

Agenda Item #:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date:

June 5, 2007

[X] Consent

[] Ordinance

[] Regular

| Public Hearing

Department:

Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the Boynton-Lyons plat.

Summary: On May 18, 2004, the Board approved an Exchange and Civic Site Dedication Agreement (Agreement) with Boynton Beach Associates X, LLLP (a development entity controlled by G.L. Homes) (R2004-0936) pursuant to which the County assembled 62.96 acres of land on Acme Dairy Road south of Boynton Beach Boulevard, for park and civic purposes. The total area to be platted is 125.816 acres and encompasses property owned by the County (52.165 acres), the School Board (33 acres), Boynton Beach Associates X, LLLP and Boynton Beach Associates XVIII, LLLP (40.651 acres). The Agreement with Boynton Beach Associates required them to plat the property and the County to join in the plat. The County is signing the Plat as a property owner within the platted area. Parks and Recreation is planning to develop a District Park on the County's property. (PREM) District 5 (HJF)

Background and Justification: G.L. Homes acquired the Fogg property in 2003. G.L. Homes is in the process of developing the Canyons subdivisions (Canyon Lakes, Canyon Isles and Canyon Springs) and the Canyon Town Center TMD. The County and G.L. Homes (Boynton Beach Associates) entered into the Exchange and Civic Site Dedication Agreement (R-2004-0936) which established a "civic site land bank" which was used by G.L. Homes to offset the civic dedication requirements of other G.L Homes' projects. The Agreement with G.L. Homes resulted in the assemblage of 62.96 acres within the Fogg property. 52.16 acres is programmed for development of a Park, and 10.8 acres is programmed for a civic site within the Canyon Town Center TMD. The County closed on the acquisition of the 52.16 acre Park property in June of 2004. Title to the 10.8 acre civic site will be conveyed to the County shortly after this Plat is approved. G.L. Homes also conveyed 33 acres to the School Board for middle and elementary schools. G.L. Homes is required to plat approximately 125 acres to satisfy the requirements of the Agreement and the ULDC with respect to its Canyons projects. The Boynton-Lyons plat encompasses property owned by Boynton Beach Associates, Palm Beach County School Board and Palm Beach County.

Attachments:

