Source/Financial Impact:

N/A

Timing of Request:

The timing of these requests is of high importance to allow project to continue construction.