

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

Meeting Date: **February 6, 2018** **Consent** **Regular**
 Ordinance **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to approve:** Boca Lago PUD Replat No. 1 – Pulte Plat, which includes the County’s Fire Rescue Station #57 property, lying on the west side of Lyons Road, north of Palmetto Park Road, in unincorporated Boca Raton.

Summary: The County’s Fire Station #57 is being replatted as part of a Pulte Homes residential redevelopment project known as Boca Lago PUD Replat No. 1- Pulte, all located within the Boca Lago PUD. The County’s Land Development Division is requiring that Pulte include the fire station in the replat to establish the Fire Station site as a platted parcel. A portion of the fire station parcel (Tract RW1) will be dedicated by this replat for public street purposes as part of the Lyons Road right-of-way. Tract RW1 is approximately 1.3 feet wide by 305 feet in length, containing 400 sq. ft. (.01 acres). **(PREM)**
District 5 (HJF)

Background and Justification: In 1980 Palm Beach County acquired 2.5 acres from Boca Lago Associates, LTD, the original developer of the Boca Lago PUD, which is located just north of Palmetto Park Road, in western Boca Raton. In 2002, the County constructed Fire Station #57 on the 2.5 acres. Pulte Home Company is redeveloping an adjacent 25 acre parcel and the County Land Development Division is requiring that the fire station site be included in the Pulte residential replat in order to establish the fire station site as a platted parcel. The County is executing the replat as one of the property owners within the replat. The overall area of the replat encompasses 52.25 acres which includes the County’s 2.5 acre Fire Station, Pulte’s 25.41 acre residential development and 24.34 acres retained by Boca Lago Country Club, Inc. as recreation area. Tract RW1 is an approximate 1.3’ wide by 305’ long strip of land containing approximately 400 sq. ft. being cut-out of the fire station parcel, which will be dedicated by this replat for public street purposes as part of Lyons Road. In addition, Vista Del Lago was abandoned as a public road on the January 23, 2018 agenda. The resolution for the abandonment and the required easements will be recorded into the public records and the recording information will be added to the replat mylar prior to recording the replat. The County will be granted an easement for access and utilities benefitting the fire station parcel. This easement requires the HOA to maintain Vista Del Lago at no expense to the County.

Attachments:

- 1. Location Map
- 2. Boca Lago PUD Replat No. 1 – Pulte (Mylar)

Recommended By: *RZH* *Ann Witz* *1/9/18* _____
 Department Director **Date**

Approved By: *M Baker* *1/31/18* _____
 County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>*0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X

Does this item include the use of federal funds? Yes _____ No X

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

* No Fiscal Impact.

Fixed Asset Number n/a

C. Departmental Fiscal Review: Kon Shu 1/9/18

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 1/16/18
 OFMB
 1/12/18 1/16/18 1/16/18

