

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

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Meeting Date:      March 11, 2008                      ☒ Consent                      ☐ Regular  
    ☐ Ordinance                      ☐ Public Hearing

Department:              Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: the Plat for South County Regional Park - Parcel A.

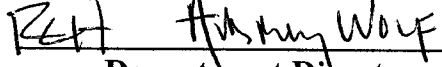
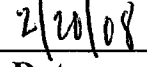
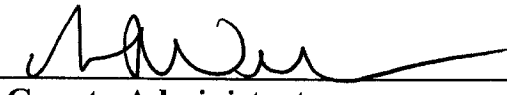
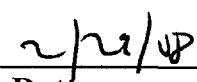
**Summary:** The County is developing the South County Regional Park - Parcel A property (the Property) for use as a public park and golf course. The Property consists of 540.02 acres of land located west of University Drive and north of Glades Road in Boca Raton. This Plat will legally establish the boundary of the Property, and is a requirement of the development process. The County is signing the Plat as the property owner. **(PREM) District 5 (HJF)**

**Background and Justification:** The County acquired 536 acres of land for the Park on December 22, 1975, and there have been several subsequent acquisitions and dispositions that have increased the overall size to the current 540.02 acres. As part of the development of the Property, and in an effort to legally establish the permanent boundary lines, the County is required to plat the Property. The County has completed construction of an amphitheater and other additional park related facilities. Platting of the property will not affect the County's ability to change the proposed uses within the Property.

**Attachments:**

1.      Location Map
2.      Plat

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Recommended By:	 Department Director	 Date
Approved By:	 County Administrator	 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>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</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:

James Smith 2-26-08  
OFMB  
2/25/08  
2/25/08

2/28/08  
Contract Development and Control  
2/27/08

### B. Legal Sufficiency:

2/28/08  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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

40

41

42

LOXAHATCHEE  
NATIONAL  
WILDLIFE  
REFUGE

10

Subject

15

SOUTH COUNTY  
REGIONAL PARK

- 1 WOODSONG CT
- 2 TIMBERWOOD RD
- 3 COUNTRY CHASE BLVD
- 4 WOODGATE MANOR
- 5 WOODTONES LN

14

GLADES

PARK  
PARK  
ACCESS

23

PALMETTO

1751

- 1 CLEAR CREEK PL
- 2 COUNTRY SOUND CT
- 3 WHISPER SOUND DR
- 4 WHISPER LAKE WY
- 5 NEW VILLAGE PL

11

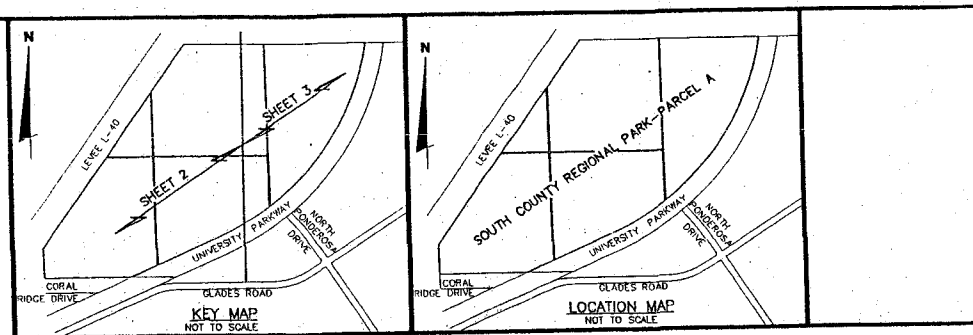
5787-000

**SOUTH COUNTY REGIONAL PARK-PARCEL A**

LYING IN SECTIONS 14, 15, AND 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS Z-1, Z-2, Z-3, Z-4, Z-5, AND Z-6, OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, RECORDED IN PLAT BOOK 32, PAGE 175, AND TRACTS 16 AND 49, AND A PORTION OF THE PLATTED 30' ROAD RIGHTS-OF-WAY LYING IN SECTIONS 14, 15, AND 22, OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2, RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JULY 2007

SHEET 1 OF 3

**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, OWNERS OF THE LAND SHOWN HEREON AS:

**SOUTH COUNTY REGIONAL PARK-PARCEL A**

LYING IN SECTIONS 14, 15, AND 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS Z-1, Z-2, Z-3, Z-4, Z-5, AND Z-6, OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, RECORDED IN PLAT BOOK 32, PAGE 175, AND TRACTS 16 AND 49, AND A PORTION OF THE PLATTED 30' ROAD RIGHTS-OF-WAY LYING IN SECTIONS 14, 15, AND 22, OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2, RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS Z-1, Z-2, Z-3, Z-4, Z-5, AND Z-6, OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, RECORDED IN PLAT BOOK 32, PAGE 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

TRACT 49 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 LOCATED IN SECTION 15, TOWNSHIP 47 SOUTH, RANGE 41 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

TRACT 16, SECTION 15, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA PER FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2, PLAT BOOK 1, PAGE 102.

