



**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MAY 16, 2018  
1:30 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
Compson & Associates  
36 SE Third Street  
Boca Raton, FL. 33432  
**REGULAR BOARD MEETING**  
May 16, 2018  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. October 18, 2017 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
  - 2. Consider Approval of Partial Termination of Easement and Acceptance of New Easement.....Page 13
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION STATE OF FLORIDA

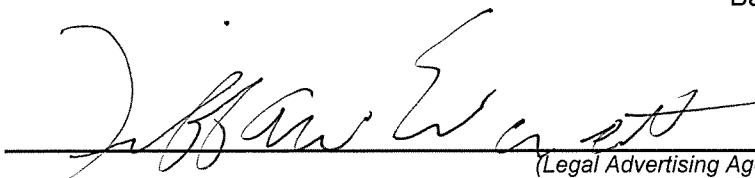
### PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/28/2017 and last date of Publication 09/28/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

RENAISSANCE COMMONS CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000222927
Ad Cost:	\$251.12
Paid:	\$0.00
Balance Due:	\$251.12

Signed

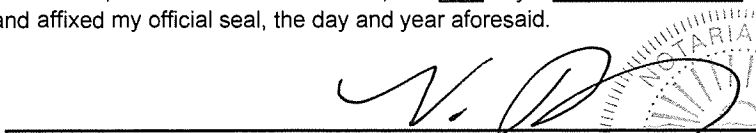


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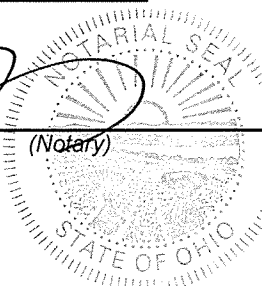
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 29th day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



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VICKY LEE FLANNERY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
03-16-2022

Please see Ad on following page(s).

RENAISSANCE COMMONS CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000222927  
Ad Cost: \$251.12  
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Balance Due: \$251.12

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018  
REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Renaissance Commons Community Development District will hold Regular Meetings at 1:30 p.m. in a Conference Room of Compson & Associates, Inc., 36 SE Third Street, Boca Raton, Florida 33432, on the following dates:

**October 18, 2017  
November 15, 2017  
January 17, 2018  
March 21, 2018  
May 16, 2018  
July 18, 2018  
September 19, 2018**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**

**[www.renaissancecommonsccd.org](http://www.renaissancecommonsccd.org)  
9-28/2017**

0000222927-01

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
OCTOBER 18, 2017

**A. CALL TO ORDER**

District Manager Michael McElligott called the October 18, 2017, Regular Board Meeting of the Renaissance Commons Community Development District to order at 2:20 p.m. in the Conference Room of Compson & Associates, 36 SE Third Street, Boca Raton, Florida 33432.

**B. PROOF OF PUBLICATION**

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. McElligott determined that the attendance of Chairman Robert D'Angelo, Vice Chairman Carl Klepper, and Supervisor Joseph Sweeney constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc.; and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 23, 2017, Regular Board Meeting**

Mr. McElligott presented the minutes of the August 23, 2017, Regular Board Meeting. Mr. Klepper **moved** approval and Mr. Sweeney seconded that the minutes of the August 23, 2017, Regular Board Meeting be approved, as presented, and the **motion** carried 3-0.

At this point, at 2:25pm, the meeting was recessed.

The meeting was called back to order at 2:32pm.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
OCTOBER 18, 2017

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget**

Mr. McElligott presented Resolution No. 2017-06, entitled:

**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Klepper **moved** approval, seconded by Mr. Sweeney and the **motion** carried 3 to 0 to adopt Resolution No. 2017-06, as presented.

**2. Annual Audit - Consider and Approve 2-Year Renewal Option – Grau & Associates**

Mr. McElligott presented the 2-year renewal option to continue using Grau & Associate to perform the annual audit for the district. A **motion** was made by Mr. Klepper, seconded by Mr. Sweeney to approve the 2-year renewal option as presented. The **motion** carried 3-0.

**L. ADMINISTRATIVE MATTERS**

There were no administrative matters.

