

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	0	0	0	0	0

Is Item Included in Current Budget: Yes _____ No x

Does this item include the use of federal funds? Yes _____ No x

Does this item include the use of state funds? Yes _____ No x

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact.

Fixed Asset Number H10062 (K)

Asset # reserved pending further research into the historical evolution of the property's use. a. DiLew, mgr., FMO, OFMB 6/12/24

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature]
 OFMB *[Signature]* 6/18
 MD 6/18

[Signature] 6/21/24
 Contract Development and Control
 MD 6/18/24

B. Legal Sufficiency: *[Signature]* 6/24/24
[Signature]
 Assistant County Attorney

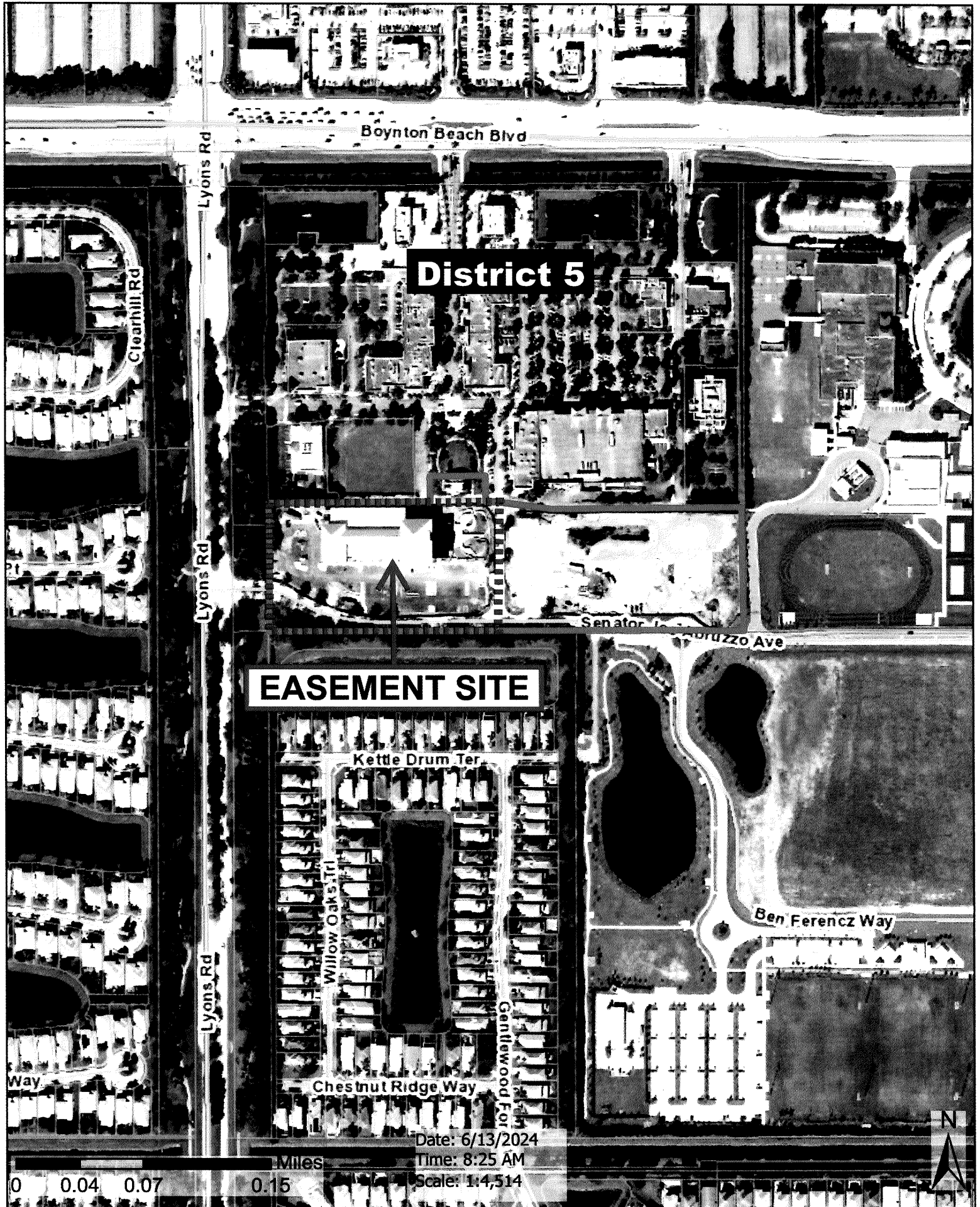
C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Location Map

00-42-45-29-09-002-0000



ATTACHMENT 2
Utility Easement Agreement w/Exhibit "A"

Prepared by & Return to:
Katrina Bellinger, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

A portion of PCN: 00-42-45-29-09-002-0000

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, (“Grantor”), to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, (“Grantee”).

WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the “Easement”) for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the “Facilities”) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, under and across the following described real property (the "Easement Premises")

situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"
attached hereto and made a part hereof**

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

ATTEST:

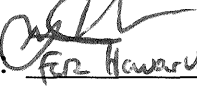
**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By:  _____
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Department Director

Exhibit "A"

Legal Description/Site Sketch

Description Sketch For: EXHIBIT "A"

BOYNTON BEACH ASSOCIATES XVIII LLP

LEGAL DESCRIPTION: FPL EASEMENT

A strip of land 10 feet in width, lying within Tract "B", **CANYON TOWN CENTER TMD** as recorded in Plat Book 111, Page 17, Public Records of Palm Beach County, Florida the centerline being more particularly described as follows:

COMMENCE at the Southwest corner of said Tract "A";
 thence North 89°02'44" East, along the South line of said Tract "A", a distance of 27.65 feet to the **POINT OF BEGINNING** of the hereinafter described centerline;
 thence South 06°02'53" East a distance of 27.65 feet to a point;
 thence North 69°26'44" East a distance of 5.00 feet to the beginning of a curve concave to the South having a radius of 160.00 feet and a central angle of 24°14'08";
 thence Easterly, along the arc of said curve, a distance of 67.68 feet to a point of tangency;
 thence South 86°19'09" East a distance of 23.82 feet to a point;
 thence North 88°13'44" East a distance of 68.73 feet to a point;
 thence South 01°10'58" East a distance of 4.51 feet to a point on the North face of an existing building and the **POINT OF TERMINUS**.

Containing in all 1,972 square feet or 0.0453 acre.

Said strip bound at the **POINT OF BEGINNING** by a line bearing North 89°02'44" East and at the **POINT OF TERMINUS** by a line bearing South 89°31'20" West which is the North face of said existing building. Also excluding any portion that falls within said building.

Bearing based on the South line of said Tract "A", **CANYON TOWN CENTER TMD**, having a grid bearing of North 89°02'44" East.

NOTES:


1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
3. This is not a survey!
4. Unless presented in digital form with electronic seal and electronic signature this sketch must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid. This sketch must be accompanied by Sheet No. 2 of 2.
5. Datum = NAD 83, 1990 adjustment.
6. Zone = Florida East
7. Linear unit = US foot
8. All distances are ground unless labeled otherwise.
9. Scale factor = 1.00002189
10. Ground distance x scale factor = grid distance
11. No bearing rotation equation, survey bearings are grid.



Craig L Wallace Digitally signed by Craig L Wallace
 Date: 2024.04.11 13:43:27 -04'00'

CERTIFICATION:

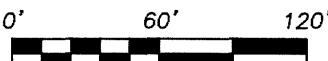
I HEREBY ATTEST that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.