[Signature] 1/17/18
 Contract Development and Control

B. Legal Sufficiency:

[Signature] 1/19/18
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

Subject

TWP 47

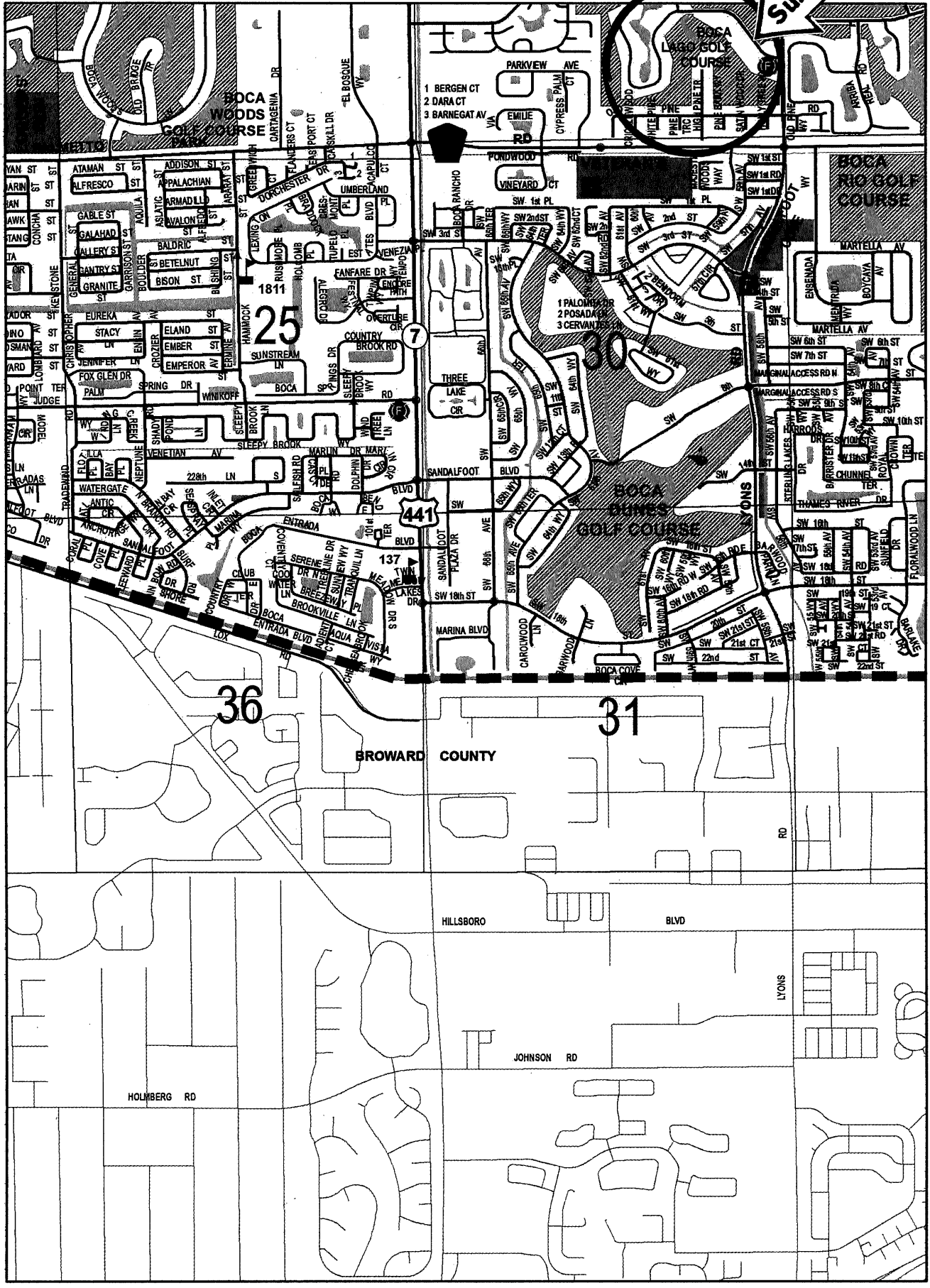
TWP 47

TWP 47

43

44

45



RNG 41

No pg

RNG 42

LOCATION MAP

Attachment 1

1 pg

Handwritten signature or initials.

Attachment 2
Boca Lago PUD Replat No. 1 - Pulte
(5 pages)

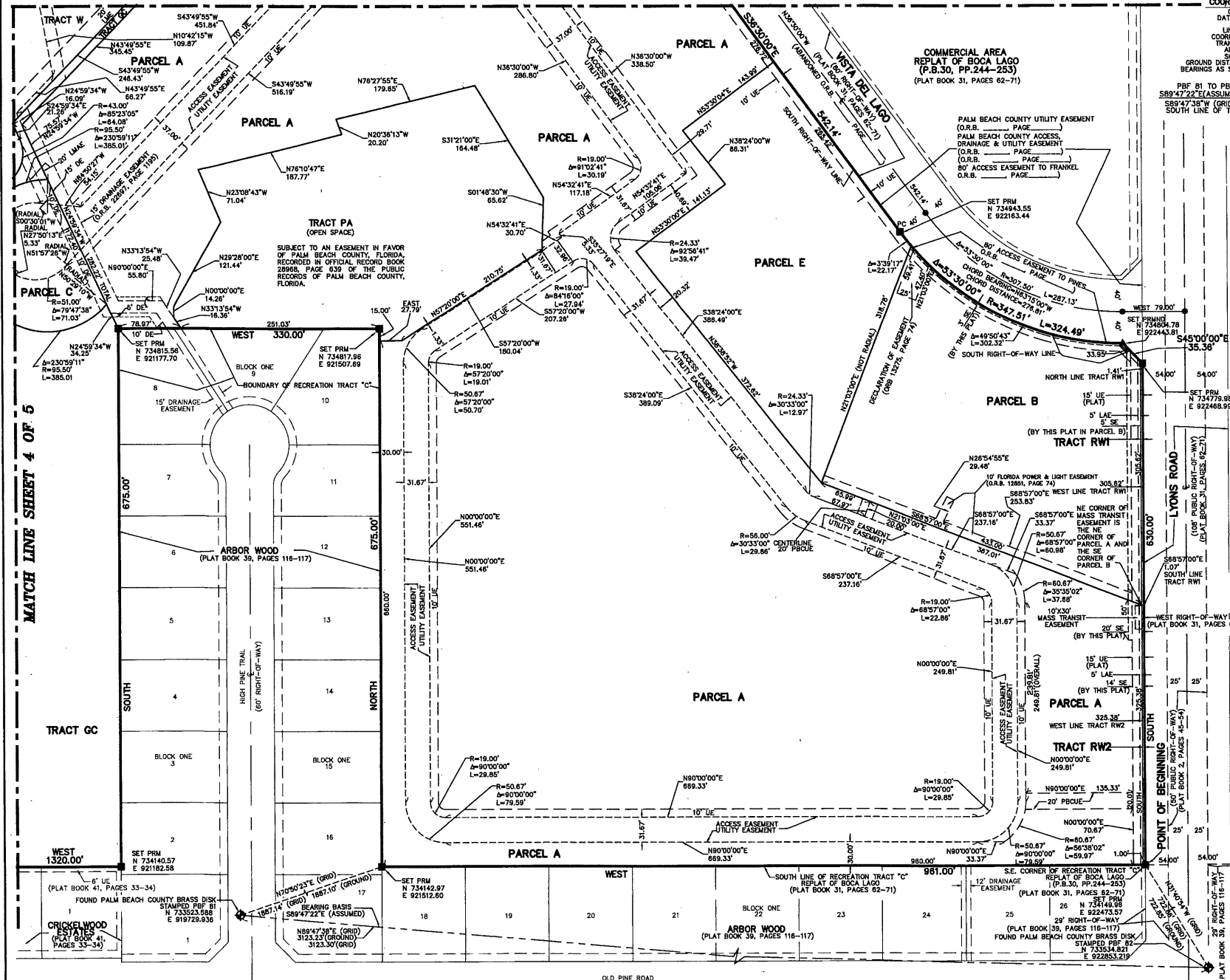
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433 - (561)392-1981

