

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u> 0 </u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

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

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

No fiscal impact.

Dick Morosa Waterway Park is a 7.7M project previously approved in the budget; funded w/ 6M of Bond funds (3M-50M Waterfront, 3M-'96 Park & Rec Bond), and 1.6M Impact fees with the balance Park Improvement. Project was formerly "Light Harbor Marina".

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

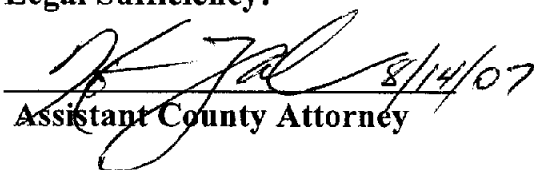
A. OFMB Fiscal and/or Contract Development Comments:

 8/7/07
 OFMB CN 8/7/07

 8/8/07
 Contract Development and Control

B. Legal Sufficiency:

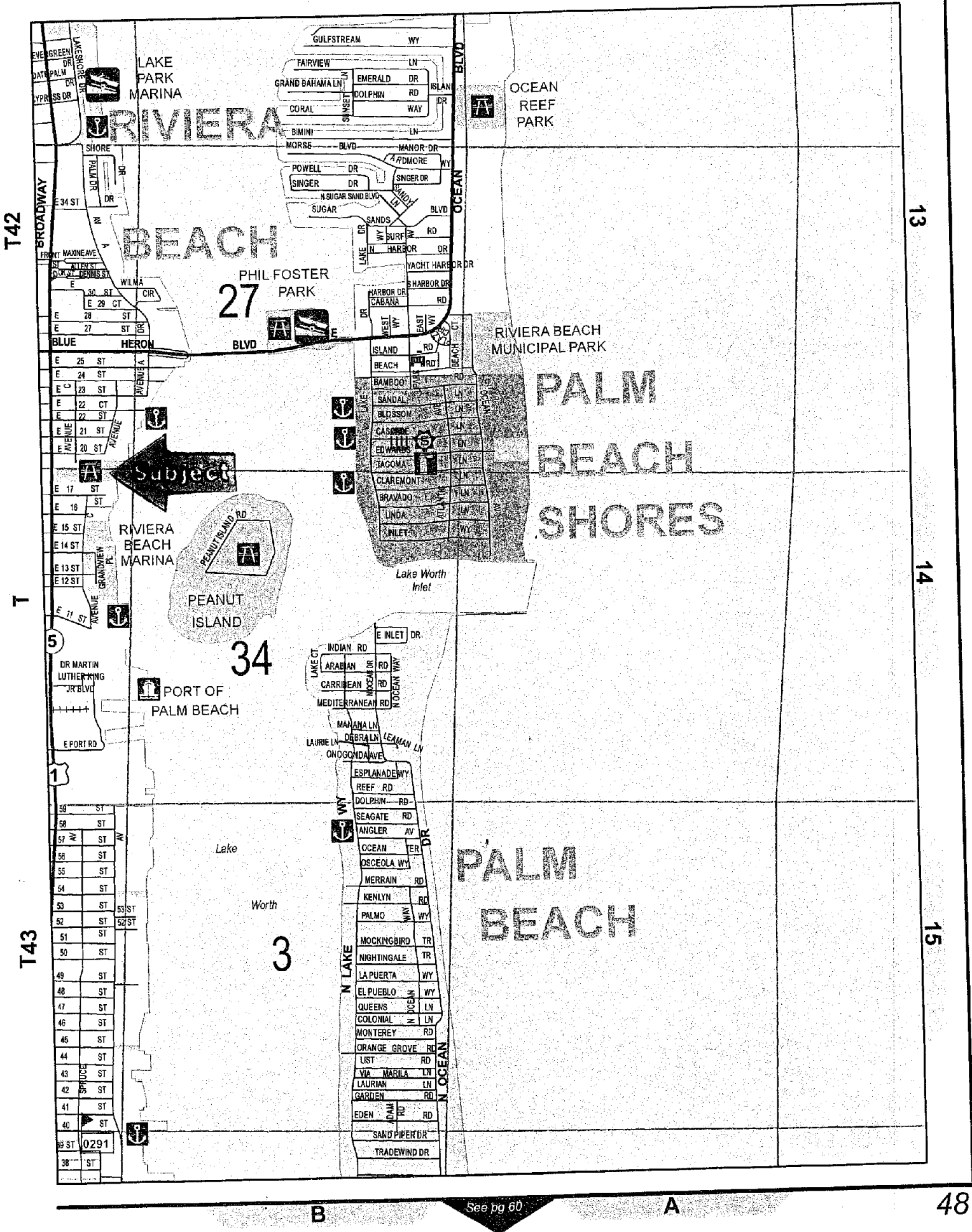
This item complies with current County policies.

 8/14/07
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



13

14

15

ATTACHMENT # 1

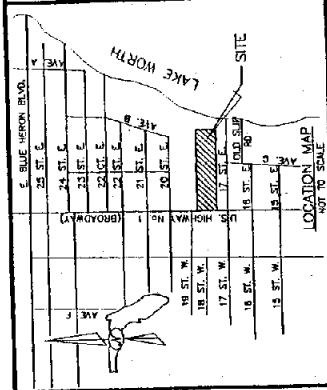
LOCATION MAP

Handwritten signature or initials.

