

RECEIVED
MAY 10 2017
CITY CLERK

LAW OFFICES
LOUIS J. CARBONE, P.A.

A PROFESSIONAL ASSOCIATION

90 SE 4th AVENUE SUITE 1
DELRAY BEACH, FL 33483

(561) 272-0282
FAX (561) 272-6013
E-MAIL: Louis@CarboneLegal.com

MEMBER OF FL, N.Y., NJ*,
Ct. & D.C. BARS

*In House Counsel

HAND DELIVERED

City Clerk
City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

NEW JERSEY OFFICE

70 Hudson Street
Penthouse Suite
Hoboken, New Jersey 07030

NEW YORK OFFICE

254 Katonah Avenue
Katonah, New York 10536

May 10, 2017

RE: AGREEMENT FOR IN-LIEU PARKING FEE

Owner: 104 -106 Delancey Realty LLC

Project: The Lisa Building

Property Location: 47 SE 5th Avenue Delray Beach, Florida

Dear City Clerk:

In connection with the above referenced property, we are enclosing herewith on behalf of the property owner, **104 -106 Delancey Realty LLC**, the following:

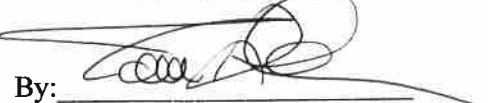
1. Original Recorded **AGREEMENT FOR IN-LIEU PARKING FEE** dated March 3, 2017;
2. A check in the sum of **\$47,320.00** payable to the City of Delray Beach representing the first installment payment due under the subject Agreement.

In accordance with the **AGREEMENT FOR IN-LIEU PARKING FEE**, this first installment is being delivered so building permits may be issued for the Project.

Please contact this office if you have any questions.

Very truly yours,

LOUIS J. CARBONE, PA.

By: 

LOUIS J. CARBONE

LJC/dlp

cc: 104-106 Delancey Realty LLC.

City of Delray Beach Planning and Zoning Department
Att: Anthea Gianniotis, AIC, Senior Planner

COPY



CFN 20170150403

OR BK 29048 PG 0262
RECORDED 04/27/2017 15:23:26
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0262 - 266; (5pgs)

RECORD & RETURN TO:
Law Offices of Louis J. Carbone, P.A.
90 SE 4th Avenue Suite 1
Delray Beach, Florida 33483

AGREEMENT FOR IN-LIEU OF PARKING FEE

THIS AGREEMENT (the "Agreement") is made as of the 3rd day of march, 2017, by and between **THE CITY OF DELRAY BEACH**, a Florida municipal corporation of the State of Florida ("City") and **104-106 Delancey Realty LLC** ("Owner").

WHEREAS, Owner is the owner of certain real property located 47 SE 5th Avenue (the "Property"); and

WHEREAS, Owner has applied to the **City** for approval of a retail use project consisting of approximately 7,249 square feet on Property ("Project"); and

WHEREAS, as a condition of approval for the development on the Property, **Owner** must provide certain parking as required under the Land Development Regulations (LDR) of the **City**. LDR Section 4.6.9(E)(3) further provides that the City Commission may approve the payment of a fee to the **City** in lieu of providing required parking; and

WHEREAS, Owner has requested that the City Commission approve the payment of a fee to the **City** in lieu of providing four (4) of the required parking spaces for the development of the Property ; and

WHEREAS, the City Commission finds that this In Lieu Parking Fee Request meets the requirements of 4.6.9(E)(3) of the Land Development Regulations and is consistent with the Comprehensive Plan. The City Commission declares that there is ample and competent substantial evidence to support its findings; and

WHEREAS, Section 4.6.9(E)(3) of the Land Development Regulations further provides that the in-lieu parking fee may be paid in installments pursuant to an In-Lieu of Parking Fee Agreement between the City and the Owner of the subject property; and

WHEREAS, the parties desire to enter into this Agreement in order to confirm the terms on which the in-lieu parking fee shall be paid.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and conditions contained in this Agreement, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. The parties hereby represent and warrant that the foregoing recitals are accurate and correct and hereby incorporate them in this Agreement.