**M. BOARD MEMBER COMMENTS**

Mr. Klepper indicated that we may need to hold the November 15<sup>th</sup> meeting to consider a potential telecommunication easement issue. He said he will get with district council if anything needs to be prepared and presented to the district board.

**N. ADJOURNMENT**

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
OCTOBER 18, 2017

There being no further business to come before the Board, the meeting was adjourned at 2:35 p.m. on a **motion** made by Mr. D'Angelo, seconded by Mr. Klepper and upon being put to a vote, the **motion** carried 3-0.

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Secretary

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Chair/Vice Chair

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Renaissance Commons Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2018 at 1:30 p.m. in the Compson & Associates, 36 SE Third Street, Boca Raton, FL 33432, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of May, 2018.

**ATTEST:**

**RENAISSANCE COMMONS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



Renaissance Commons  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	81,163
Debt Assessments	1,202,042
Other Revenues	0
Interest Income	360
<b>TOTAL REVENUES</b>	<b>\$ 1,283,565</b>
<b>EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	1,900
Management	29,832
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,356
Legal Advertisements	1,000
Miscellaneous	1,000
Postage	350
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	6,300
Continuing Disclosure Fee	1,000
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,653</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,206,912</b>
Bond Payments	(1,129,920)
<b>BALANCE</b>	<b>\$ 76,992</b>
County Appraiser & Tax Collector Fee	(25,664)
Discounts For Early Payments	(51,328)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	37,721	81,177	81,163	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	1,404,154	1,202,042	1,202,042	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	279	360	360	Projected At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,442,154</b>	<b>\$ 1,283,579</b>	<b>\$ 1,283,565</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	800	3,000	3,000	No Change From 2017/2018 Budget
Payroll Taxes - Employer	61	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,205	1,900	1,900	No Change From 2017/2018 Budget
Management	28,620	29,220	29,832	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2017/2018 Budget
Legal	7,161	10,000	9,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2017/2018 Budget
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	5,778	6,356	6,356	Insurance Company Estimate
Legal Advertisements	1,469	1,000	1,000	No Change From 2017/2018 Budget
Miscellaneous	623	1,200	1,000	\$200 Decrease From 2017/2018 Budget
Postage	183	375	350	\$25 Decrease From 2017/2018 Budget
Office Supplies	386	450	450	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	6,505	6,300	6,300	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 69,316</b>	<b>\$ 76,666</b>	<b>\$ 76,653</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,372,838</b>	<b>\$ 1,206,913</b>	<b>\$ 1,206,912</b>	
Bond Payments	(1,351,528)	(1,129,920)	(1,129,920)	2019 Principal & Interest Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,310</b>	<b>\$ 76,993</b>	<b>\$ 76,992</b>	
County Appraiser & Tax Collector Fee	(7,582)	(25,664)	(25,664)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(41,970)	(51,329)	(51,328)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (28,242)</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (28,242)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ANNUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	2,789	100	100	Projected Interest For 2018/2019
NAV Tax Collection	1,351,528	1,129,920	1,129,920	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 1,354,317</b>	<b>\$ 1,130,020</b>	<b>\$ 1,130,020</b>	
<b>EXPENDITURES</b>				
Principal Payments - A-1	0	483,000	499,000	Principal Payment Due In 2019
Principal Payments - A-2	0	94,000	99,000	Principal Payment Due In 2019
Interest Payments - 2005	845,547	0	0	
Interest Payments - A-1	49,649	398,369	382,411	Interest Payments Due In 2019
Interest Payments - A-2	19,109	153,877	148,811	Interest Payments Due In 2019
Bond Redemption	0	774	798	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 914,305</b>	<b>\$ 1,130,020</b>	<b>\$ 1,130,020</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 440,012</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Fiscal Year 2018/2019 Principal & Interest Payments To Be Lower Than Budget Due To Bond Prepayments

**Series 2017A-1 Bond Refunding Information**

Original Par Amount =	\$12,499,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036		

Par Amount As Of 1/1/18 = \$12,499,000

**Series 2017A-2 Bond Refunding Information**

Original Par Amount =	\$2,978,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036		