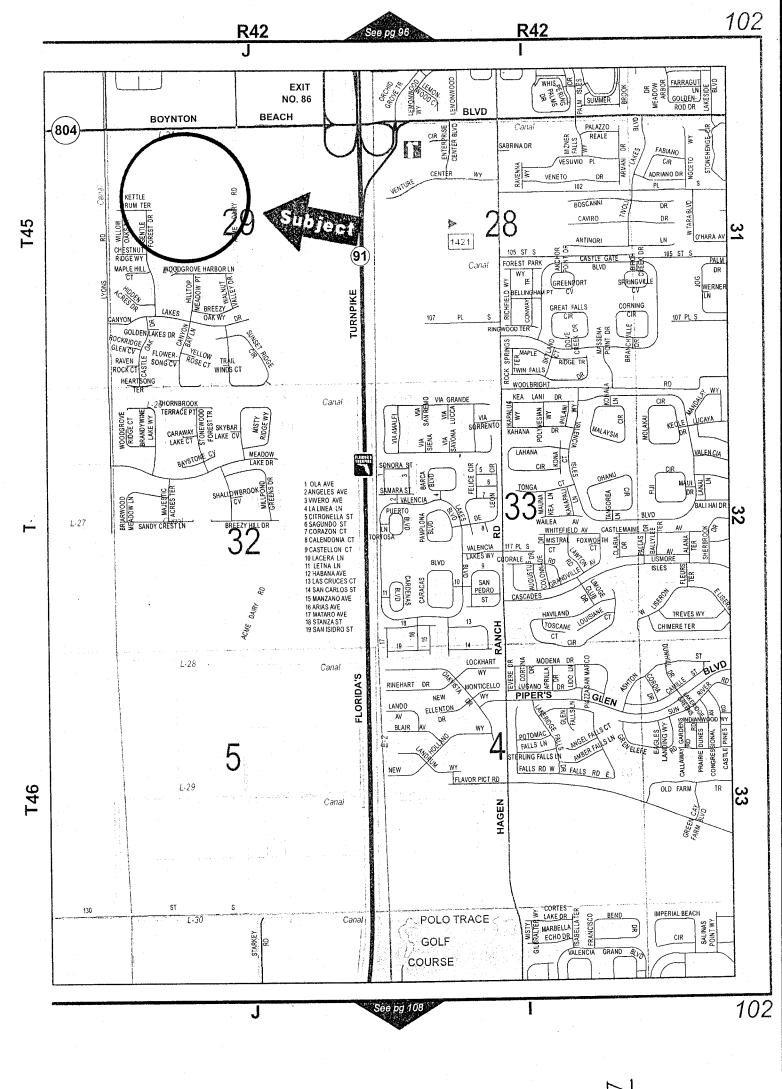
- 1. Location Map
- 2. Plat

Recommended By:	Zest Ahren Wi	4 5/14/07	·
· · · · · · · · · · · · · · · · · · ·	Department Director	Date	
Approved By:	Marler	Mos	
	County Administrator	Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Sum	nary of Fiscal Impa	ct:			
Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures Operating Costs External Revenues Program Income (Cou In-Kind Match (Coun	÷ -				
NET FISCAL IMPA	CT <u>-0-</u>				
# ADDITIONAL FTE POSITIONS (Cumula	4				
Is Item Included in Co Budget Account No:		ept	(Unit (Object	
B. Recommended	Sources of Funds/Su	ımmary of F	iscal Impact:		
No fiscal	impact				
C. Departmental I	iscal Review:	V-10-4		<u></u> .	
	III. <u>RE</u>	VIEW CON	<u>MMENTS</u>		
	nd/or Contract Deve + 5.22.07 FMB (N/2)	elopment Co Contrac	n J. fe	tand/Control Jones 5/23/0	93)07 I
B. Legal Sufficient Assistant Coun	5/24/07				
C. Other Departm	ent Review:				
Department Di	rector				

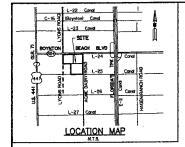
This summary is not to be used as a basis for payment.



ATTACHMENT # /

LOCATION MAP





DEDICATION

WOW ALL MEN SY THESE PRESENTS THAT BOWNTON BEACH ASSOCIATES X, LLLP, A FLORIDA LIMITED LABELITY LIBRITED PARTNERSHIP, BOWNTON BEACH ASSOCIATES XVIII, LLLP, A FLORIDA LIMITED LABELITY LIBRITED PARTNERSHIP, BOWNTON BEACH ASSOCIATES XVIII, LLLP, A FLORIDA LOWEST LIBRITANIA SHOUND PARTNERSHIP, THE SOURCE, DAND OF PAUL BEACH COUNTY, A COSPORATE BOXY POLLITICA, AND PAUL BEACH COUNTY, A PULLITICAL, SHOUNDERSHIP OF THE STATE OF THE PAUL BOWNTON PAUL BEACH PAUL BOWNTON PAUL BOWN

TOWNSHIP 49 SOUTH, RANGE 42 EAST, PALM BEAGL COUNTY, FLORIDA, BEING MORE PARTICLARY, DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAUD TRACT 17, THENCE HORTH OUT 37.4 WEST, ALONG THE WEST LIVE OF SAUD TRACT 17, A DISTANCE OF 57.68 FEET; THENCE NORTH 89°26'03' EAST, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING OF THE HORTH OSCILLAGE DAMAGE. HORTH OF THE POINT OF BEGINNING OF THE HORTH OSCILLAGE OF 140.34 FEET TO THE POINT OF GURNATURE OF A CURVE HORTH OSCILLAGE OF 140.34 FEET TO THE POINT OF GURNATURE OF A CURVE HOROUGH A CONTRAL MORE OF 67.90 DEFET. THENCE OMNERIEST, JAMONG THE ARC OF SAUD CHRYLTH OF THE SAUD THE ARC OF SAUD CHRYLTH OF THE SAUD THE SAUD

CONTAINING 125.816 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY CASENDITS AS SHOWN HEREON ARE HEREOV DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND AMPLEMENCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3. TRACTS A B AND C AS SHOWN HEREON ARE MEREDY RESERVED FOR THE RESPECTIVE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE MAINTENANCE GALLOCATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PAUL BEACH COUNTY.

BOYNTON BEACH ASSOCIATES XVIII, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XVIII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY:	7
ALAN J. FAY	K, VICE PRESIDENT
WITNESS:	2
	Authors Lotiverto
	04 1.00
WITNESS:	Olaayo A D. Gulm
	GLADYS A. DIG. ROLAMO
PRINT NAME	- Louis John Decimina

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES X, LLLP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, LUCRISED TO DO BUSINESS IN FLORIDA. THIS DAY OF DECEMBER 2008.

