

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: February 5, 2008 ☒ Consent ☐ Regular
 ☐ Ordinance ☐ Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

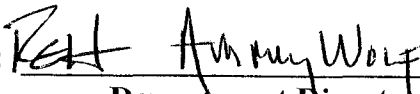

Motion and Title: Staff recommends motion to approve: the Stratford Court II, PUD Replat for Fire Rescue Station No. 56.

Summary: On July 2, 2007, the County acquired 1.836 acres of land on S.W. 18th Street in Boca Raton from SPTMRT Properties Trust (SPTMRT), for the purpose of constructing Fire Rescue Station No. 56. The land acquired by the County was a portion of the larger Stratford Court II, PUD containing a total of 22.97 acres. The County is required to replat the entire Stratford Court II, PUD as a result of the subdivision of the property. Both the County and SPTMRT will sign the plat as property owners. **(PREM)**
District 4 (HJF)

Background and Justification: On May 15, 2007, the Board approved the purchase of 1.836 acres (R2007-0774) located along SW 18th Street west of Military Trail and east of Powerline Road in Boca Raton, for the purposes of constructing a Fire Rescue Station. On July 2, 2007, the County closed on the purchase of the 1.836 acres. As part of the development of the property, the County is required to replat Stratford Court II, PUD. The County anticipates that construction of Fire Station No.56 will be completed in December of 2008.

Attachments:

1. Location Map
2. Plat

Recommended By:	 Department Director	1/11/08 Date	
Approved By:	 County Administrator	1/22/08 Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
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 ___

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

No fiscal impact

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Jim D. 1-23-08
OFMB
CN
1/24/08
1/17/08

