

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

Meeting Date: December 6, 2011 **Consent** **Regular**
 Ordinance **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an Underground Easement in favor of Florida Power & Light Company (FPL) for underground electrical service to the County's Central Detention Center (Stockade) in unincorporated West Palm Beach.

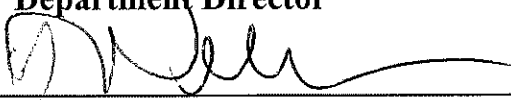
Summary: The County is in the process of expanding infrastructure at the Stockade. Ranger Construction Industries (Ranger) and the County entered into an Access Easement dated March 30, 2004 (R2004-0571) wherein Ranger granted the County an exclusive easement over the east 50' of Ranger's property. FPL requires an easement within this area for the installation of underground electrical service for the new facilities at the Stockade. The easement area is approximately 49' wide by 680.63' long and contains 33,351 sq. ft. (0.77 acres). Ranger, as the property owner, is granting this easement and the County is consenting to this easement. This non-exclusive easement is being granted at no charge as it will provide electrical service for the benefit of the County facility. **(PREM) District 6 (HJF)**

Background and Justification: Phase II of the Jail Expansion Project is underway at the Stockade located on West Fairgrounds Road. The easement allows the County to have utilities within the easement area. The County is joining and consenting with Ranger to the granting of this easement. The constructing of the infrastructure for the Phase II project will be completed by the end of 2011.

Attachments:

1. Location Map
2. Underground Easement

Recommended By:  11/28/11
 Department Director **Date**

Approved By:  12/1/11
 County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
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:

<p>_____ OFMB</p> <p><i>11/29/11</i></p>	<p>_____ Contract Development and Control</p> <p><i>11/30/11</i></p>
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B. Legal Sufficiency:

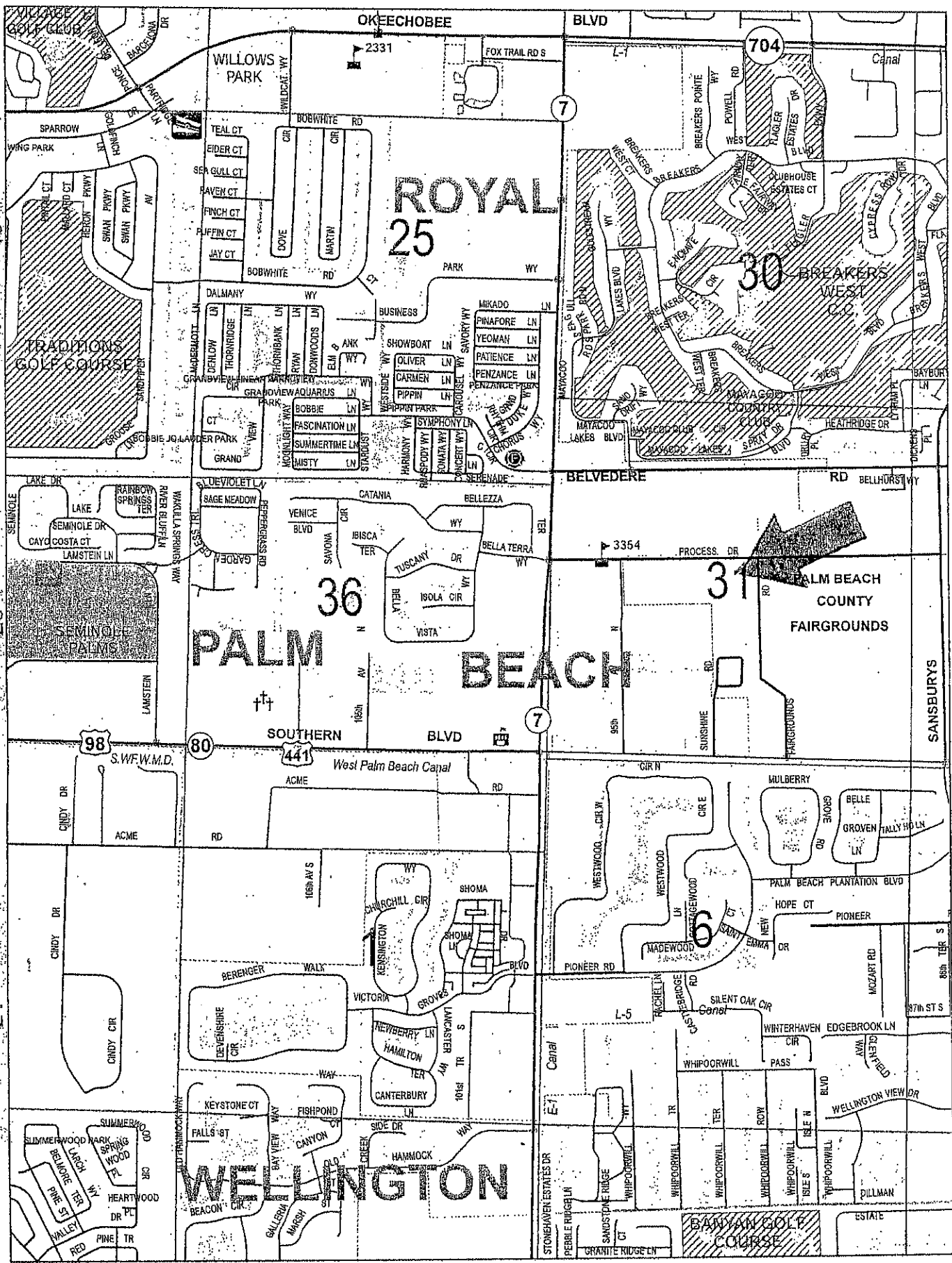
Assistant County Attorney

12/1/11

C. Other Department Review:

Department Director

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



LOCATION MAP



Work Request No. 4282235

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. ___ Twp. ___ S, Rge. ___ E