LESS THE RIGHT OF WAY FOR CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT LEVEE L-40, PER DEED BOOK 938, PAGE 478. (A 600' RIGHT OF WAY)

ALSO LESS THAT PORTION OF SAID TRACT 16, LYING NORTH AND WEST OF THE WESTERLY RIGHT OF WAY OF SAID LEVEE L-40, AS ABOVE DESCRIBED.

TOGETHER WITH:

A PORTION OF THE PLATTED 30' ROAD RIGHTS-OF-WAY LYING IN SECTIONS 14, 15, AND 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST, IN THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2 IN PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE EAST AND WEST EXTENSIONS OF THE NORTH LINES OF TRACTS Z-1 AND Z-2; BOUNDED ON THE SOUTH BY THE NORTH LINE OF TRACT Z-7; BOUNDED ON THE EAST BY THE NORTHWESTERLY LINE OF TRACT S-128; BOUNDED ON THE WEST BY THE WESTERLY LINES, AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, OF TRACTS "Z-2", "Z-4", "Z-5", AND "Z-7"; ALL OF THE BOUNDARY PLAT OF ORIOLE COUNTRY, RECORDED IN PLAT BOOK 32, PAGE 175, OF SAID PUBLIC RECORDS.

LESS:

THAT PORTION OF TRACT Z-5, OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY, AND THE ADJUTING PLATTED 30' ROAD RIGHT-OF-WAY IN SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 2, CONVERTED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY OF CORAL RIDGE DRIVE IN OFFICIAL RECORD BOOK 14387, PAGE 229, OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT Z-7 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY;  
THENCE ALONG THE NORTH LINE OF SAID TRACT Z-7,  $N89^{\circ}44'51''E$  FOR 1570.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 6611.18 FEET, AND THE POINT OF BEGINNING;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $85^{\circ}52'32''$  FOR 1024.12 FEET TO THE NORTHWESTERLY LINE OF TRACT S-128 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY;  
THENCE ALONG SAID NORTHWESTERLY LINE OF TRACT S-128,  $S65^{\circ}50'51''W$  FOR 195.39 FEET TO THE SAID NORTH LINE OF TRACT Z-7;  
THENCE ALONG SAID NORTH LINE,  $S89^{\circ}44'51''W$  FOR 641.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 540.02 ACRES, MORE OR LESS.

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

PARCEL A:

PARCEL A, COMPRISING THE ENTIRE PLATTED PROPERTY AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION, SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 21633, PAGE 108, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA  
BOARD OF COUNTY COMMISSIONERS

BY:

ADDIE L. GREENE, CHAIRPERSON

ATTEST:

SHARON R. BOCK  
CLERK & COMPTROLLER

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & 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 THE BOARD OF COUNTY COMMISSIONERS OF 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 THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC.  
DATED: June 25, 2008 BY: Kenneth L. Townsend  
KENNETH L. TOWNSEND, PRESIDENT

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
John E. Phillips, III 1/28/2008  
JOHN E. PHILLIPS, III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA

**COUNTY APPROVAL**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, 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

**NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF  $N89^{\circ}47'32''E$  ALONG THE NORTH BOUNDARY OF THE BOUNDARY PLAT OF ORIOLE COUNTRY.
2. ☐ PERMANENT REFERENCE MONUMENT (P.R.M.) No. 4826 SET, UNLESS NOTED OTHERWISE.  
☐ MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1980 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND  
H. SCALE FACTOR - 1.000012  
I. GROUND DISTANCE \* SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION:  $0^{\circ}01'00''$  COUNTER-CLOCKWISE PLAT TO GRID
5. ABBREVIATIONS:  
(P) - PLATTED DIMENSION, BOUNDARY PLAT OF ORIOLE COUNTRY  
(M) - MEASURED DIMENSION  
R - RADIUS  
A - CENTRAL ANGLE  
A - ARC LENGTH  
CH - CHORD DIMENSION  
SFWD - SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
ORB - OFFICIAL RECORD BOOK  
PG - PAGE  
U.E. - UTILITY EASEMENT  
FPL - FLORIDA POWER & LIGHT  
C.M. - CONCRETE MONUMENT  
I.D. - IDENTIFICATION  
PRM - PERMANENT REFERENCE MONUMENT  
CL - CENTERLINE
6. PLAT AREA: 540.02 ACRES, MORE OR LESS.
7. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.