BOCA LAGO PUD REPLAT NO. 1 - PULTE

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF P.C. AREA #3, P.C. AREA #4, RECREATION TRACT "C" AND THE GOVERNMENT SERVICE AREA,
REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF,
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LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

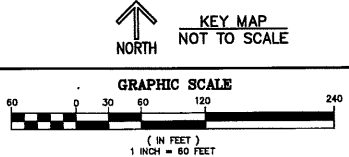
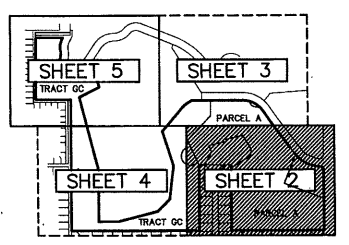
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

MATCH LINE SHEET 3 OF 5



NOTES
COORDINATES, BEARINGS AND DISTANCES
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
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000222
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
PBF 81 TO PBF 82
S89°47'22"E (ASSUMED BEARING)
S89°47'38"W (GRID BEARING)
SOUTH LINE OF THIS PLAT 00°25'00" = BEARING ROTATION
(ASSUMED TO GRID)
COUNTERCLOCKWISE

SHEET 2 OF 5



- SURVEYOR AND MAPPER'S NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONJOIN, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
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 - R - DENOTES RADIUS.
 - L - DENOTES ARC LENGTH.
 - - DENOTES SET PERMANENT CONTROL POINT.
 - - 1/2" BRASS DISK STAMPED PCP LB3591.
 - LB - DENOTES LANDSCAPE BUFFER EASEMENT.
 - N.T.S. - DENOTES NOT TO SCALE.
 - NO - DENOTES NUMBER.
 - CE - DENOTES CENTERLINE.
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK.
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 - P.C. - PRESERVATION/CONSERVATION AREA.
 - RW - RIGHT-OF-WAY.
 - P.B. - PLAT BOOK.
 - LME - LAKE MAINTENANCE EASEMENT.
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT.
 - DE - INDICATES DRAINAGE EASEMENT.
 - PC - INDICATES POINT OF CURVATURE.
 - PRC - INDICATES POINT OF REVERSE CURVATURE.
 - PCC - INDICATES POINT OF COMPOUND CURVATURE.
 - PT - INDICATES POINT OF TANGENCY.
 - SE - INDICATES SIDEWALK EASEMENT.
 - PRMND - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591

MATCH LINE SHEET 4 OF 5

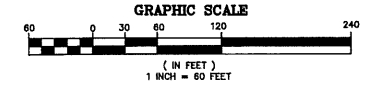
OLD PINE ROAD

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7800 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33433 - (561)392-1991