This Instrument Prepared By

Parcel I.D. _____
(Maintained by County Appraiser)
Form 3722 (Stocked) Rev. 6/11

Name: Susan Park
Co. Name: 810 Charlotte Ave
Address: West Palm Beach, Fl
33407

pg. _____ of _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

SEE ATTACHED SCHEDULE "A"

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on November 21, 2011

Signed, sealed and delivered in the presence of:

Michael Kracunas
(Witness Signature)

Print Name: MICHAEL KRACUNAS
(Witness)

Andrew D. Hudges
(Witness Signature)

Print Name: ANDREW D. HUDGES
(Witness)

Entity Name Ranger Construction Industries, Inc

By: Michael Slade

Print Name: Michael SLADE

Print Address: 101 Sansbury's Way
West Palm Beach, FL

STATE OF Florida AND COUNTY OF Palm Beach. The foregoing instrument was acknowledged before me this 21st day of November, 2011 by Michael Slade, the President of Ranger Construction Inc a Corporation, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

[Signature]
Notary Public, Signature

Print Name _____

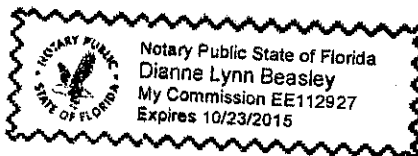


EXHIBIT "A"
Easement Premises
Legal Description/Site Sketch

A PORTION OF TRACTS 8 AND 11, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE VILLAGE OF ROYAL PALM BEACH, SECTION 31, TOWNSHIP 43, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 49 FEET OF THE SOUTH 20.59 FEET OF TRACT 8, BLOCK 8

AND

THE EAST 49 FEET OF TRACT 11, BLOCK 8, ALL OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

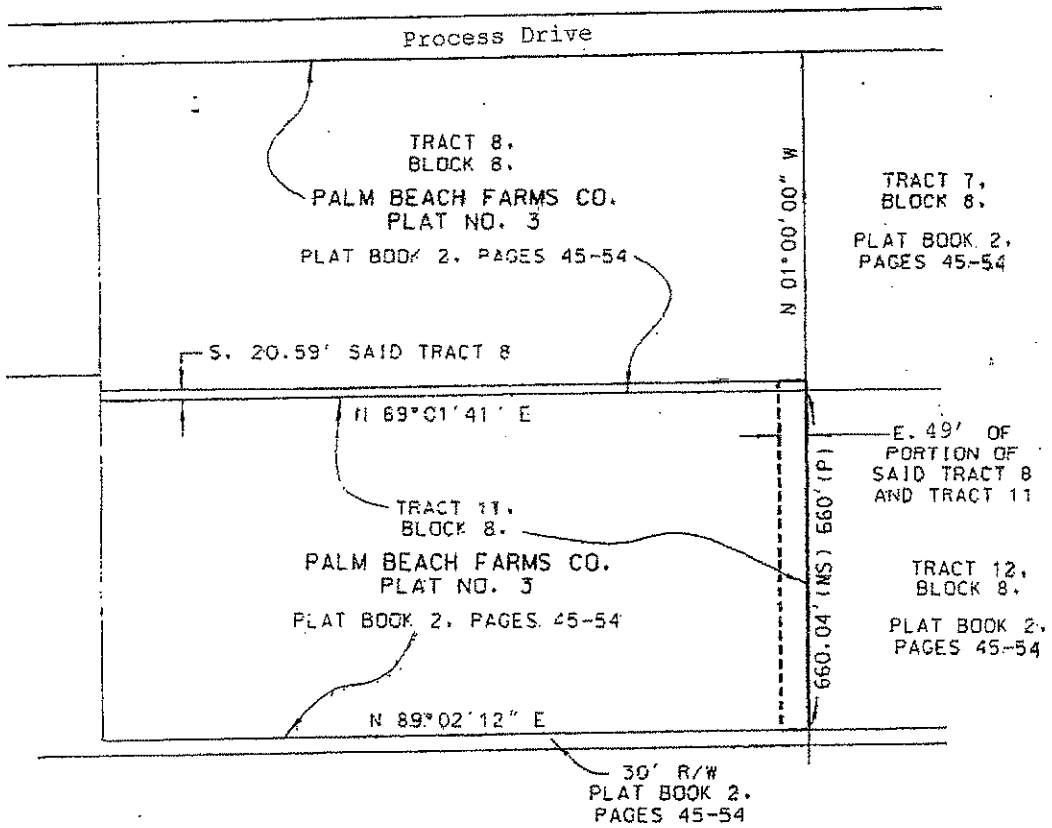
EASEMENT CONTAINS 33,351 SQUARE FEET MORE OR LESS.



SCALE: 1"=250'

LEGEND

- (MS) = MEASURED
- (P) = PLAT
- (R/W) = RIGHT-OF-WAY



JOINDER AND CONSENT

Palm Beach County, a political subdivision of the State of Florida, does hereby consent to the granting of an easement for utilities from Ranger Construction Industries, Inc., to Florida Power & Light Company as set forth in the Underground Easement to which this Joinder and Consent is attached.

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Assistant County Attorney

By: 
Department Director

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