Jim J. Jacoby 1/25/08
Contract Development and Control
2/26/08 1/24/08

B. Legal Sufficiency:

X Jal 1/28/08
Assistant County Attorney

C. Other Department Review:

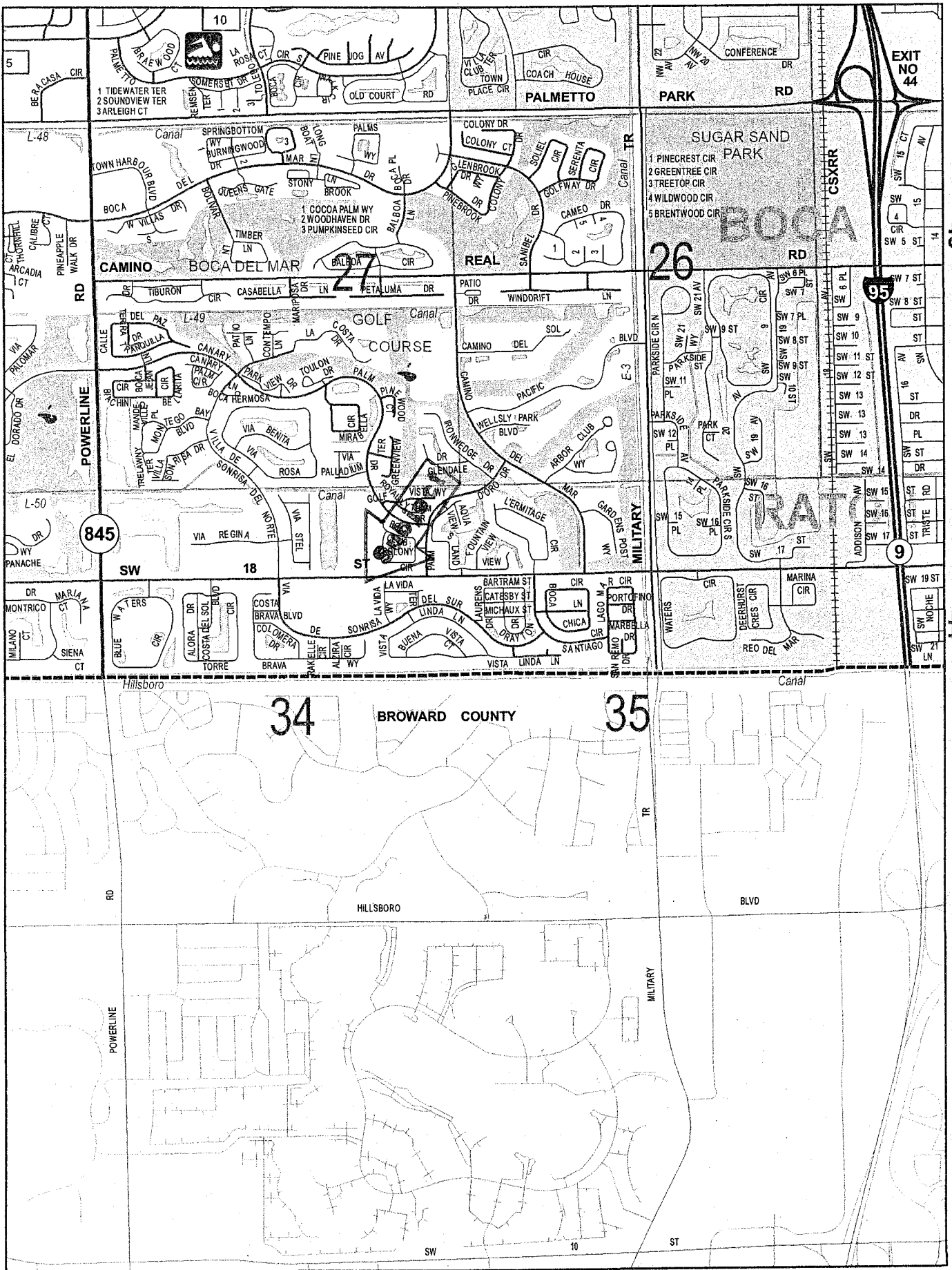
Department Director

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

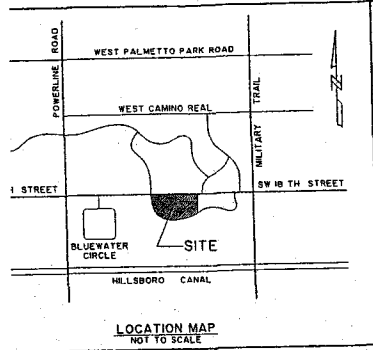
T47

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LOCATION MAP



STRATFORD COURT II, P.U.D. REPLAT

A PART OF BOCA POINTE, PLANNED UNIT DEVELOPMENT
LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT
BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____
ON _____ DAY OF _____ 2007
AND DULY RECORDED IN PLAT BOOK NO. _____
ON PAGE _____
SHARON R. BOCK,
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____ D.C.

DEDICATION AND RESERVATION

MEN BY THESE PRESENTS THAT SPTMRT PROPERTIES TRUST, A MARYLAND
STATE INVESTMENT TRUST, LICENSED TO DO BUSINESS IN THE STATE
IDA AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE
P FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS STRATFORD
P.U.D. REPLAT, BEING A REPLAT OF STRATFORD COURT II, P.U.D., AS
IN PLAT BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE PLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT
BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY,
HAB 22.97 ACRES MORE OR LESS.

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

ENTS

EACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO
ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS
MCH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS,
THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL
SE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE
S ASSOCIATED WITH SAID DRAINAGE SYSTEM.

FFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED
E FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR
APE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE
TION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT
SE TO PALM BEACH COUNTY, PROVIDED PALM BEACH COUNTY IS NOT
E SIMPLE OWNER.

ITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY,
FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TS

"1" AND "2", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RESPECTIVE
PLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOP-
UPPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID OWNERS,
SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
COUNTY, PROVIDED PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

"3" AND "4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE
OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE
FFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION
OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
M BEACH COUNTY, PROVIDED PALM BEACH COUNTY IS NOT THE FEE
OWNER.

IN WITNESS WHEREOF, AS TO TRACTS 1, 3 AND 4 ONLY, THE
ABOVE NAMED TRUST HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS PRESIDENT, DAVID J. HEGARTY, THIS _____
DAY OF _____, 2007.