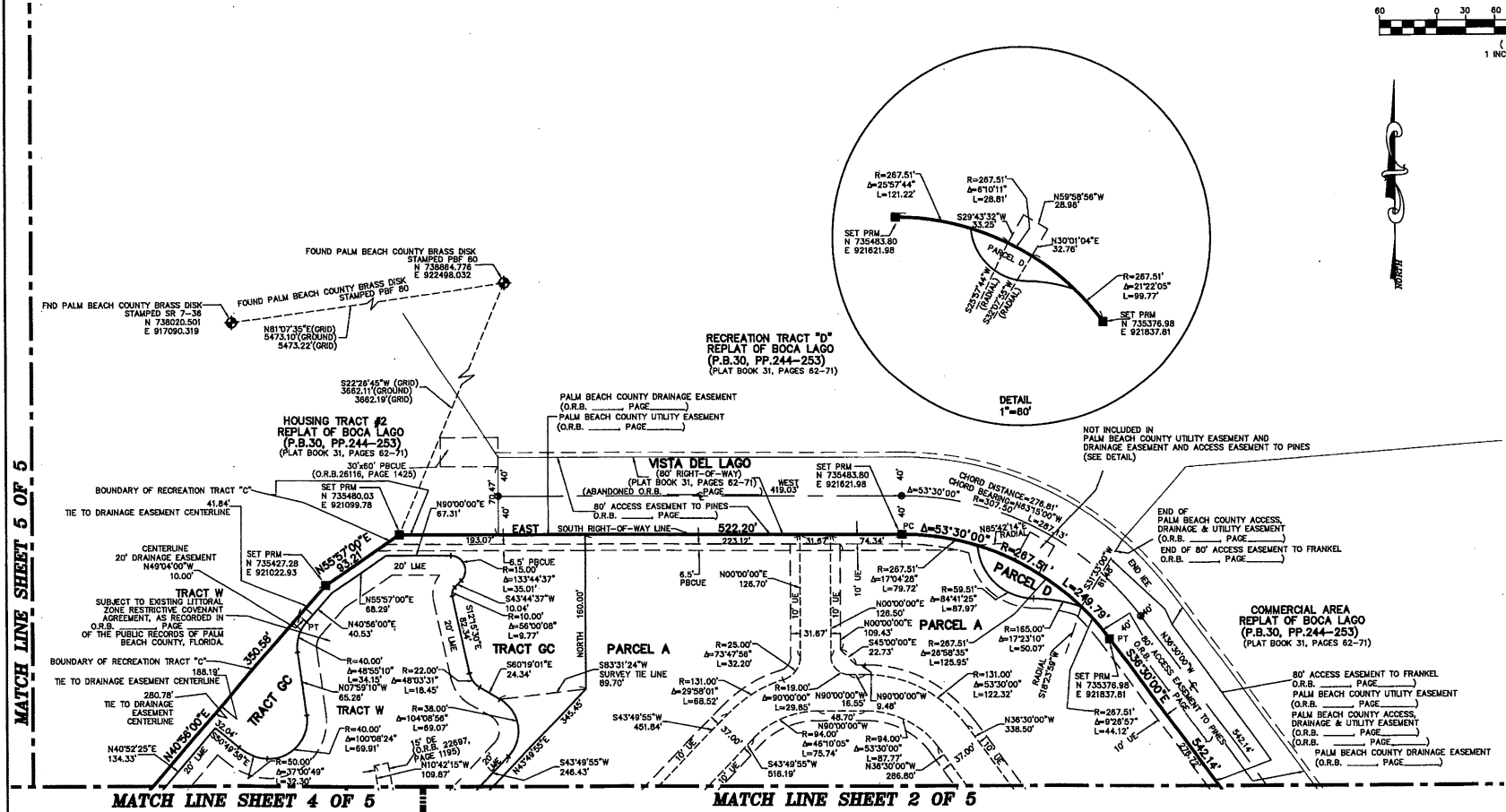
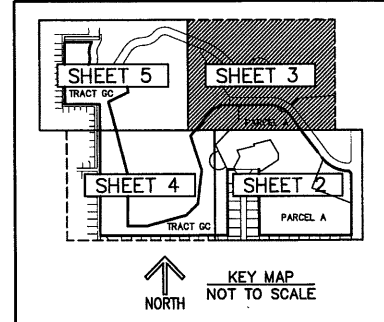
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SHEET 3 OF 5



MATCH LINE SHEET 5 OF 5

MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 2 OF 5

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- PK NAIL/BRASS DISK STAMPED PCB 1B3591
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 PBF 81 TO PBF 82
 S89°47'22"E (ASSUMED BEARING) 00°25'00" = BEARING ROTATION (ASSUMED TO GRID) COUNTERCLOCKWISE
 S89°47'18"W (GRID BEARING) SOUTH LINE OF THIS PLAT

