

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

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**Meeting Date:** August 18, 2015                       **Consent**                       **Regular**  
    **Ordinance**                       **Public Hearing**

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**Department:** Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: The plat of Bert Winters County Park.

**Summary:** The County plans to re-develop Bert Winters Park which is located on the west side of Ellison Wilson Road just south of Donald Ross Road in unincorporated Juno Beach. The Parks Department will be adding the one (1) acre AMIkids property purchased in April 2013 (R2013-0491) to the overall site plan. The County is required to plat the property as a condition of approval for the Park re-development. The plat encompasses 13.52 acres of County owned land with the County signing the plat as the sole property owner. **(PREM) District 1 (HJF)**

**Background and Justification:** The County Parks and Recreation Department desires to re-develop Bert Winters Park after an April 2013 acquisition of the adjacent one (1) acre AMIkids property located along the intra-Costal Waterway. The land is being platted prior to re-development in accordance with Palm Beach County Land Development requirements. Once the County has signed the plat it will be recorded in the Public Records of Palm Beach County. Re-development of the Park is anticipated to start in mid to late 2016.

- Attachments:**
- 1. Location Map
  - 2. Plat

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**Recommended By:**       *RCH* *Amy Way*                                  *7/18/15*        
   **Department Director**                      **Date**

**Approved By:**       *[Signature]*                                  *7/20/15*        
   **County Administrator**                      **Date**

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	*	_____	_____	_____	_____
# 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

