

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

Meeting Date: June 8, 2010	☐ Consent	☒ Regular	
	☐ Ordinance	☐ Public Hearing	

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

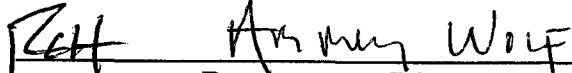
Motion and Title: Staff recommends motion to approve: the Boys and Girls Club - Haverhill plat.

Summary: The County acquired title to a 24 acre parcel of property, commonly known as Haverhill Linear Park, from the Town of Haverhill in May 2007. It is a 210' wide strip extending from Belvedere Road to Southern Boulevard. In May 2008, the Board directed Staff to move forward with a request by the Boys & Girls Clubs of Palm Beach County, Inc. for the County to donate a portion of the Linear Park property for the Boys & Girls Clubs to construct a new club facility. The Donation Agreement is being submitted for approval as a companion item. The Boys & Girls Clubs has received all zoning and site plan approvals for its new facility, and approval of this Plat is the final step to enable the County to convey the property. The Plat encompasses all of the County property lying north of the canal totaling approximately 13 acres. The Plat dedicates approximately .36 acres for right-of-way for future widening of Belvedere Road and .91 acres for Drexel Road. The County is signing the Plat as the property owner. **(PREM) District 6 (HJF)**

Background and Policy Issues: The Boys & Girls Clubs will be constructing a new facility on the north half of the Linear Park property. The Boys & Girls Clubs is replacing its existing facility on 6th Street, north of Belvedere Road. The new facility will be 22,000 square feet and will feature a full size gym, game rooms, a computer lab, and a dance studio. In addition, the facility will provide a 28,370 square feet outdoor play area. The development of the new facility requires the north half of the Linear Park property to be platted. Construction is anticipated to begin July/August 2010.

Attachments:

1. Location Map
2. Plat

Recommended By:		5/15/10	
	Department Director	Date	
Approved By:		6/3/10	
	County Administrator	Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u> <i>see below</i>	_____	_____	_____	_____
# 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.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 5/28/10
OFMB *5/25/10*

[Signature] 6/11/10
Contract Development and Control

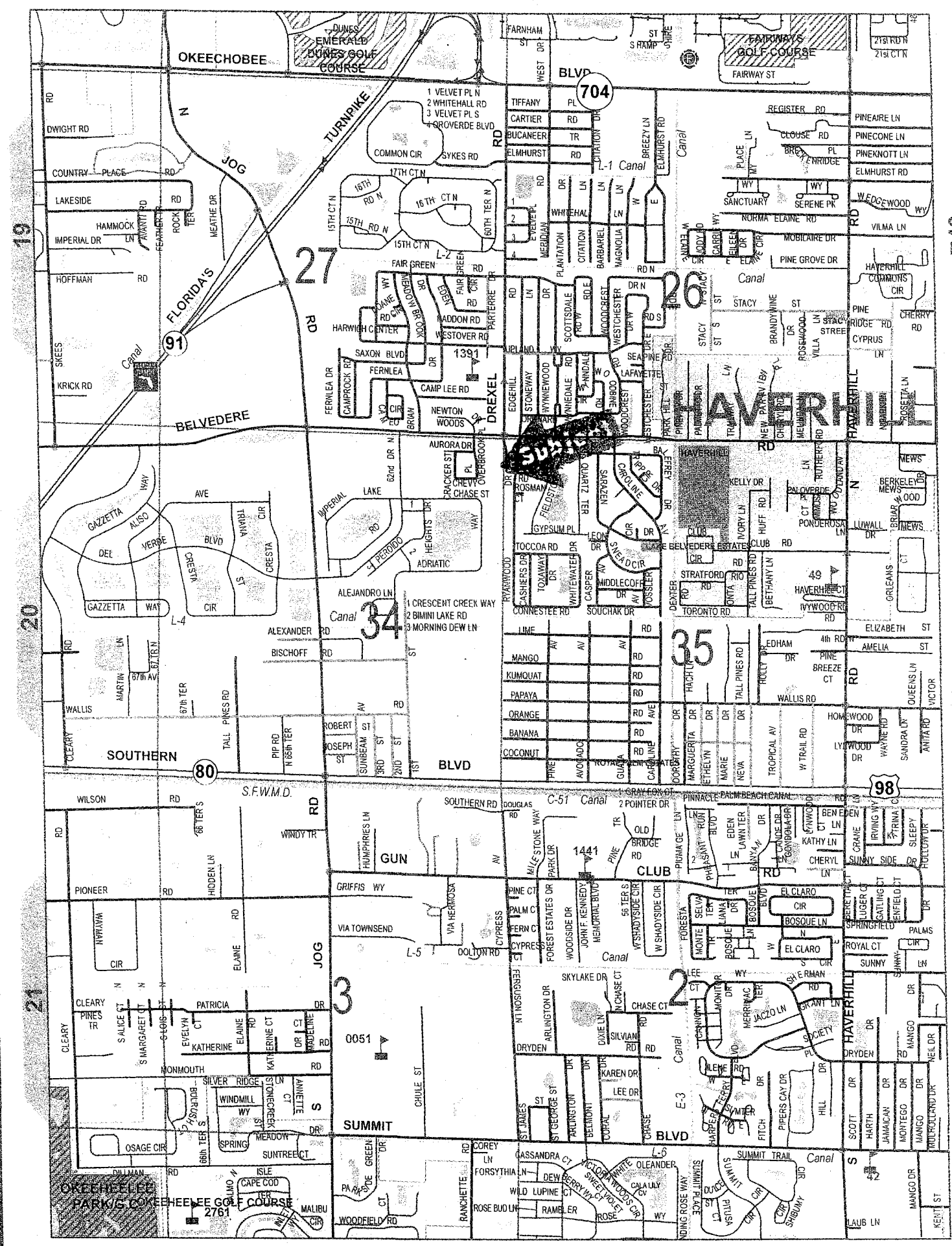
B. Legal Sufficiency:

[Signature] 6/2/10
Assistant County Attorney

C. Other Department Review:

Department Director

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



LOCATION MAP

Attachment 1

Handwritten signature or initials.

08158

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by Jeff S. Hodapp, P.S.M.
945A Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-0988
Fax: (561) 241-5152

BOYS AND GIRLS CLUB - HAVERHILL
A REPLAT OF A PORTION OF THE 210.00 FOOT WIDE STRIP OF LAND EAST OF BLOCK 5,
"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, P.B.C.R.),
IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
MAY, 2010.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2010, AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES

THROUGH _____
SHARON R. BOOK, CLERK
AND COMPTROLLER
BY: _____, DC

SHEET 1 OF 3

DESCRIPTION AND DEDICATION

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 lands shown hereon, being a portion of the 210.00 foot strip of land east of Block 5, The Palm Beach Farms Company Plat Number 3, according to the plat thereof, as recorded in Plat Book 2, pages 45 through 54, of the Public Records of Palm Beach County, Florida, said parcel of land lying in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Boys and Girls Club - Haverhill" and being more particularly described as follows:

Commencing at the Northeast corner of Section 34, Township 43 South, Range 42 East, thence North 88°18'15" West, along the North line of said Section 34, a distance of 30.00 feet to the Point of Beginning; thence South 01°28'32" East, along a line 30.00 feet East of and parallel to the East line of Section 34, a distance of 100.00 feet; thence South 07°53'01" East, a distance of 202.35 feet thence South 01°28'32" West, along the East line of said Section 34, a distance of 2336.84 feet; thence South 01°28'02" West, along said East line, a distance of 110.00 feet; thence South 88°59'16" West, a distance of 156.92 feet; thence North 88°31'58" West, a distance of 85.00 feet; thence North 01°28'02" East, along the West line of the East 210.00 feet of said Section 34, a distance of 170.07 feet; thence North 01°28'32" East, along the West line of the East 210.00 feet of said Section 34, a distance of 2531.61 feet; thence South 88°18'15" East, along the North line of said Section 34, a distance of 180.00 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida and contain 13.296 acres, more or less.

Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Tracts A, B, C and F, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes. Tract A is subject to restrictions set forth in Official Records Book 14815, page 1549 and Official Records Book 3160, page 58, in favor of the Lake North Drainage District.
2. Tracts D and E, as shown hereon, are hereby reserved by Palm Beach County, a political subdivision of the State of Florida, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and are the perpetual maintenance obligation of said owner, its successors and assigns. Tract E is subject to restrictions set forth in Official Records Book 14815, page 1549, in favor of the Lake North Drainage District.

3. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owner, its successors and assigns.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

4. The drainage and access easement, as shown hereon, is hereby dedicated in perpetuity for drainage purposes and for access to adjacent utility facilities. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owner, its successors and assigns.

5. 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.

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 Chair and its seal affixed this ____ day of _____, 2010.

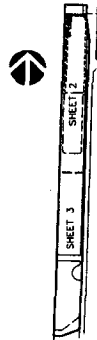
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
SUBDIVISION OF THE STATE OF FLORIDA

By: _____
Burt Aaronson, Chairperson

Attest: _____
Sharon R. Book, Clerk and Comptroller



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

SITE DATA

Zoning Control Number 2002-064
Project Name Boys and Girls Club-Haverhill
Tract A (right-of-way) 14,400 SF
Tract B (right-of-way) 1,440 SF
Tract C (right-of-way) 394,616 SF
Tract D 394,277 SF
Tract E 116,375 SF
Tract F (right-of-way) 10,370 SF
Total Area 579,176 SF (13.296 Acres)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

We, **ELITE AMERICAN TITLE**, a title insurance company, as duly licensed by 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 in Palm Beach County, a political subdivision of the State of Florida, that the current taxes have been paid, that there are no mortgages and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 5/11/2010 BY: Sharon R. Book, Clerk
Name: SHARON R. BOOK
Title: CLERK

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.07(1)(2), F.S., this ____ day of _____, 2010, and has been reviewed by a Professional Surveyor's Mapper employed by Palm Beach County in accordance with Sec. 177.08(1)(1), F.S.

George J. Webb, P.E.
County Engineer

DATE: _____

NOTES:

01. Bearings are based on a grid (NAD 83; 1990) bearing of South 01°28'32" along the monumented East line of the Northeast One-Quarter of Section 34, Township 43 South, Range 42 East and all other bearings are relative thereto.
02. No buildings or 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.
03. Building setback lines shall be as required by current Palm Beach County zoning regulations.
04. In those areas 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 determined by use of rights granted.
05. All lines which intersect curved lines are non-radial unless noted as being radial.
06. 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 superseded 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 Palm Beach County, Florida.
07. All distances shown are ground distances. Scale factor used for this plat was 1.0000320.

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.'s) have been placed as required by law, 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.

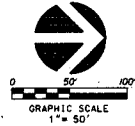
Jeff S. Hodapp, P.S.M.
Name: JEFF S. HODAPP
License No. 15511
State of Florida
Perimeter Surveying & Mapping, Inc.
945A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264

BOARD OF COUNTY
COMMISSIONERS
PALM BEACH COUNTY
COUNTY ENGINEER
SURVEYOR



08158

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by Jeff S. Hodge, P.S.M.
3404 Citrus Grove Road
Boca Raton, Florida 33487
Tel: (561) 941-0888
Fax: (561) 241-0182