MOROSO PARK

LYING IN SECTIONS 28 and 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF
A PORTION OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 68, PAGE 28
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JUNE 2007
SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

MOROSO PARK

LYING IN SECTIONS 28 and 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 68, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN:

COMMISSIONER AND WEST CORNER OF SAID PLAT;
SUBJECT TO THE WEST BOUNDARY OF SAID PLAT;
THENCE DEPARTING SAID WEST BOUNDARY OF SAID PLAT
THENCE ALONG SAID WEST BOUNDARY OF SAID PLAT
THENCE CONTINUE ALONG SAID EAST BOUNDARY OF SAID PLAT
102.63 FEET TO THE SOUTH BOUNDARY OF SAID PLAT; 500.00 FT. FOR
102.63 FEET TO THE SOUTH CORNER OF SAID PLAT;
THENCE ALONG THE SAID WEST BOUNDARY, 110.07 FT. FOR 101.13 FEET
TO THE POINT OF BEGINNING.

CONTAINING 3.709 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN
HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A - SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE TRACT, ITS SUCCESSORS AND ASSONS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THE SITE, INCLUDING AND ZONING DIVISION, AND MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSONS. PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
 2. LANDSCAPE BUFFER EASEMENTS
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD BUFFER PURPOSES.
THE MAINTENANCE OF SAID EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSONS TO THE CITY OF RIVERA BEACH, IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.
 3. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVATED TO THE CITY OF RIVERA BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 4. CITY OF RIVERA BEACH UTILITY EASEMENT
THE CITY OF RIVERA BEACH UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVERA BEACH, FLORIDA, ITS SUCCESSORS AND ASSONS FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITY. THE MAINTENANCE OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER.
- IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS COMMISSIONER AND ITS SEAL TO BE AFFIXED HERETO THIS _____ DAY OF _____ 2007.
- BY: ADRIE L. GREENE, COMMISSIONER
- ATTEST: SHARON R. BOCK
CLERK & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST QUANTITY AND TITLE, INC., A TITLE INSURANCE COMPANY, AS TITLE INSURANCE AGENTS, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE HAVE DETERMINED THAT THE TITLE TO THE HEREON DESCRIBED PROPERTY IS FREE OF ALL LIENS, ENCUMBRANCES, EASEMENTS, AND INTERESTS OF WHATEVER NATURE, INCLUDING BUT NOT LIMITED TO, MORTGAGES, MORTGAGE RECORDS, DEEDS, CONTRACTS, AND THAT THERE ARE NO ENCUMBRANCES OR INTERESTS DETECTED BY OUR RECORDS DO NOT PROMISE THE OWNER OF THE SUBDIVISION DETECTED BY OUR RECORDS.

SOUTHEAST QUANTITY AND TITLE, INC.
DATED: JUNE 19, 2007 BY: Kenneth L. Townsend
KENNETH L. TOWNSEND, PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN ON THESE PRESENTS IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE CORNERS AND POINTS OF THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS AND REVISIONS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVERA BEACH, FLORIDA.

BY: JOHN E. PHILLIPS, II, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4829, STATE OF FLORIDA

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON THIS _____ DAY OF _____, 2007, I, JOHN E. PHILLIPS, II, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4829, STATE OF FLORIDA, HAVE REVIEWED THE PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: NOEL MILLER, INC., PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. _____, STATE OF FLORIDA

APPROVAL CITY OF RIVERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVERA BEACH, FLORIDA, AND THAT THE CITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS SHOWN HEREON.

THIS _____ DAY OF _____ 2007.

BY: THOMAS A. MASTERS
MAYOR

BY: CAROL E. WARD, M.A.M.C.
CITY CLERK

BY: L. JOHN SAMADI, P.E.
CITY ENGINEER

SURVEYOR'S NOTES:

1. BEARINGS BASED ON 110.07 FT. ALONG THE SOUTH LINE OF THE PLAT OF LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28.
2. NOTICE: THIS PLAT AS RECORDED IN THE PUBLIC RECORDS IS THE OFFICIAL DESCRIPTION OF THE PROPERTY. ANY OTHER CHANGES OR DIGITAL FORMS OF THE PLAT, INCLUDING BUT NOT LIMITED TO, DIGITAL FORMS OF THE PLAT, SHALL BE UNLAWFUL AND VOID. ANY CHANGES TO THIS PLAT SHALL BE MADE ONLY AFTER CONSENT OF ALL PARTY COMPANIES PARTICIPATING SAME.
3. IN THOSE CASES WHERE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL HAVE THIRD PRIORITY. THE PRIORITIES BEING DETERMINED BY THE RIGHTS GRANTED TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE RIGHTS GRANTED.
4. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
6. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE EASEMENTS.
7. ALL UTILITY COMPANIES PARTICIPATING SAME, SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL PARTY COMPANIES PARTICIPATING SAME.
8. BUILDING SETBACKS SHALL BE OBTAINED BY AND BE IN ACCORDANCE WITH THE CITY OF RIVERA BEACH ZONING ORDINANCES.
9. ALL DIMENSIONS TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE STANDARDS AND TECHNOLOGY.
10. MAT AREA: 3.709 ACRES, MORE OR LESS.