Fixed Asset Number G07140

*A. DeBevoise FAWO  
mgr - OFMB 7/25/15*  
*W 7-17-15*

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*Sheng An*  
 OFMB *7/28*

*Barbara Wheeler* *7-29-15*  
 for Contract Development and Control

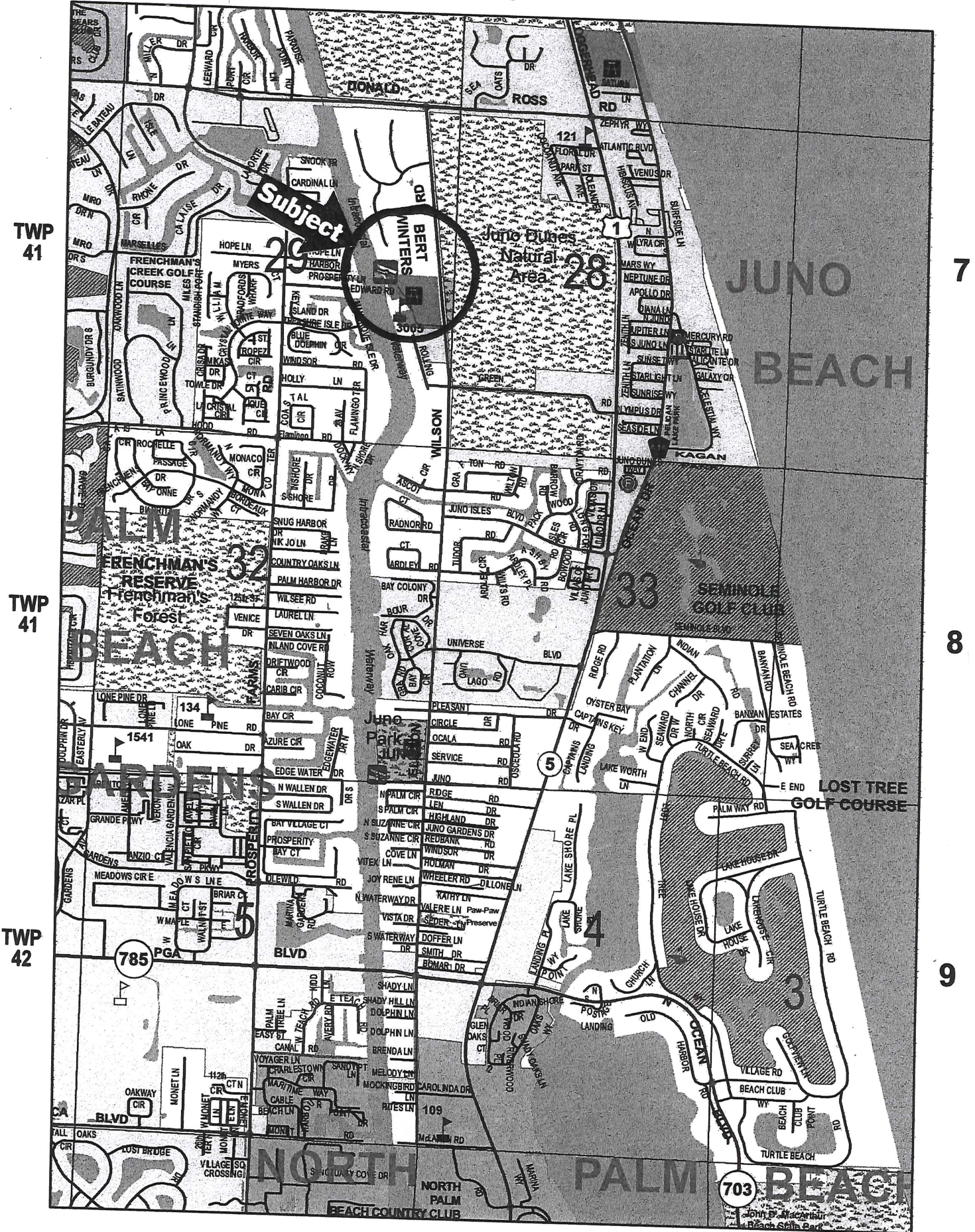
**B. Legal Sufficiency:**

*A. Jal* *7/30/15*  
 Assistant County Attorney

**C. Other Department Review:**

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

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



# LOCATION MAP

ATTACHMENT NO. 1



# BERT WINTERS PARK

BEING A PLAT OF A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
AND DULY RECORDED IN:  
PLAT BOOK \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY  
BY \_\_\_\_\_  
DEPUTY CLERK

## 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 AS BERT WINTERS PARK, BEING A PLAT OF A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH 88° 03'47" WEST ALONG THE NORTH LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 (AS A BASIS OF BEARINGS), A DISTANCE OF 289.03 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ELLISON-WILSON ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 488 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 03'47" WEST ALONG SAID NORTH LINE, A DISTANCE OF 813.35 FEET TO A POINT BEING ON THE EASTERLY LINE OF THE 500 FOOT WIDE RIGHT-OF-WAY OF THE INTRACASTAL WATERWAY FROM JACKSONVILLE TO MIAMI, FLORIDA AS RECORDED IN PLAT BOOK 17, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 16° 15'56" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 842.14 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTH 800.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE SOUTH 88° 03'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 658.05 FEET TO A POINT BEING ON SAID WEST RIGHT-OF-WAY LINE OF ELLISON-WILSON ROAD; THENCE NORTH 05° 48'20" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.52 ACRES MORE OR LESS.

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

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 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.

THE UTILITY EASEMENT (U.E.) AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

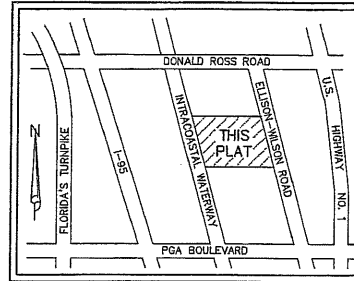
THE LIMITED ACCESS EASEMENT (L.A.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
SHELLEY VANHA, MAYOR

ATTEST: \_\_\_\_\_  
SHARON R. BOCK  
CLERK & COMPTROLLER



LOCATION MAP  
NOT TO SCALE

## 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 IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS BEING HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: JULY 1, 2015

SOUTHEAST GUARANTY & TITLE, INC.  
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.'S"), ACCORDING TO SEC. 177.091 (9), 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 PALM BEACH COUNTY, FLORIDA.

DATED: 6/30/2015

DAVID A. BOWER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5888

## COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 99-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: \_\_\_\_\_  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 88°03'47" WEST, BASED UPON THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- 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.
- 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.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.

THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER: LB8599  
460 BUSINESS PARK WAY, SUITE B  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE: (561) 753-0650  
FAX: (561) 753-0290

## DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY \* SUITE B \* ROYAL PALM BEACH, FL \* 33411  
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: AS SHOWN CHECKED BY: GNC DATE: 07/10/13  
DRAWN BY: DAB JOB NO.: 12-085-01

BOARD OF COUNTY  
COMMISSIONERS  
SEAL

COUNTY ENGINEER  
SEAL

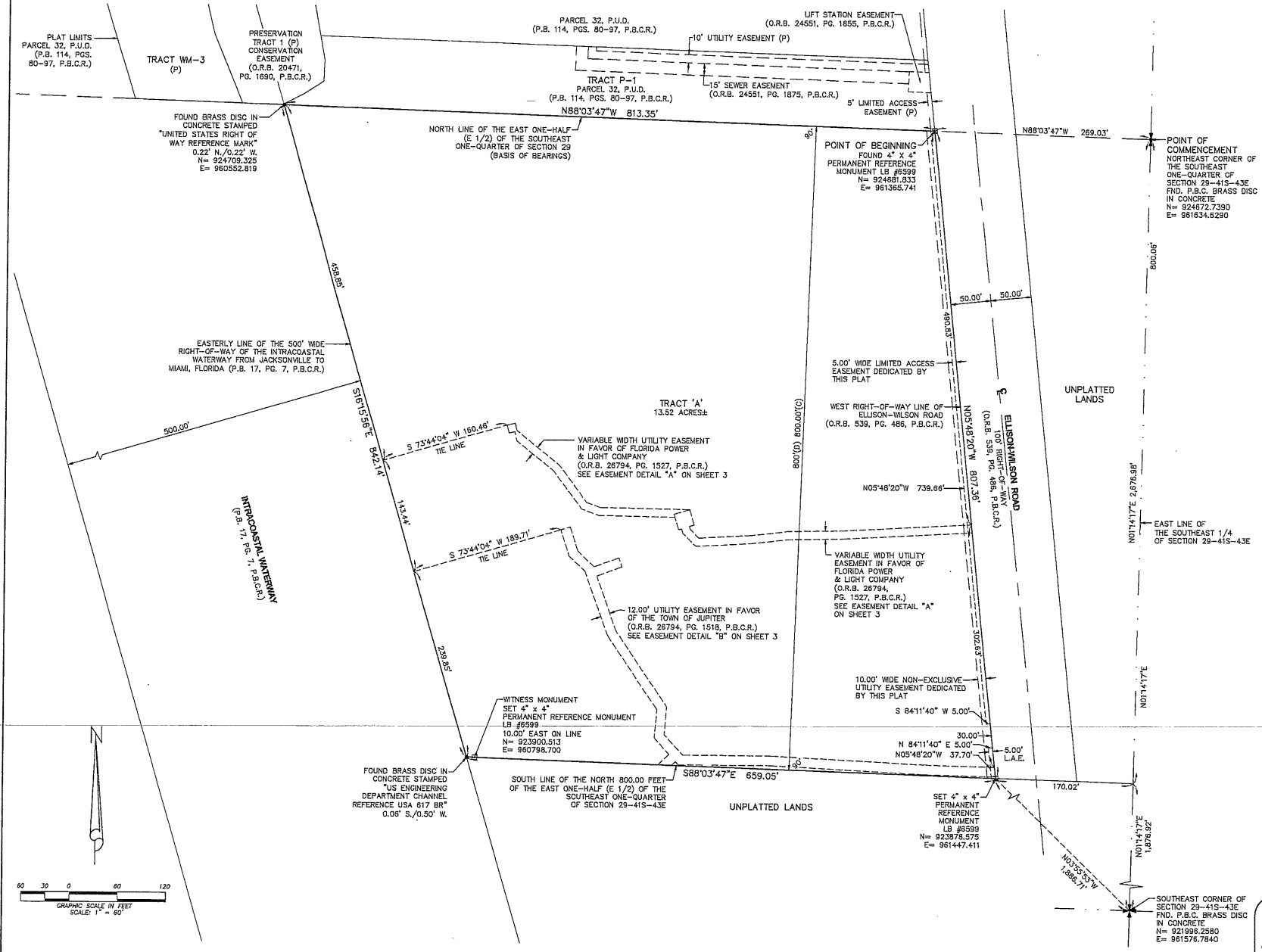
SURVEYOR SEAL

# BERT WINTERS PARK

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PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 3