THIS INSTRUMENT PREPARED BY:  
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA

BROWN & PHILLIPS, INC.  
PROFESSIONAL SURVEYING SERVICES  
901 NORTHPOINT PKWY., SUITE 305  
WEST PALM BEACH, FLORIDA 33407  
LB 6473

**NOTICE:**

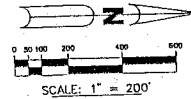
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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

# SOUTH COUNTY REGIONAL PARK-PARCEL A

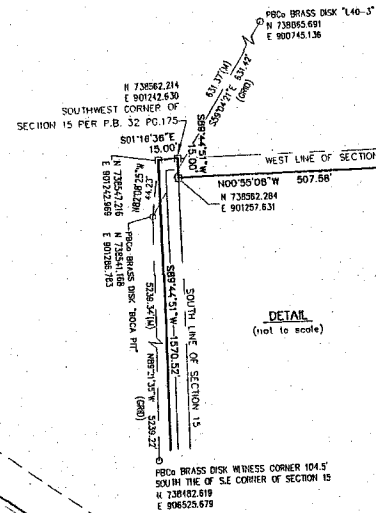
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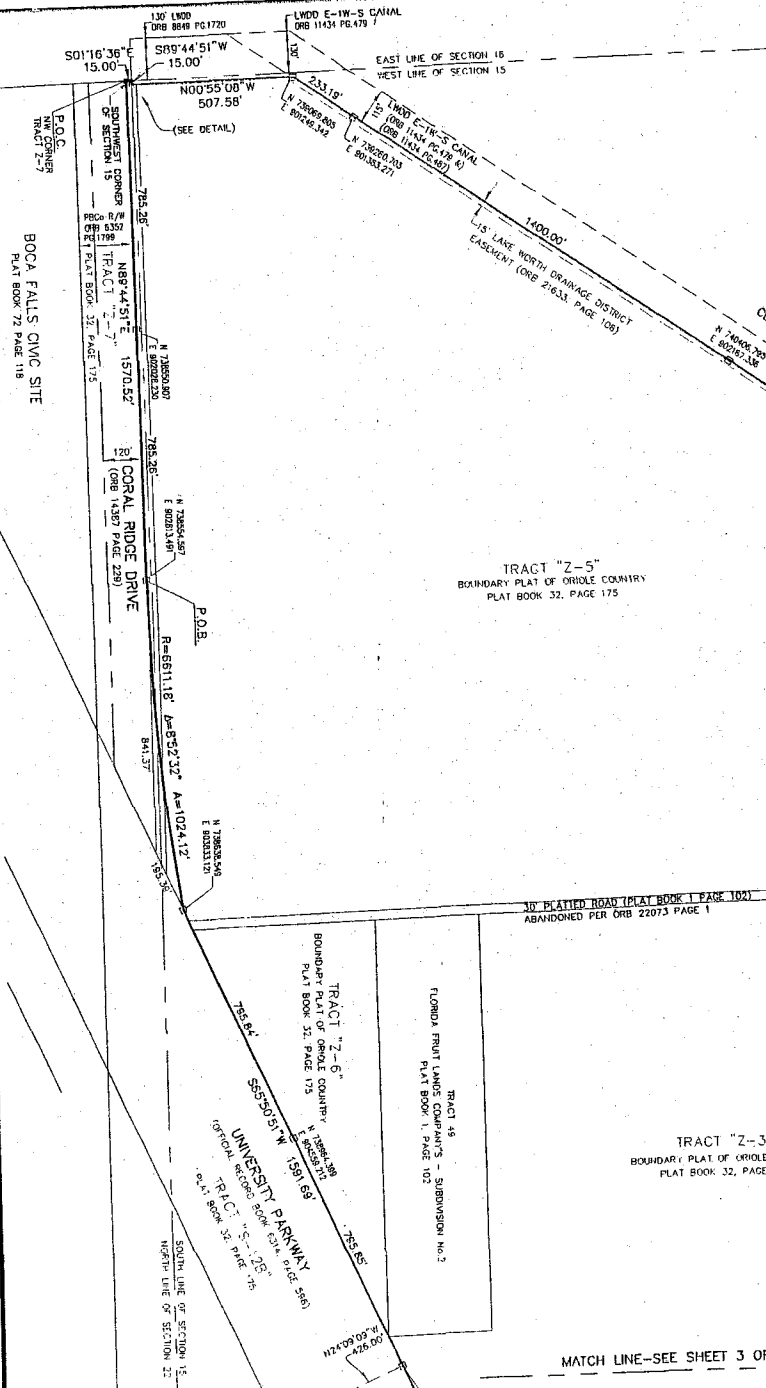
SHEET 2 OF 3



THIS INSTRUMENT PREPARED BY:  
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA  
**EP** BROWN & PHILLIPS, INC.  
PROFESSIONAL SURVEYING SERVICES  
901 NORTHPOINT PKWY., SUITE 305  
WEST PALM BEACH, FLORIDA 33407  
LB 6473