 Craig L. Wallace
 Professional Surveyor and Mapper
 Florida Certificate No 3357

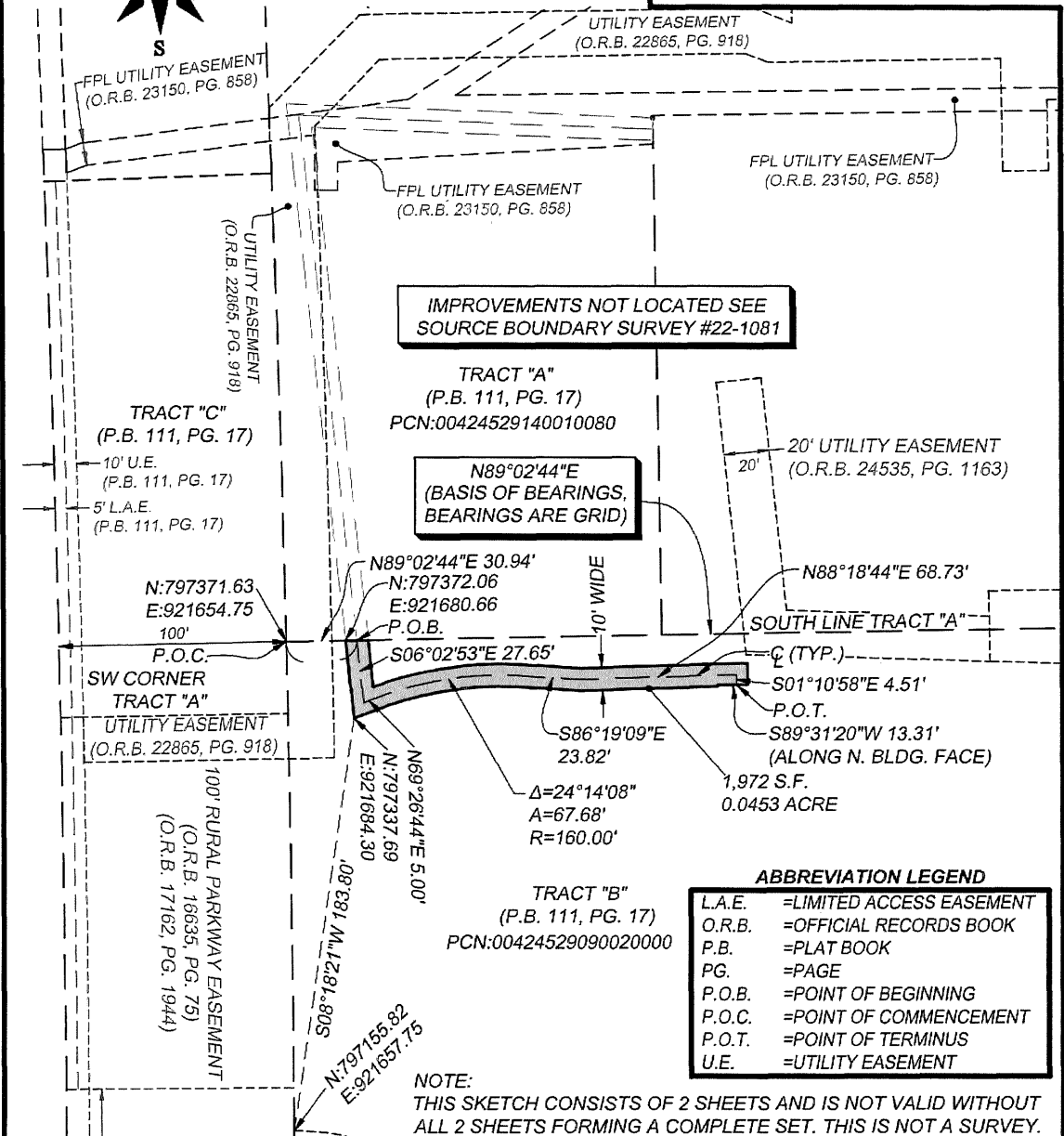
NOTE:
 THIS SKETCH CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT ALL 2 SHEETS FORMING A COMPLETE SET. THIS IS NOT A SURVEY.

 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 <small>5653 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</small>	DATE: 01/04/24	DWG. No.: 195016-3
	OFFICE: S.W.	SHEET: 1 OF 2
	C'K'D.: J.P.	JOB No.: 195016

SECTION-TOWNSHIP-RANGE: 29 45S 42E EXHIBIT "A"



SCALE: 1"=60'



ABBREVIATION LEGEND

L.A.E.	=LIMITED ACCESS EASEMENT
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
U.E.	=UTILITY EASEMENT



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 01/04/24	DWG. No.: 195016-3
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: J.P.	JOB No.: 195016

ATTACHMENT 3
Declaration of Easement w/Exhibit "A" and Exhibit "B"

Prepared by & Return to:
Ben Williamson, Real Estate Manager
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: 00-42-45-29-09-002-0000

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, ("County"), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