2. The Property to which this Agreement applies is legally described as follows:

See Attached Exhibit "A".

3. The **City** hereby confirms that, pursuant to Section 4.6.9(E)(3) of the Land Development Regulations, it has approved the payment of the fees described in this Agreement in lieu of providing four (4) of the required number of parking spaces for the development of the Property .

4. **Owner/ Developer** shall pay to the **City** a total in-lieu of parking fee of \$94,640.00. The total fee shall be paid as follows:

(a) One payment in the amount of \$47,320.00 by check delivered to the **City** prior to issuance of a building permit.

(b) One payment in the amount of \$23,660.00 is due on the second anniversary of the date of this Agreement.

(c) One payment in the amount of \$23,660.00 is due on the third anniversary of the date of this Agreement.

(d) Each payment shall be made to:

Finance Department
City of Delray Beach
100 N.W. First Avenue
Delray Beach, FL 33444

5. In the event **Owner** fails to make a payment by the date required, the **City** shall provide written notice by certified mail, return receipt requested to **Owner** at c/o Louis J. Carbone, P.A. 90 SE 4th Avenue Suite 1, Delray Beach, Florida, 33483_, or at such other address as may be designated by **Owner** by written notice to the **City**. The **City's** notice shall request

that **Owner** make the past due payment no later than thirty (30) days from the date the notice is received. Failure of **Owner** to remit payment within this thirty (30) day period shall be deemed breach of this Agreement. The **City** shall thereby be entitled to accelerate the remaining payments, demand payment and file suit in a court of law seeking all payments due, interest, costs, and attorneys' fees.

6. All of the terms and provisions of this Agreement shall be binding upon, inure to the benefits of and be enforceable by, the parties to this Agreement and their respective successors, legal representatives, and assigns.

7. This Agreement shall constitute the entire agreement of the parties with respect to the subject matter of this Agreement. All prior understandings and agreements between the parties with respect to such matters are merged into this Agreement, which alone fully and completely expresses their understanding.

8. This Agreement may not be amended, modified, altered, or changed in any respect, except by a further agreement in writing duly executed by each of the parties to this Agreement.

9. This Agreement is not valid unless signed by the Mayor and City Clerk.

10. The **Owner** shall record this Agreement in the Public Records for Palm Beach County, Florida.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties to the Agreement have caused this Agreement to be duly executed on their behalf as of the dates set forth above.

ATTEST:

By: Kimberly Byrne
Acting City Clerk

Approved as to Form:

By: [Signature]
City Attorney

CITY OF DELRAY BEACH, FLORIDA

By: [Signature]
Cary D. Glickstein, Mayor

WITNESSES:

Print Name: Louis J. Cantore

Donnalee Perez
Print Name: Donnalee Perez

104-106 Delancey Realty LLC

By: [Signature]
Print Name: Charles Rosner

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of February, 2017 by Charles Rosner, manager (name of officer or agent, title of officer or agent) of 104-106 Delancey Realty (name of corporation acknowledging), a New York (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced [Signature] as identification.

Donnalee Perez
Signature of Notary Public - State
of Florida



DONNALEE PEREZ
MY COMMISSION # FF 041155
EXPIRES: October 23, 2017
Bonded Thru Budget Notary Services

Exhibit A

Legal Description

The South 42.5 feet of Lot 9, Block 109, Town of Delray, formerly Town of Linton, according to the map or plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida; Less the West 10 feet conveyed to the State of Florida recorded in Deed Book 485, Page 596 of the Public Records of Palm Beach County, Florida.

ALSO

The North 31 and 112 feet of Lot 10, Block 109, Less the West 10 feet thereof and the South 32 and 1/2 feet of Lot 10, Block 109, Less the West 10 feet thereof, Town of Delray, formerly Town of Linton, according to the map or plat thereof as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.