

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

Meeting Date: April 5, 2011	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the Fire Station No. 72 plat.

Summary: The County, on behalf of Fire Rescue, purchased a 2.53 acre parcel of property from Midway Foundation, Inc. in April 2010 for \$134,090. It is located on S. Lake Avenue in Pahokee. The property will be used for the construction of Fire Rescue Station No. 72 which is planned to commence in July. As a condition of development approvals, the City of Pahokee requires the property be platted. The County will sign the plat as property owner. **(PREM) District 6 (HJF)**

Background and Justification: In order to provide better service to the Pahokee area, the Fire Rescue Department has determined a fire rescue station at this location is necessary to maintain response times within acceptable limits. The County will be constructing a new fire station on the property which will replace the fire station currently being leased from the City. The new facility will be 7,469 square feet. The County has received all zoning and site plan approvals for the new fire station. The building permit application has been submitted. Approval of this plat is the final condition of the development approvals. Construction is anticipated to begin in July 2011.

Attachments:

- 1. Location Map
- 2. Plat

Recommended By: <u><i>Robert Army Wier</i></u>	<u>3/4/11</u>
Department Director	Date

Approved By: <u><i>[Signature]</i></u>	<u>3/4/11</u>
County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u> * see below	_____	_____	_____	_____
# 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.

[Handwritten signature] 3-11-11

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB *[Handwritten signature]* 3/17/11
 VA 3/17/11
 3/15/11
 3/14/11

[Handwritten signature] 3/17/11
 Contract Development and Control

B. Legal Sufficiency:

[Handwritten signature] 3/18/11
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

Rsu
PP

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Lake Okechobee

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Subject

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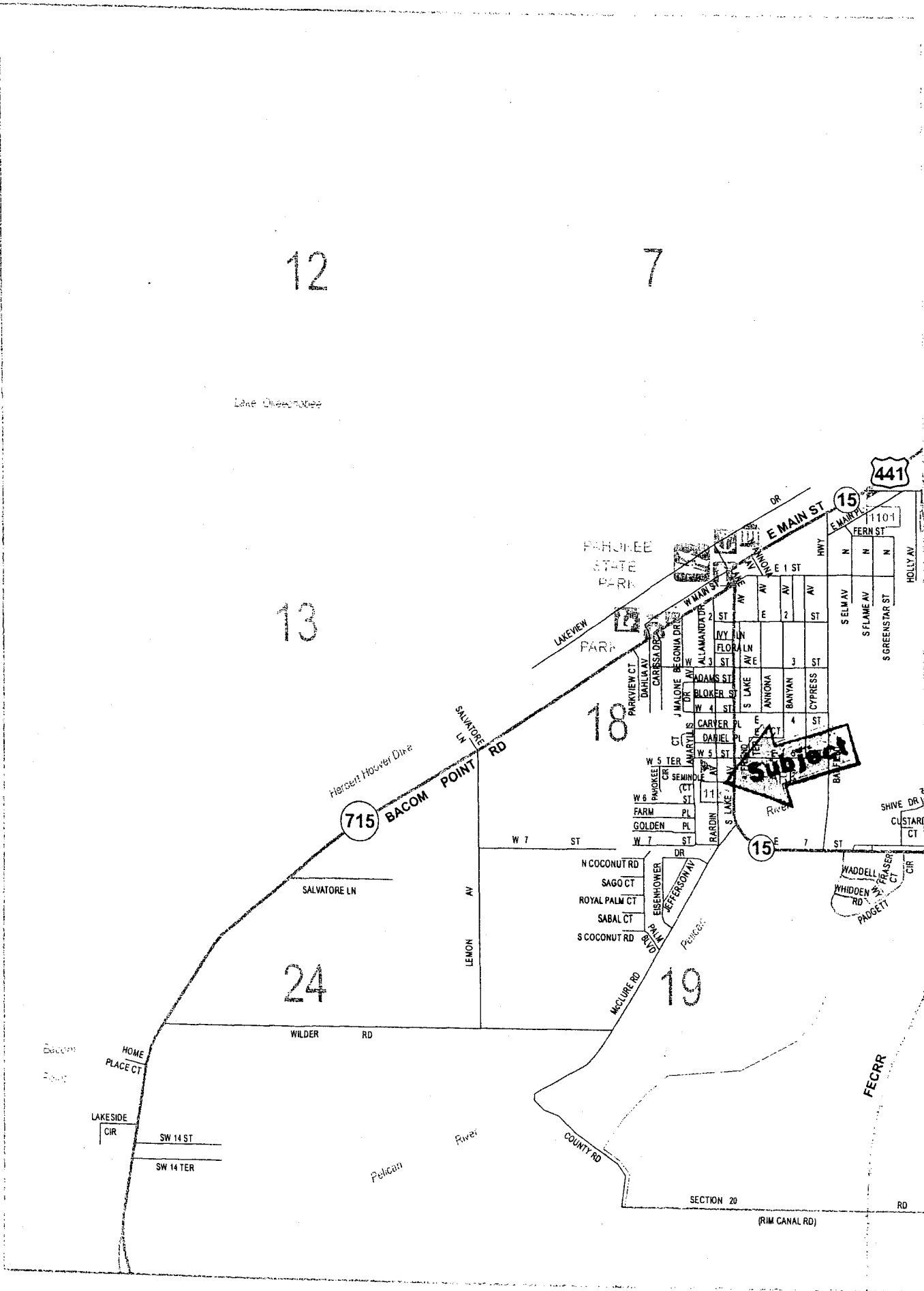
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PP