WITNESS: _____ SPTMRT PROPERTIES TRUST, A MARYLAND
PRINTED NAME: _____ REAL ESTATE INVESTMENT TRUST
LICENSED TO DO BUSINESS IN FLORIDA
WITNESS: _____ BY: _____ DAVID J. HEGARTY, PRESIDENT
PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

BEFORE ME PERSONALLY APPEARED DAVID J. HEGARTY WHO
IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS PRESIDENT OF SPTMRT PROPERTIES TRUST, A MARYLAND
REAL ESTATE INVESTMENT TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF
SAID TRUST AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT
IS THE SEAL OF SAID TRUST AND THAT IT WAS AFFIXED TO SAID INSTRUMENT
BY DUE AND REGULAR TRUST AUTHORITY, AND THAT SAID INSTRUMENT
IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2007.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NO.: _____ PRINTED NAME

IN WITNESS WHEREOF, AS TO TRACT 2 ONLY, PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS
AND ITS SEAL AFFIXED, HERETO, THIS _____ DAY OF _____, 2007.

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

BY: _____ ADDIE L. GREENE, CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS

ATTEST: SHARON R. BOCK
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK AND COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTEE AND TITLE, INC., A TITLE INSURANCE
COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY
CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED
PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO
SPTMRT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT
TRUST, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE
OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE
NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF
RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF
THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____ BY: _____ KENNETH L. TOWNSEND, PRESIDENT

AREA TABULATION

PETITION NUMBER 75-085

TRACT "1" 20.27 ACRES
TRACT "2" 1.84 ACRES
TRACT "3" 0.11 ACRES
TRACT "4" 0.75 ACRES
TOTAL ACRES 22.97 ACRES

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH
COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S.,
THIS _____ DAY OF _____, 2007, AND HAS BEEN REVIEWED
BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH
COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

GEORGE T. WEBB, P.E. - COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER
THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING
AND MAPPING, INC.

SURVEYOR'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR
OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY,
UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS
SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE
SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE
RIGHTS GRANTED.
2. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF
S.W. 18TH STREET (A 120' RIGHT-OF-WAY) AS SHOWN ON BOCA POINTE NO. 4
RECORDED IN PLAT BOOK 43, PAGES 194 THROUGH 196, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 89°36'55" EAST.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL
BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT
PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE
COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. ALL LINES ON CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
AS RADIAL (RL).

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- S. = PLAT BOOK
- C. = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- = SET 4" x 4" C.M. WITH DISK
- ★ = STAMPED P.R.M. L.B. 4398
- = FOUND 4" x 4" C.M. (AS SHOWN)
- C.L. = CHORD LENGTH
- C.B. = CHORD BEARING
- N. = NOTHING
- E. = EASTING
- L.A.E. = LIMITED ACCESS EASEMENT
- RL = RADIAL LINE
- B.E. = BUFFER EASEMENT

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT
REPRESENTATION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

DATE: _____
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5098
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33408
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