Par Amount As Of 1/1/18 = \$2,978,000

**Renaissance Commons Community Development District  
Assessment Comparison**

Lot Type		Original Projected Assessment <u>Before Discount*</u>	Fiscal Year 2015/2016 Assessment <u>Before Discount*</u>	Fiscal Year 2016/2017 Assessment <u>Before Discount*</u>	Fiscal Year 2017/2018 Projected Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Projected Assessment <u>Before Discount*</u>
Townhome	O & M	\$ -	\$ 25.40	\$ 25.34	\$ 55.10	\$ 55.09
	<u>Debt</u>	\$ 987.50	\$ 985.29	\$ 985.07	\$ 852.29	\$ 852.29
	Sub-Total For Townhomes	\$ 987.50	\$ 1,010.69	\$ 1,010.41	\$ 907.39	\$ 907.38
3 Bedroom Condo	O & M	\$ -	\$ 22.50	\$ 22.45	\$ 48.82	\$ 48.81
	<u>Debt</u>	\$ 874.93	\$ 872.97	\$ 872.78	\$ 755.13	\$ 755.13
	Sub-Total For 3 Bedroom Condos	\$ 874.93	\$ 895.47	\$ 895.23	\$ 803.95	\$ 803.94
2 Bedroom Condo	O & M	\$ -	\$ 19.28	\$ 19.23	\$ 41.82	\$ 41.82
	<u>Debt</u>	\$ 749.51	\$ 747.83	\$ 747.67	\$ 646.89	\$ 646.89
	Sub-Total For 2 Bedroom Condos	\$ 749.51	\$ 767.11	\$ 766.90	\$ 688.71	\$ 688.71
1 Bedroom Condo	O & M	\$ -	\$ 17.68	\$ 17.64	\$ 38.35	\$ 38.35
	<u>Debt</u>	\$ 687.30	\$ 685.76	\$ 685.61	\$ 593.20	\$ 593.20
	Sub-Total For 1 Bedroom Condos	\$ 687.30	\$ 703.44	\$ 703.25	\$ 631.55	\$ 631.55
Commercial	O & M	\$ -	\$ 1,550.01	\$ 1,546.57	\$ 3,363.15	\$ 3,362.58
	<u>Debt</u>	\$ 61,648.94	\$ 61,511.10	\$ 61,497.46	\$ 52,018.95	\$ 52,018.95
	Sub-Total For Commercial	\$ 61,648.94	\$ 63,061.11	\$ 63,044.03	\$ 55,382.10	\$ 55,381.53
Retail	O & M	\$ -	\$ 1,595.46	\$ 1,591.92	\$ 3,461.75	\$ 3,461.16
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ -	\$ 1,595.46	\$ 1,591.92	\$ 3,461.75	\$ 3,461.16

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Note: Bond Prepayments As Of March 2018: 1 Bedroom Condos (18), 2 Bedroom Condos (83), 3 Bedroom Condos (26)

Residential Units

Townhomes	310
3 Bedroom Condos	203
2 Bedroom Condos	805
1 Bedroom Condos	357
Total Residential Units	1,675

Commercial/Retail Square Footage

Commercial	175,385
Retail	180,527
Total Commercial/Retail Square Footage	355,912

This instrument prepared by  
and after recording return to:

Richard B. MacFarland, Esquire  
Broad and Cassel LLP  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

Property ID # \_\_\_\_\_

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### **PARTIAL TERMINATION OF EASEMENT**

This Partial Termination of Easement (“Termination”) made and entered into this \_\_\_\_ day of May, 2018, by **1645 RENAISSANCE, LLC**, a Florida limited liability company, whose address is: 36 SE 3<sup>rd</sup> Street, Boca Raton, FL 33432, (“Owner”), as successor to **HOVSTONE PROPERTIES FLORIDA, LLC**, a Delaware limited liability company (“Hovstone”) as the owner of the property encumbered by the Easement (as hereinafter defined) and **RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, hereinafter referred to as the “District”.