DETAIL  
(not to scale)



TRACT "Z-5"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

TRACT "Z-4"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

TRACT "Z-2"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

TRACT "Z-3"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

TRACT 16  
FLORIDA FRUIT LANDS COMPANY'S  
SUBDIVISION No. 2  
PLAT BOOK 1, PAGE 102

TRACT "Z-6"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

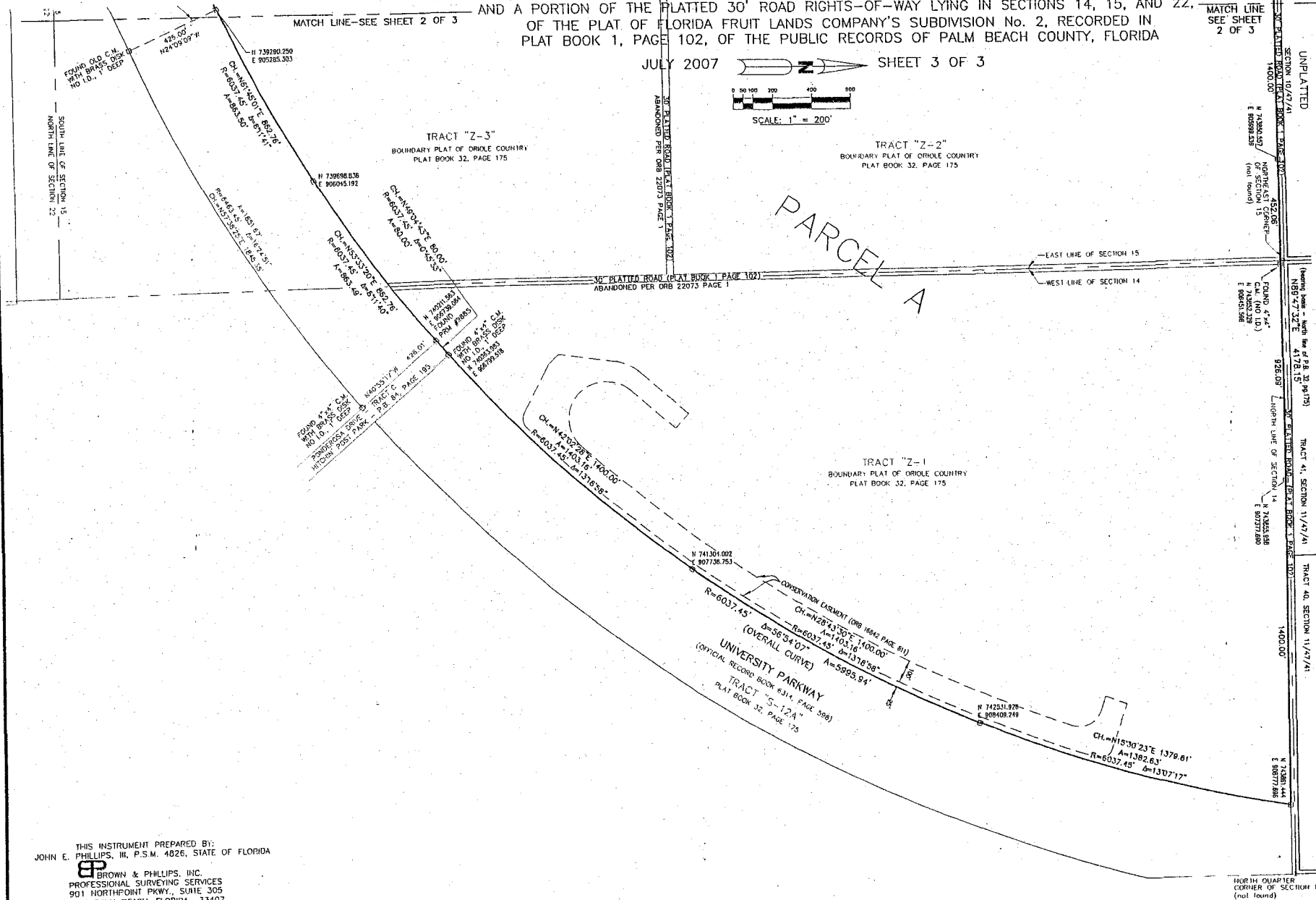
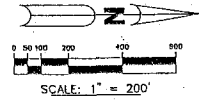
TRACT "Z-5"  
BOUNDARY PLAT OF ORIOLE COUNTRY  
PLAT BOOK 32, PAGE 175

MATCH LINE-SEE SHEET 3 OF 3

# SOUTH COUNTY REGIONAL PARK-PARCEL A

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JULY 2007 SHEET 3 OF 3



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BROWN & PHILLIPS, INC.  
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