WHEREAS, County is the owner of that certain real property located within Palm Beach County, Florida as set forth on **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS, County desires to create an easement over, upon and under such property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

WITNESSETH:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon the real property legally described in **Exhibit "B"**, attached hereto (the "Easement Premises"). This easement shall be for the purpose of water and sewer utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the Easement Premises, together with reasonable access across the Property to the Easement Premises. This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

COUNTY:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Assistant County Attorney

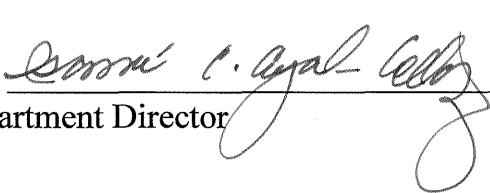
By:  _____
Department Director

EXHIBIT "A"

THE PROPERTY

All of Tract "B", CANYON TOWN CENTER TMD, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 111, Pages 17-19.

EXHIBIT "B"

THE EASEMENT PREMISES

LEGAL DESCRIPTION: (SUBSURFACE LINES UTILITY EASEMENT)

A PORTION OF LAND LYING WITHIN TRACT "B", CANYON TOWN CENTER TMD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, ON PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE NORTH 89°02'44" EAST ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARTICULAR 20 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 22865, PAGE 918 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 89°02'44" EAST, A DISTANCE OF 180.76 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARTICULAR 20 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 24535, PAGE 1163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 06°07'10" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 9.28 FEET TO THE SOUTHWEST CORNER OF SAID UTILITY EASEMENT; THENCE SOUTH 88°19'35" EAST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 25.04 FEET; THENCE SOUTH 44°02'44" WEST, A DISTANCE OF 7.46 FEET; THENCE NORTH 89°26'03" WEST, A DISTANCE OF 40.26 FEET; THENCE SOUTH 00°33'57" EAST, A DISTANCE OF 4.61 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 79.72 FEET; THENCE SOUTH 00°33'57" EAST, A DISTANCE OF 47.19 FEET; THENCE SOUTH 44°02'44" WEST, A DISTANCE OF 6.57 FEET; THENCE SOUTH 00°32'28" EAST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 89°26'03" WEST, A DISTANCE OF 9.43 FEET; THENCE NORTH 00°33'57" WEST, A DISTANCE OF 1.60 FEET; THENCE SOUTH 89°26'03" WEST, A DISTANCE OF 14.13 FEET; THENCE NORTH 00°33'57" WEST, A DISTANCE OF 66.38 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 61.24 FEET TO A POINT OF CUSP WITH THE AFOREMENTIONED EASTERLY BOUNDARY OF THAT PARTICULAR 20 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 22865, PAGE 918 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 88°52'12" WEST FROM SAID POINT, A RADIUS OF 15175.00 FEET, A CENTRAL ANGLE OF 00°04'32", AN ARC DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

ALL SAID LAND LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,141 SQUARE FEET MORE OR LESS.

SURVEY NOTES:


1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR BASED UPON AS-BUILT OF INSTALLED UTILITY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. COORDINATE VALUES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 TRANSVERSE MERCATOR, FLORIDA EAST ZONE WITH THE 1990 ADJUSTMENT APPLIED (NAD 83/90).
5. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCED BEARING OF NORTH 89°02'44" EAST ALONG THE SOUTH LINE OF TRACT "B", CANYON TOWN CENTER TMD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1" = 60' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 1, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