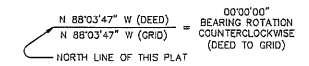
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COUNTY OF PALM BEACH ) S.S.

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ON PAGE \_\_\_\_\_  
SHARON R. BOCK  
CLERK & CONTROLLER  
PALM BEACH COUNTY  
BY: \_\_\_\_\_  
DEPUTY CLERK



### COORDINATE TRANSLATION DATA

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1980 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.000048157



### LEGEND

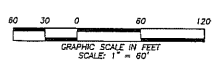
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- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.B.C.I.E. = PALM BEACH COUNTY UTILITY EASEMENT
- P.C.N. = PARCEL CONTROL NUMBER
- PG. = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- U.E. = UTILITY EASEMENT
- = PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT WITH P.K. NAIL IN BRASS DISC STAMPED "PRM LB 8599"

THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOVER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599  
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SCALE: AS SHOWN	CHECKED BY: GHC	DATE: 07/10/13
DRAWN BY: DAB	JOB NO.: 12-085-01	

ATTACHMENT NO. 2  
 PAGE 2 OF 3

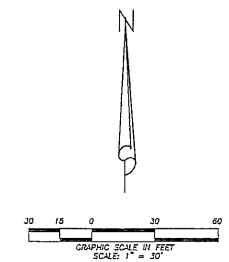
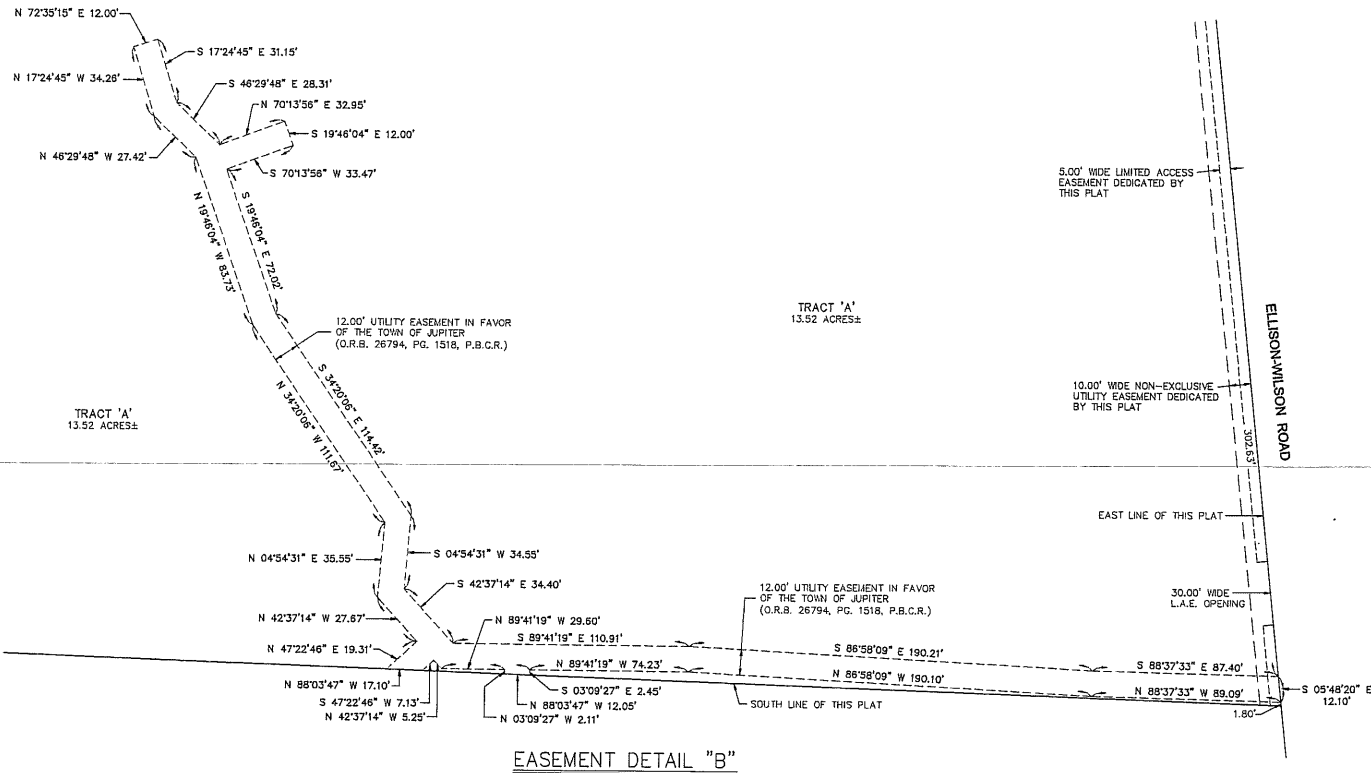
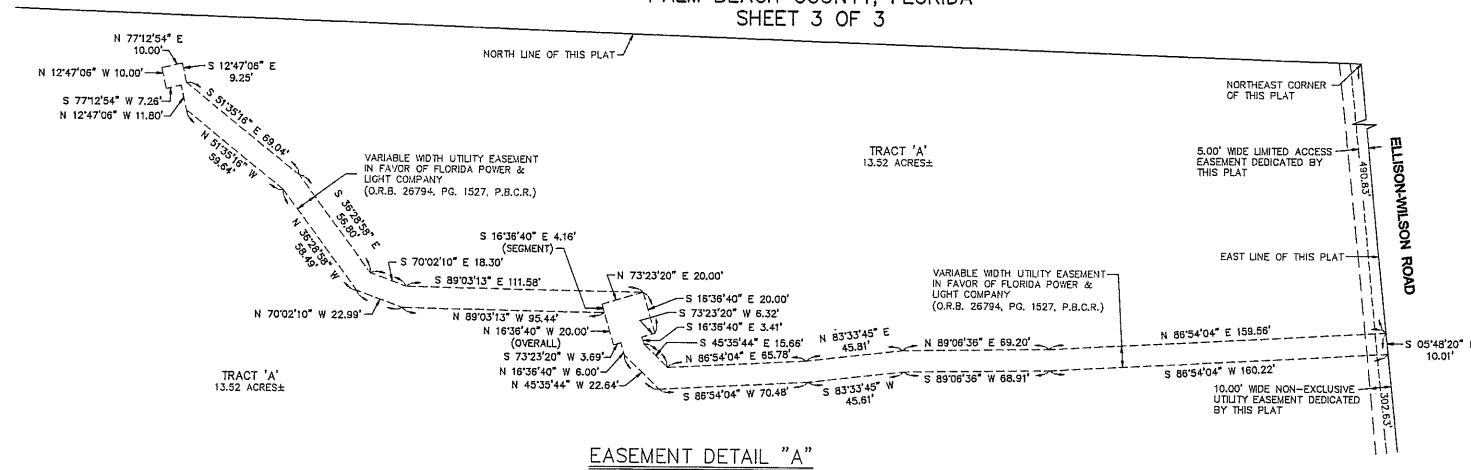


# BERT WINTERS PARK

BEING A PLAT OF A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
SHEET 3 OF 3

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }

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DAY OF \_\_\_\_\_, 20\_\_\_\_  
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ON PAGE \_\_\_\_\_  
SHARON R. BOCK  
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PALM BEACH COUNTY  
BY: \_\_\_\_\_  
DEPUTY CLERK



- LEGEND**
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PAGE 3 OF 3