11. DIMENSION PER LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28.

(A) - MEASURED DIMENSION

(B) - DIMENSION PER LOCAL DESCRIPTION

(C) - DIMENSION PER LOCAL RECORD BOOK

(D) - FACE

(E) - BEED ROOM

(F) - POINT OF BEGINNING

(G) - POINT OF BEGINNING

(H) - FLORIDA PUBLIC UTILITIES

(I) - FLORIDA POWER SERVICE - MONUMENT

(J) - PERMANENT CONTROL POINT

(K) - RIGHT-OF-WAY

(L) - CENTERLINE REFERENCE MONUMENT (P.M.A.)

(M) - STAMPED TO 6437, UNLESS NOTED OTHERWISE

(N) - LANDSCAPE BUFFER EASEMENT

(O) - LIMITED ACCESS EASEMENT

CITY CLERK

RIVERA BEACH REVENUE SURVEYOR

CITY CLERK

BOARD OF COUNTY COMMISSIONERS

CLERK & COMPTROLLER

THE NETWORK WAS PREPARED BY
JOHN E. PHILLIPS, II, P.S.M. 4829



BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 305
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 515-3986 FAX

PROJ. NO. 07-002
DATE: 6/14/07
SHEET 1 OF 2

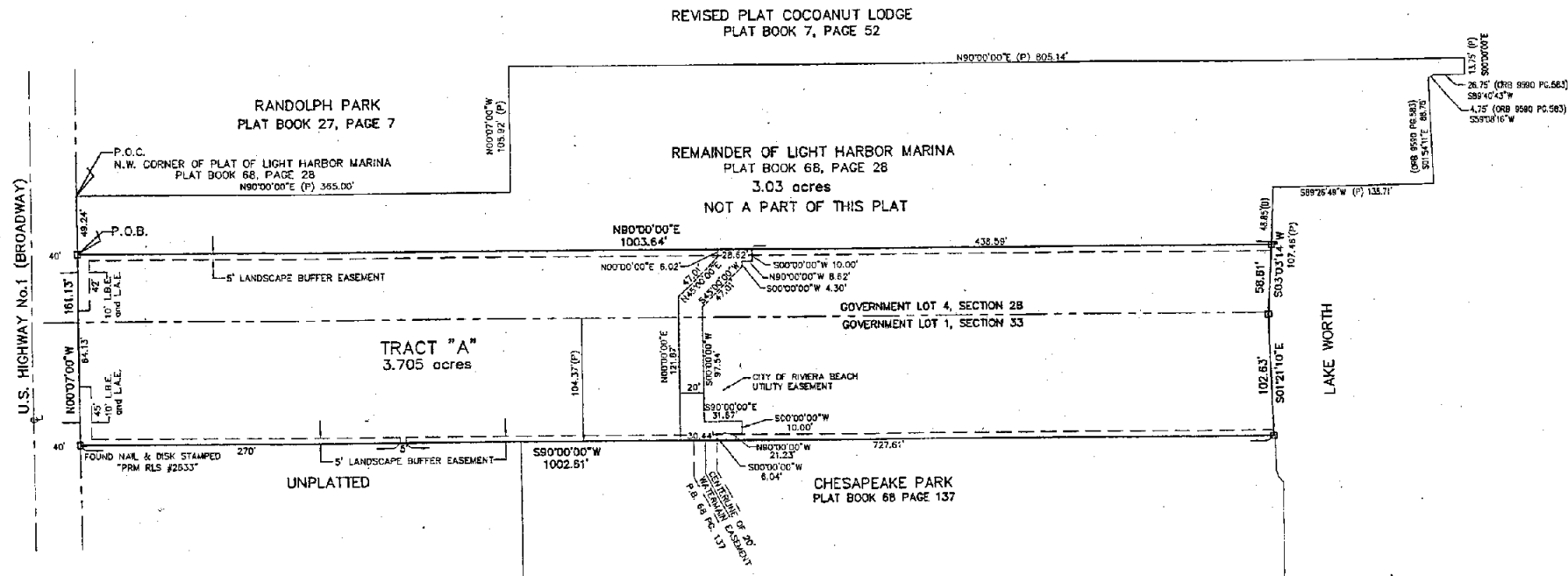
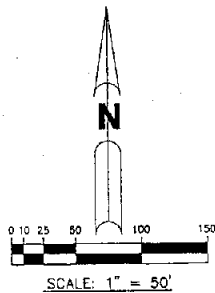
ATTACHMENT # 2

MOROSO PARK

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OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JUNE 2007

SHEET 2 OF 2



THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS II, P.S.M. 4528

B BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 305
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX

PROJ. No. 07-002

SCALE: 1"=50'

DATE: 6/14/07

SHEET 2 OF 2