PRINTED

NOV 28 2007

SPTMRT PROPERTIES TRUST
SPTMRT PROPERTIES TRUST
NOTARY
BOARD OF COUNTY
COMMISSIONER
COUNTY ENGINEER
SURVEYOR



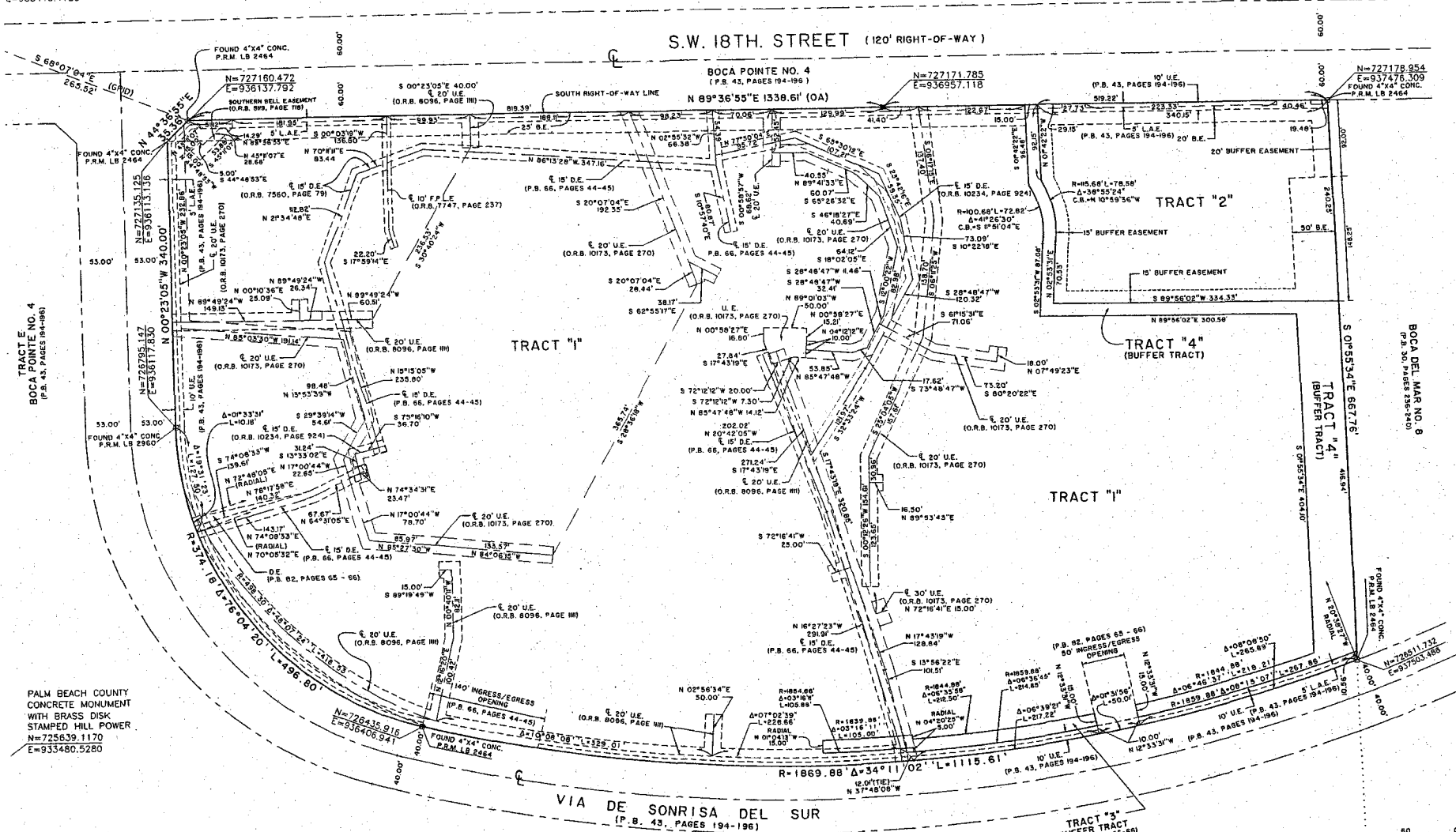
Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

STRATFORD COURT II,
P.U.D. REPLAT

STRATFORD COURT II, P.U.D. REPLAT

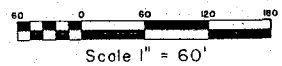
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BEING A REPLAT OF STRATFORD COURT II, P.U.D., AS RECORDED IN PLAT
BOOK 82, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 2 OF 2


PALM BEACH COUNTY
CONCRETE MONUMENT
WITH BRASS DISK
STAMPED TUG
N=728241.4230
E=933446.4180



COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1985 STATE
PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000280
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N 89°36'55\"/>

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
M. TWO DAY OF 2007
AND DULY RECORDED IN PLAT BOOK NO.
ON PAGE
SHARON R. ROCK,
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____ D.C.





Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5403 Suite 100 W.P.B. Florida
LB # 4396

STRATFORD COURT II,
P.U.D. REPLAT