See pp 13

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LOCATION MAP
ATTACHMENT #1

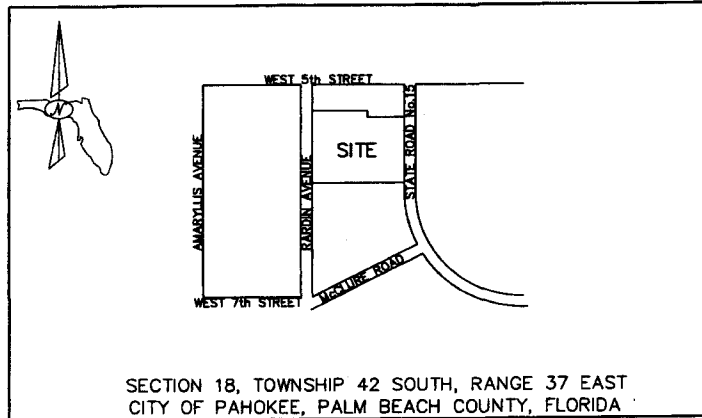


FIRE STATION No. 72

LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST,
CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF TRACT 61 RIDGEWAY BEACH, PLAT BOOK 7, PAGE 11,
AND A PORTION OF LOT 6, REPLAT OF BLOCK 4 WASHINGTON PARK SUBDIVISION,
PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

JANUARY 2011



SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST
CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

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

FIRE STATION No. 72

LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST, CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 61 RIDGEWAY BEACH, PLAT BOOK 7, PAGE 11, AND A PORTION OF LOT 6, REPLAT OF BLOCK 4 WASHINGTON PARK SUBDIVISION, PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF CROSSBY SECOND ADDITION TO PAHOKEE, RECORDED IN PLAT BOOK 53, PAGE 185 OF SAID PUBLIC RECORDS;
THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT, S89°36'29"W FOR 201.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF RARDIN AVENUE;
THENCE N00°41'34"W FOR 528.80 FEET;
THENCE N89°20'58"E FOR 128.08 FEET;
THENCE S00°41'31"E FOR 12.80 FEET;
THENCE N89°20'58"E FOR 91.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 16;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S01°16'25"W FOR 517.30 FEET TO THE POINT OF BEGINNING.

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

TRACT A

TRACT A, 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. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PAHOKEE, FLORIDA.

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 _____ 2011.

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

BY: _____ CHAIR

ATTEST: SHARON R. BOCK
CLERK & COMPTROLLER

TABULAR DATA

FIRE STATION No. 72
TOTAL AREA: 2.53 PLAT, 2.53 acres
USE: GOVERNMENT SERVICES
OWNER: PALM BEACH COUNTY
2822 / 57A PARKWAY
WEST PALM BEACH, FL 33411
(561) 233-0290

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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; 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.

DATED: Feb. 18, 2011

SOUTHEAST GUARANTY & TITLE, INC.
BY: Kevin L. Townsend
KEVIN L. TOWNSEND (PRINT NAME)
PAROLET
(PRINT TITLE)

CITY OF PAHOKEE APPROVAL

THIS PLAT OF FIRE STATION No. 72 IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF PAHOKEE ORDINANCE No. 27-8, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS _____ DAY OF _____, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PAHOKEE, IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: MATTHEW BROCK, CITY MANAGER

ATTEST: SUSAN FELTNER, CITY CLERK

CITY OF PAHOKEE ENGINEER'S APPROVAL

THIS PLAT OF FIRE STATION No. 72 IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF PAHOKEE ORDINANCE No. 27-8, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS _____ DAY OF _____, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PAHOKEE, IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: _____ P.E.
CITY ENGINEER

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.

REVIEWING SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF PAHOKEE, HAS REVIEWED THIS PLAT OF FIRE STATION No. 72, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PAHOKEE, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

_____, P.S.M. DATE: _____
LICENSE NO. _____
STATE OF FLORIDA

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.) AND MONUMENTS ACCORDING TO SEC. 177.081(1), F.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 THE CITY OF PAHOKEE, FLORIDA.