BOYS AND GIRLS CLUB - HAVERHILL

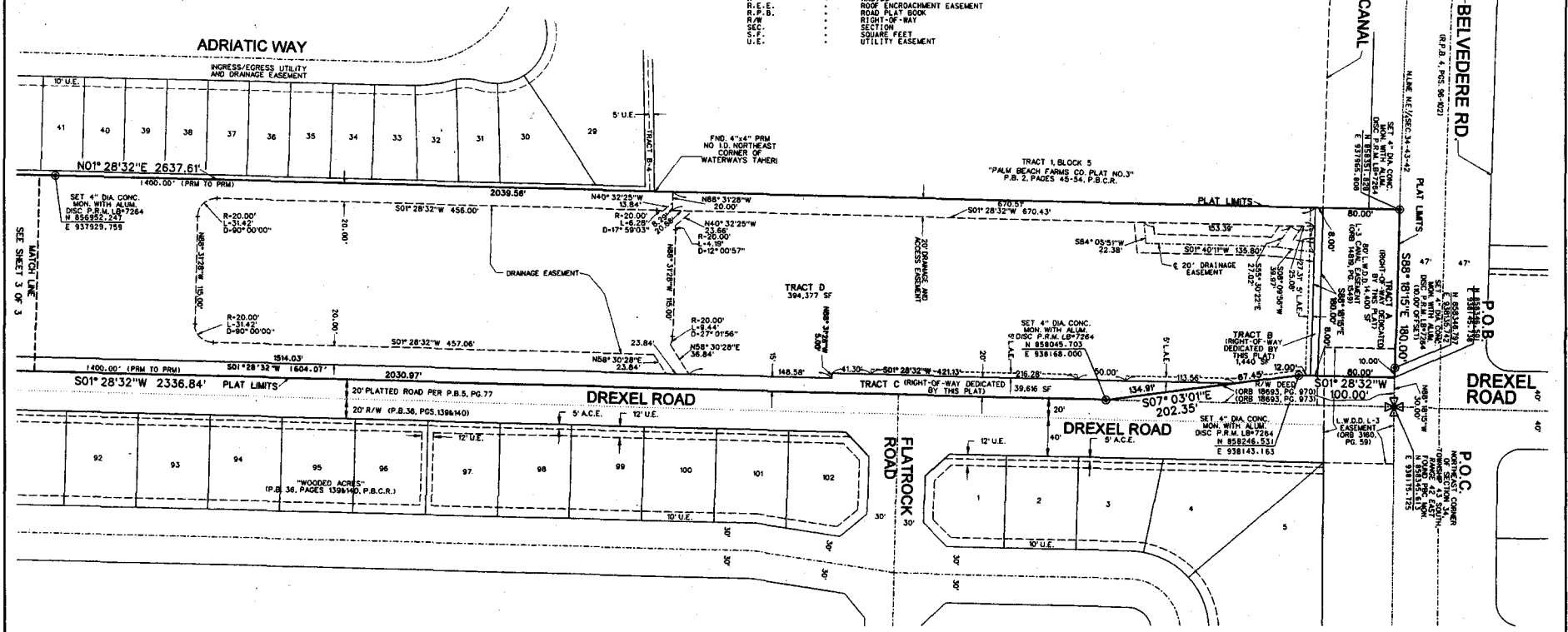
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IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
MAY, 2010.

LEGEND:

SET P.R.M. (UNLESS OTHERWISE NOTED) 4" X 4" CONC. MON. WITH ALUMINUM DISK STAMPED P.R.M. LB7264 CENTERLINE

ABBREVIATIONS:

ALUM.	ALUMINUM
CH	CHORD
CHB	CHORD BEARING
CONC.	CONCRETE
COR.	CORNER
D.E.	DELTA (CENTRAL ANGLE)
DRAIN.	DRAINAGE EASEMENT
FND.	FOUND
L.B.	LANDSCAPE BUSINESS
L.E.	LANDSCAPE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.S.	LICENSED SURVEYOR
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
N.R.	NON-RADIAL
P.B.	PALM BEACH COUNTY
P.B.C.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.C.	PLAT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.U.D.	PLANNED UNIT DEVELOPMENT
R.	RADIUS
R.E.E.	ROAD ENCROACHMENT EASEMENT
R.P.D.	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT



SHEET 2 OF 3

06158

PERIMETER

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Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hockapp, P.S.M.
940A Clint Moore Road
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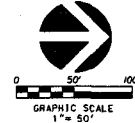
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WISE NOTED) 4" DIA.
CONC. MON. WITH ALUMINUM
DISK STAMPED P.R.M.-LB7264
CENTERLINE

ABBREVIATIONS:

ALUM.	ALUMINUM
CH	CHORD
CHB	CHORD BEARING
CONC.	CONCRETE
COR.	CORNER
Δ	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
FND.	FOUND
L.S.	LENGTH
L.C.B.	LICENSED BUSINESS
L.C.E.	LANDSCAPE EASEMENT
L.M.A.E.	LAKE MAINTENANCE EASEMENT
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R/W	RIGHT-OF-WAY
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U.E.	UTILITY EASEMENT



SHEET 3 OF 3