#### **RECITALS:**

**WHEREAS**, Hovstone granted an easement to the District dated June 3, 2009 and recorded on June 24, 2009, in Official Records Book 23300, Page 1851, of the Public Records of Palm Beach County, Florida (“Easement”); and

**WHEREAS**, the Owner and the District desire to partially terminate the Easement.

**NOW, THEREFORE**, in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, and in further consideration of the mutual terms, covenants and conditions contained herein, it is agreed as follows:

1. The Recitals set forth above are true and correct and incorporated herein by reference.
2. The Easement identified above as recorded in Official Records Book 23300, Page 1851, of the Public Records of Palm Beach County, Florida, is hereby terminated as to that part of the Easement described in **Exhibit A** attached hereto and is of no further force or effect. The remaining parts of the Easement shall continue in full force and effect.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the Owner and the District have caused this Partial Termination of Easement to be signed in their name by their proper officers this \_\_\_\_ day of May, 2018.

Witnesses:

\_\_\_\_\_  
sign

\_\_\_\_\_  
print

\_\_\_\_\_  
sign

\_\_\_\_\_  
print

**OWNER**

**1645 RENAISSANCE, LLC,**  
a Delaware limited liability company

By: 1645 Renaissance Holdings, LLC,  
a Delaware limited liability company,  
its Manager

By: Compson Associates Group Inc.,  
a Florida corporation,  
its Manager

By: \_\_\_\_\_  
Carl E. Klepper, Jr.,  
Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public in and for the above state and county, personally appeared Carl E. Klepper, Jr., as Vice President of Compson Associates Group Inc., as Manager of 1645 Renaissance Holdings, LLC, as Manager of 1645 Renaissance, LLC, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

(SEAL)



Witnesses:

**DISTRICT**

\_\_\_\_\_  
sign

RENAISSANCE COMMONS COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
print

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_  
sign

Title: \_\_\_\_\_

\_\_\_\_\_  
print

STATE OF FLORIDA                    )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_ as \_\_\_\_\_ of Renaissance Commons Community Development District, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT A**

(See Attached)

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### RENAISSANCE COMMONS TRACT D-6 RELEASE OF DRAINAGE EASEMENT

**LEGAL DESCRIPTION:**

A 12.00 FOOT WIDE STRIP OF LAND LYING IN TRACT D-6, "RENAISSANCE COMMONS PLAT TWO, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103 AT PAGES 104 THROUGH 107 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D-6, THENCE NORTH 00°10'45" WEST, ALONG THE EAST LINE OF SAID TRACT D-6, A DISTANCE OF 358.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG THE EAST LINE OF SAID TRACT D-6, HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 13°51'04", A DISTANCE OF 110.48 FEET; THENCE NORTH 00°06'10" WEST, ALONG THE EAST LINE OF SAID TRACT D-6, A DISTANCE OF 258.39 FEET TO THE POINT OF BEGINNING(4) OF THE CENTERLINE OF A 12.00 FOOT WIDE STRIP OF LAND; THENCE NORTH 42°28'31" WEST, A DISTANCE OF 72.52 FEET TO THE POINT OF TERMINATION. (SAID POINT LYING ON THE NORTH LINE OF SAID TRACT D-6).

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP.

**NOTES**


1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. THE BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF TRACT D-6 HAVING A BEARING OF NORTH 00°10'45" WEST, AS SHOWN ON SAID PLAT.

**ABBREVIATIONS**

L	-	ARLENGTH
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R/W	-	RIGHT-OF-WAY
U.E.	-	UTILITY EASEMENT

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : NOT A SURVEY

Project Name:	RENAISSANCE COMMONS	DRAINAGE EASEMENT REL	DATE:	04/24/2018
JOB NO.	02151	DWG BY:	JSH	
		CK'D BY:	TP	SHEET 1 OF 2



This instrument prepared by  
and after recording return to:

Richard B. MacFarland, Esquire  
Broad and Cassel LLP  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

Property ID # \_\_\_\_\_

---

**GRANT OF EASEMENT**

**THIS INDENTURE**, made this \_\_\_\_\_ day of May, 2018, by 1645 RENAISSANCE, LLC, a Florida limited liability company, whose mailing address is 36 SE 3<sup>rd</sup> Street, Boca Raton, FL 33432, hereinafter referred to as **GRANTOR**.