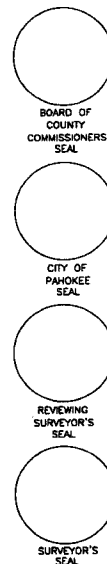
John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
LICENSE/NO. 4826
STATE OF FLORIDA

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON N00°41'34"W (GRD, NAD 83, 80/88 ADJUSTMENT) ALONG THE CENTERLINE OF RARDIN AVENUE, AND TIED TO PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS "SOLAR" AND "PAHOKEE 1970".
2. PERMANENT REFERENCE MONUMENT (P.R.M.) No. LB6473 SET.
 - o MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
3. 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 CITY OF PAHOKEE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. STATE PLANE COORDINATES:
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM - NAD 83, 80/88 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 - 0.9999548
 - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - J. ROTATION EQUATION: NONE
5. ABBREVIATIONS:
 - PRCG - PALM BEACH COUNTY
 - R/W - RIGHT-OF-WAY
 - P.B. - PLAT BOOK
 - (D) - DIMENSION OR DATA PER DEED
 - (P) - DIMENSION OR DATA PER PLAT
 - CL - CENTERLINE
 - ORB - OFFICIAL RECORD BOOK
 - PG. - PAGE
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - L.B.E. - LANDSCAPE BUFFER EASEMENT
 - W.M. - WATER MANAGEMENT TRACT
 - FPL - FLORIDA POWER & LIGHT COMPANY
 - PRM - PERMANENT REFERENCE MONUMENT
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - NAVD - NORTH AMERICAN VERTICAL DATUM
6. PLAT AREA: 2.53 ACRES, MORE OR LESS.
7. THE BENCHMARK SHOWN IS REFERENCED TO PALM BEACH COUNTY BENCHMARK "PIEDAN", ELEVATION = 14.31, NAVD 88.

THIS INSTRUMENT WAS PREPARED BY
BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 119
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX



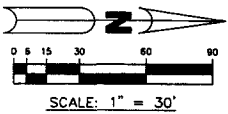
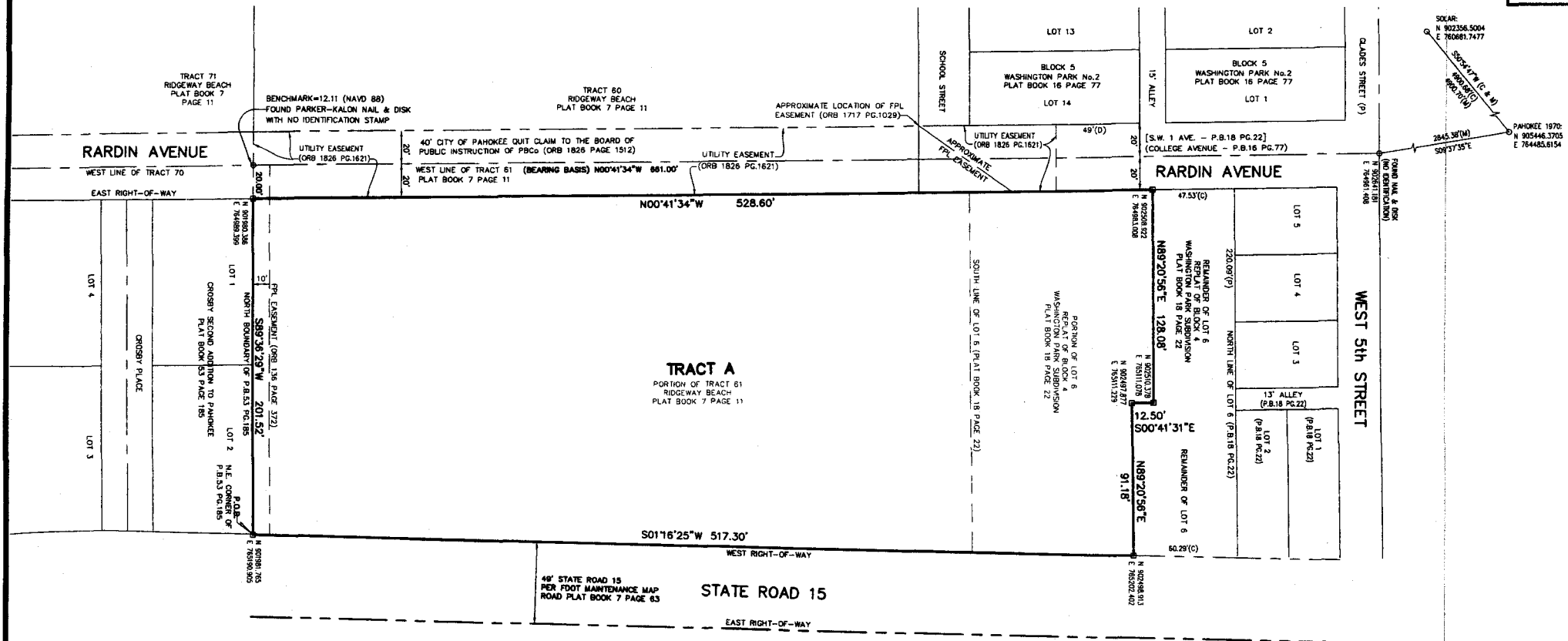
ATTACHMENT # 2

FIRE STATION No. 72

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SHEET 2 OF 2

JANUARY 2011



THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS II, P.S.M. 4826
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