TED LIABILITY LIMITED PARTNERSHIP IA CORPORATION, GENERAL PARTNER

BY: 7	7		
ALAN J. F/	VICE PRE	SIDENT	
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BOYNTON - LYONS

BEING A REPLAT OF A PORTION OF TRACTS 9 THROUGH 19, 24, 41, 46, 51 AND 56 AND ALL OF TRACTS 20 THROUGH 23, 42 THROUGH 45 AND 52 THROUGH 55 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ABUTTING SAID TRACTS, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA ALL LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

OCTOBER, 2006

WITNESS: Careld, Kelley)

PRINT NAME: CAROL A. Keller WITNESS: alicia Tent PRINT NAME: Alicia Gent THE SCHOOL BOARD OF PALM BEACH COUNTY

EY: HOMAS E LYNCH WITTIGAT Graham CHARMAN, PALM BEACH COUNTY SCHOOL BOARD

IN WITNESS WHEREOF, AS TO TRACT C ONLY,
PAUL BEACH COUNTY, A POLINCIAL SUBDIVISION OF THE STATE OF
FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY
COMMISSIONERS AND ITS SEAL AFTIKED, HERETO, THIS
OF, 2007.

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

ADDIE L. GREENE, CHAIR BOARD OF COUNTY COMMISSIONERS

ATTEST: SHARON R. BOCK CLERK AND COMPTROLLER

BY: DEPUTY CLERK AND COMPTROLLER

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD

BETORE ME PERSONALY APPEARED ALM 1, FANT, WHO IS PERSONALLY KNOWN TO ME GRAMA PRODUCED.

SHOULD BE SECURE THE PROPERTY OF THE

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF December 2008.

PRINT NAME: KOTHELEM IN CAFFALL

PRINT NAME: KOTHELEM IN COMMISSION EXPINES: MARCH 18, ADDA

OD 391078

ACCOMMISSION EXPINES: MARCH 18, ADDA

ACCO

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALM J. FAMT, WHO IS PERSONALLY KNOWN TO ME ##-MME PRODUCTED TO THE PERSONAL ME AS A PRODUCTED TO THE PERSONAL ME AS A PERSONAL ME

NOTARY PUBLICE KATHLELL M. COFFMEN
PRHIT NUME KATHLEEN H COFFMEN PRINT NAME KATHICEN H COFFMAN
NY COMMISSION DEPRIES MARCH 18, 2009
ACKNOWLEDGEMENT:

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 41 57 DAY OF MARCH

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TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PAIN BEACH
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TITLE TO THE LEGENCH SECURISM PROFESTION, THAT WE FIND THE TITLE TO THE MORNING THE STATE OF THE STATE OF

VICE PRESIDENT

DATE: 12-18-2006 2-28-07 P3

SURVEYOR'S CERTIFICATE SUMPLYON'S CERT IF ICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT
REPRESENTATION OF A SUMPLY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPPRISSION.
HAT SAID SUMPLY IS ACCUPANT OF THE REST OF MY KNOWLEDGE AND BUILDY; THAT
PERMANEUT REPERINCE MONIMONIS ("P.M."S") HAVE BEEN PLACED AS REQUIRED BY LAW
AND MONUMENTS ACCORDING TO SEC. 177.09 ("9) F.S., MILL BE SET UNDER THE
QUARANTEES POSTED WITH THE PAUX BECAM COUNTY BOARD OF COUNTY CONNESSIONES FOR
THE REQUIRED MYROPOLEMISM, AND THEMED, THAT THE SUMPLY THAT COMPLES WITH ALL
OF PRUME SUMPLY COUNTY SUMPLY CONNESSIONS THAT
OF PRUM BOLD FOR THE TYTY, RORMA STATUTES, AS MENGED, MO THE ORDINANCES
OF PAUX BOLD TO COUNTY, RORMA.

BY:
PERIOT C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
UCENSE NO. 4213, STATE OF FLORIDA

DATE: 3/28/07 MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF MIAM-DADE

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BANK OF AMERICA, N.A., AS AGENT A NATIONAL BANKING ASSOCIATION Sita E monay WITNESS When to PRINT NAME: Marcela Quezada WITNESS Por uperis PRINT NAME POSCULA CONCERCION ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED DITA FRANCIZ, WIND IS PERSONALLY ANDIMIT DI ME OR HAS PRODUCED.

AS IDDITINCATION, AND WITO EXECUTED THE FORECOME INSTRUMENT AS VICE PRESIDENT OF BANK AMERICA, AND, AS ASCRIPT, AND SEVERALLY ACHORMEDED TO MO EXPERT, AND SEVERALLY ACHORMEDED TO MO EXPERT ME THAT SHE EXECUTED SICH INSTRUMENT AS VICE PROSPER ME THAT SHE EXECUTED SICH INSTRUMENT AS VICE AND CORPORATE SCAL. OF SAND CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DIE MAY REQUIRE CORPORATE AND METATORY, MO THAT SOM INSTRUMENT IS THE FREE CLY AND DEED OF SAND CORPORATION, WITH VICE SICH MANO AND OFFICIAL SCAL THIS 2D_ DAY OF LARKENING 2006.