**WITNESSETH:**

**THE GRANTOR** has granted and does hereby grant to the **RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, hereinafter referred to as **GRANTEE**, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for drainage purposes, including, but not limited to the right to excavate, construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and operate lakes, culverts, drains, pipes and other drainage facilities and all appurtenances thereto, with full right of ingress thereto and egress therefrom on, over, under, across, and through the property owned by the **GRANTOR**, described as follows (the "Property"):

**See Exhibit "A" attached.**



**THE GRANTOR** does hereby fully warrant that it has good title to the Property and that it has full power and authority to grant this easement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



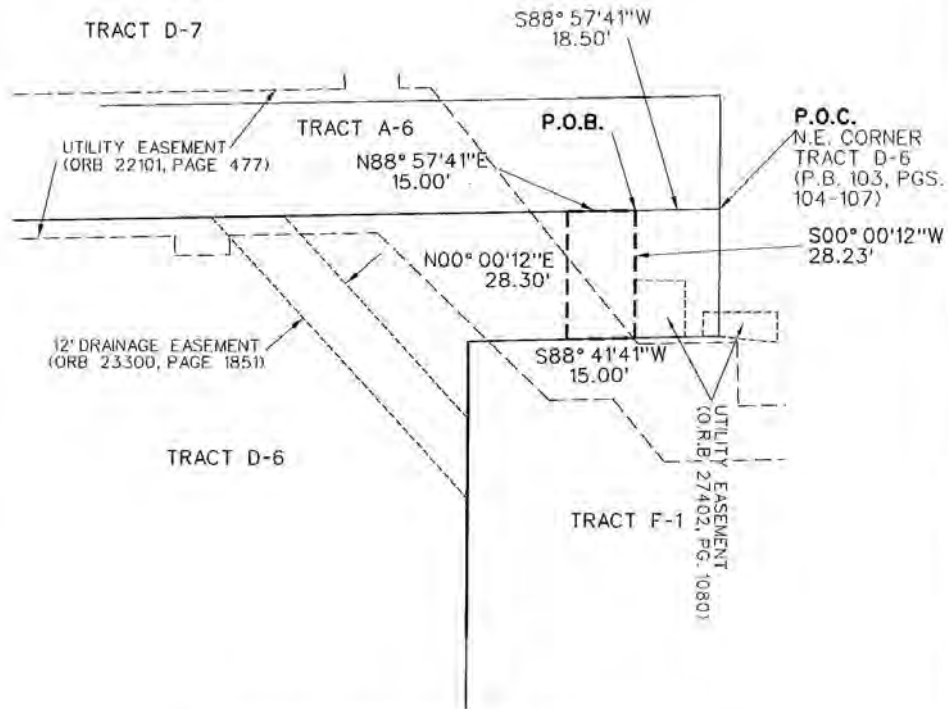
# EXHIBIT A

## Legal Description

947 Clint Moore Road Boca Raton, Florida 33487	 <p style="font-size: small;">SURVEYING &amp; MAPPING Certificate of Authorization No. LB7264</p>	Tel: (561) 241-9888 Fax: (561) 241-5182																																							
<h3>SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)</h3> <h4>SANTORINI - DRAINAGE EASEMENT</h4> <h4>LEGAL DESCRIPTION</h4> <p>A PORTION OF TRACT D-6, "RENAISSANCE COMMONS PLAT 2, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103 AT PAGES 104 THROUGH 107 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT D-6; THENCE SOUTH 88° 57' 41" WEST, ALONG THE NORTH LINE OF SAID TRACT D-6, A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 12" WEST, A DISTANCE OF 28.23 FEET; THENCE SOUTH 88° 41' 41" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT D-6, A DISTANCE OF 15.00 FEET; THENCE NORTH 00° 00' 12" EAST, A DISTANCE OF 28.30 FEET; THENCE NORTH 88° 57' 41" EAST, ALONG THE NORTH LINE OF SAID TRACT D-6, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.</p> <p>SAID LAND SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.</p>																																									
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		CHK'D BY:	TP																																						
			SHEET 1 OF 2																																						



SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)



"RENAISSANCE COMMONS PLAT TWO, A P.U.D."  
(P.B. 103, PGS. 104-107)

JOB NO.	D2153E	Project Name	SANTORINI	Disc By:	JSH	SCALE:	1"=30'
				CK'D By:	TP	DATE:	04/23/2018
							SHEET 2 OF 2