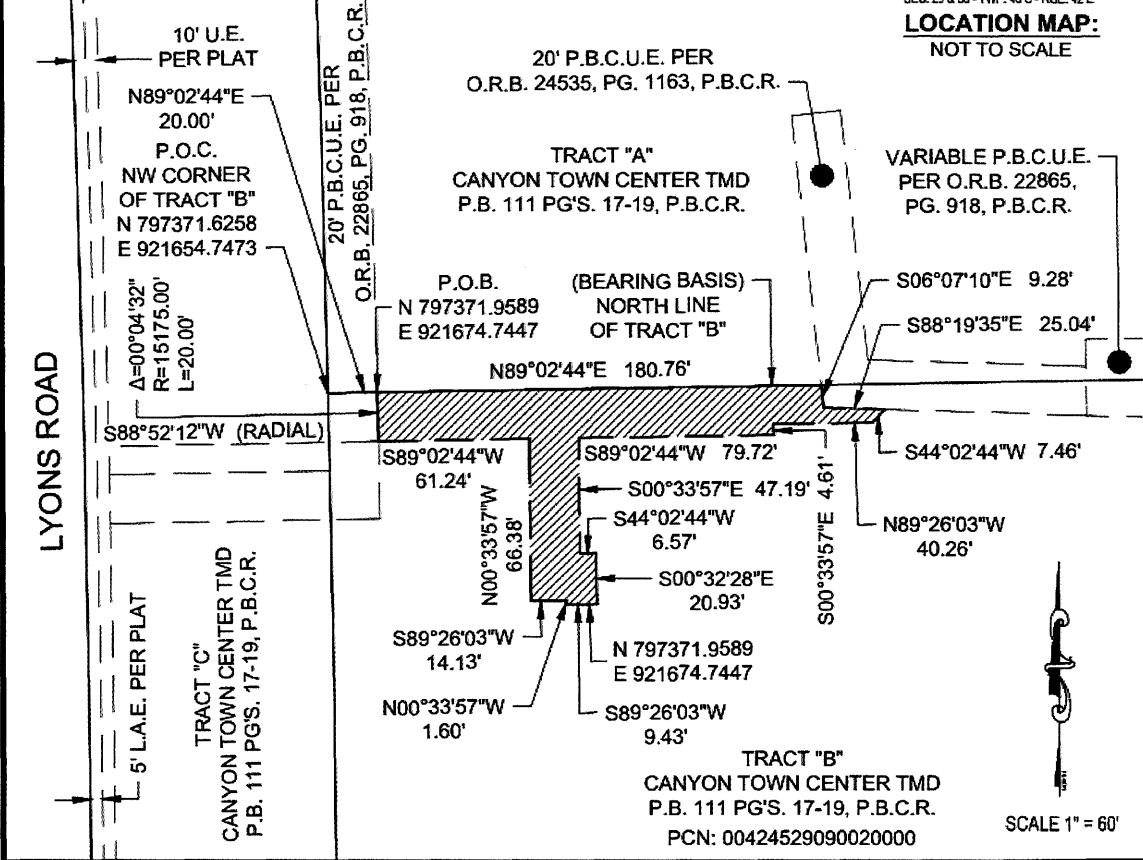
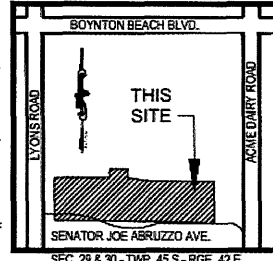
SKETCH & DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT PORTION OF TRACT "B" CANYON TOWN CENTER TMB P.B. 111, PG'S. 17-19, P.B.C.R. CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA	 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860	DATE <u>4/1/24</u>	DATE	REVISIONS
		SCALE AS SHOWN		
		FIELD BK. <u>N/A</u>		
		DWNG. BY <u>S.M.</u>		
		CHK. BY <u>D.S.</u>		
	SHEET <u>1</u> OF <u>2</u> DRAWING NO. 12852.00 - UTILITY EASEMENT			

LEGEND:

- L.A.E. LIMITED ACCESS EASEMENT
- LB FLORIDA LICENSED BUSINESS NUMBER
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PCN PARCEL CONTROL NUMBER
- PG. PAGE
- PG'S. PAGES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- U.E. UTILITY EASEMENT
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH

COORDINATE NOTE:

STATE PLANE COORDINATE VALUES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 TRANSVERSE MERCATOR, FLORIDA EAST ZONE WITH THE 1990 ADJUSTMENT APPLIED (NAD 83/90). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED SCALE FACTOR = 1.0000227 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



SKETCH & DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
 PORTION OF TRACT "B"
 CANYON TOWN CENTER TMB
 P.B. 111, PG'S. 17-19, P.B.C.R.
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

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

SHEET 2 OF 2
 DRAWING NO. 12852.00 - UTILITY EASEMENT

DATE 4/1/24
 SCALE AS SHOWN
 FIELD BK. N/A
 DWNG. BY S.M.
 CHK. BY D.S.

DATE	REVISIONS