HOTARY PUBLIC Delie demi PRINT NAME: Nellie Cima MY COMMISSION EXPIRES. JUNE 8, 2007 DD 199881

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA LAWSON, NOBLE AND WEBB. INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409 LB-6674

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF IND 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998, THE WEST LINE OF BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF N 00723/247.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND AIR APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE.
- 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMIDED LIMING DESCRIBED HERBIN AND WILL IN NO GRICUMSTANCES BE SUPPLIANTED IN AUTHORITY OF ANY OTHER ROPHIC OF DICTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY GE FOUND IN THE PUBLIC RECORDS OF PAUM BEACH COUNTY.
- In Those cases where easements of different types cross or otherwise concide, utility easements shall have first prortly, access easements shall have second priority, and all other easements shall be subproponate to these with their priorities being determined by use rights granted.
- 6. THE ROAD, DITCH & DYKE RESERVATIONS ACCORDING TO THE PLAT OF PAIM BEACH FARMS COMPANY PLAT NO. 3. AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE, C.9.4—0.01668—C. GATY MONDLY SW WEST PENNISUAL TITLE COMPANY ET AL. THE RESULT OF THIS LANGUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK IN CONFIDENCE TO THE ADDIGINATION CAND OWNER.
- TO COORDINATES SHOWN ON THE GEOGETE CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF AZ CENTIMETER GEODETIC CONTROL SURVEY.

 REQUIREMENTS OF AZ CENTIMETER GEODETIC CONTROL SURVEY.

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 REALILISTED BY PALM BEACH COUNTY IN 1998.

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COUNTY ENGINEER

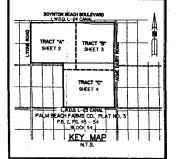
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THIS PLAT IS HERETA PROTOCOL FOR RECORD PURSUANT TO PAIM BEACH COUNTY ORDINANCE
95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STANITES, INS. DAY
OF THE PROPER PAIN SEARCH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1)
PLORIDA STANITIES.

6Y:	
GEORGE T. WEBB, P.E.	
COUNTY ENGINEER	
DATE:	



PAGE 1 OF 4





BOYNTON BEACH X CORPORATION

NOTARY FOR BOYNTON BEACH X CORPORATION











BOYNTON BEACH - LYONS

COUNTY ENGINEES

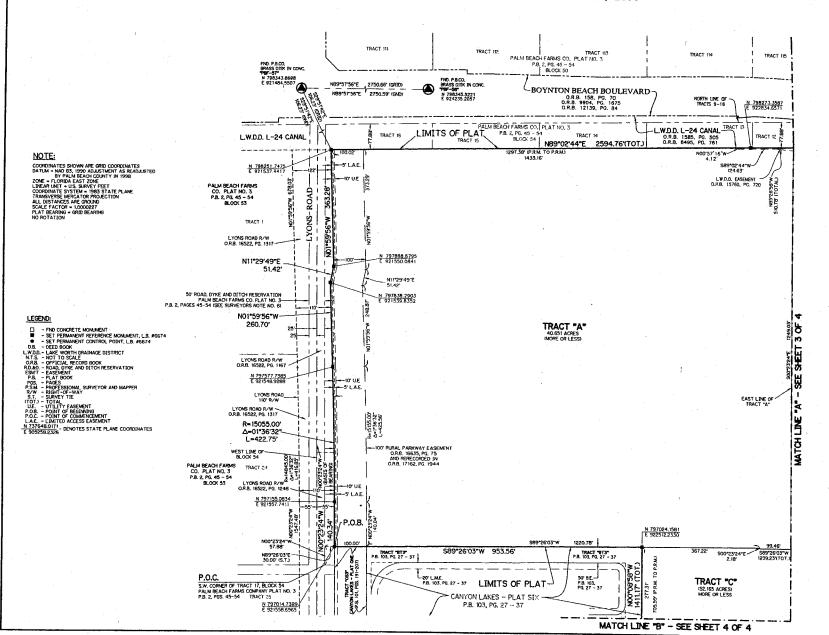
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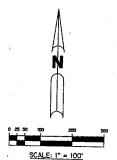
BOYNTON - LYONS

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SHEET 2 OF 4

OCTOBER, 2006





THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB-6674