THIS INSTRUMENT PREPARED BY
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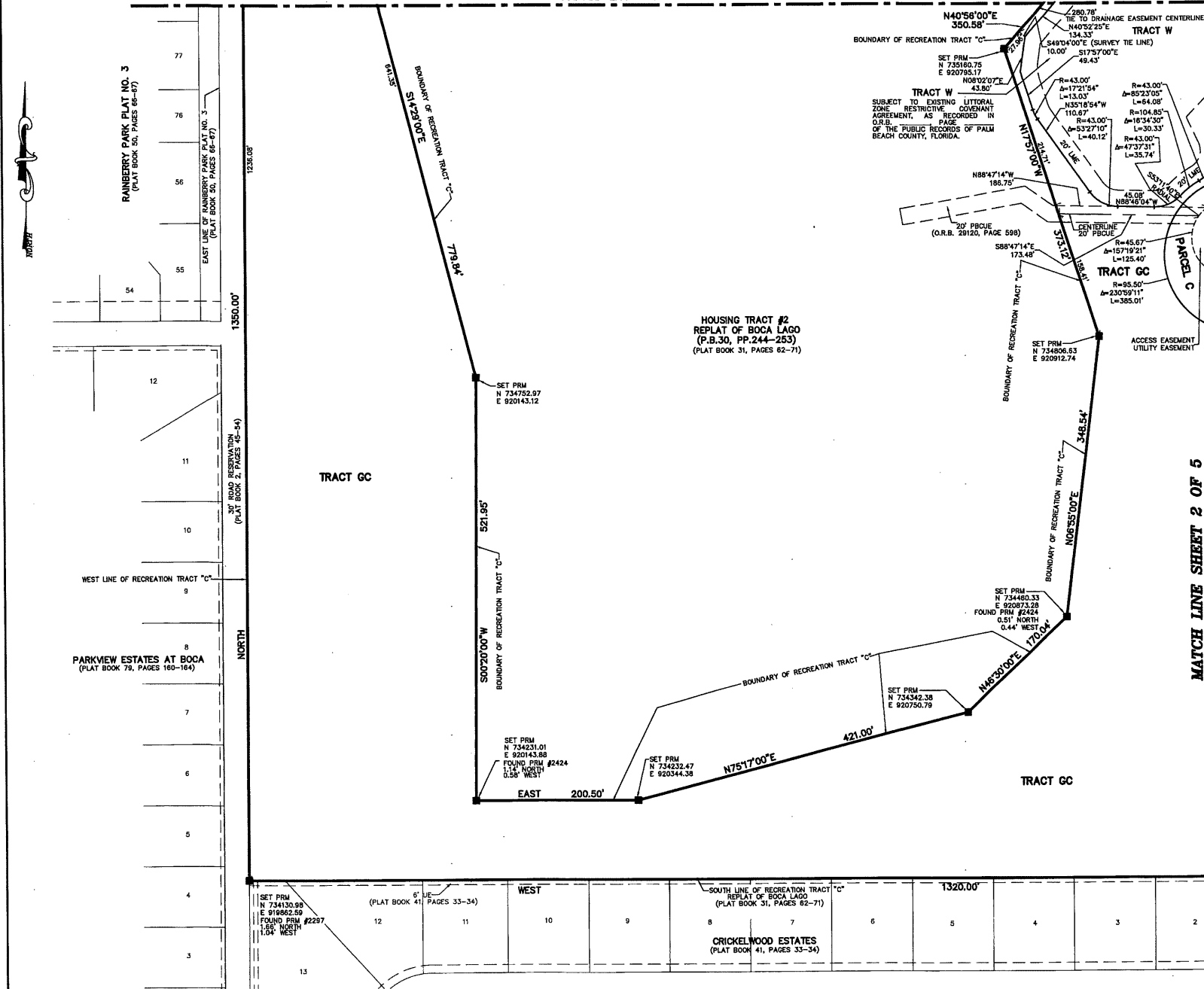
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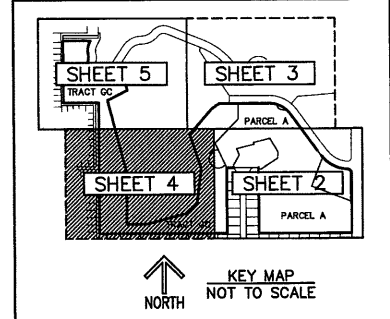
MATCH LINE SHEET 5 OF 5

MATCH LINE SHEET 3 OF 5



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 SOUTH LINE OF THIS PLAT
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SHEET 4 OF 5



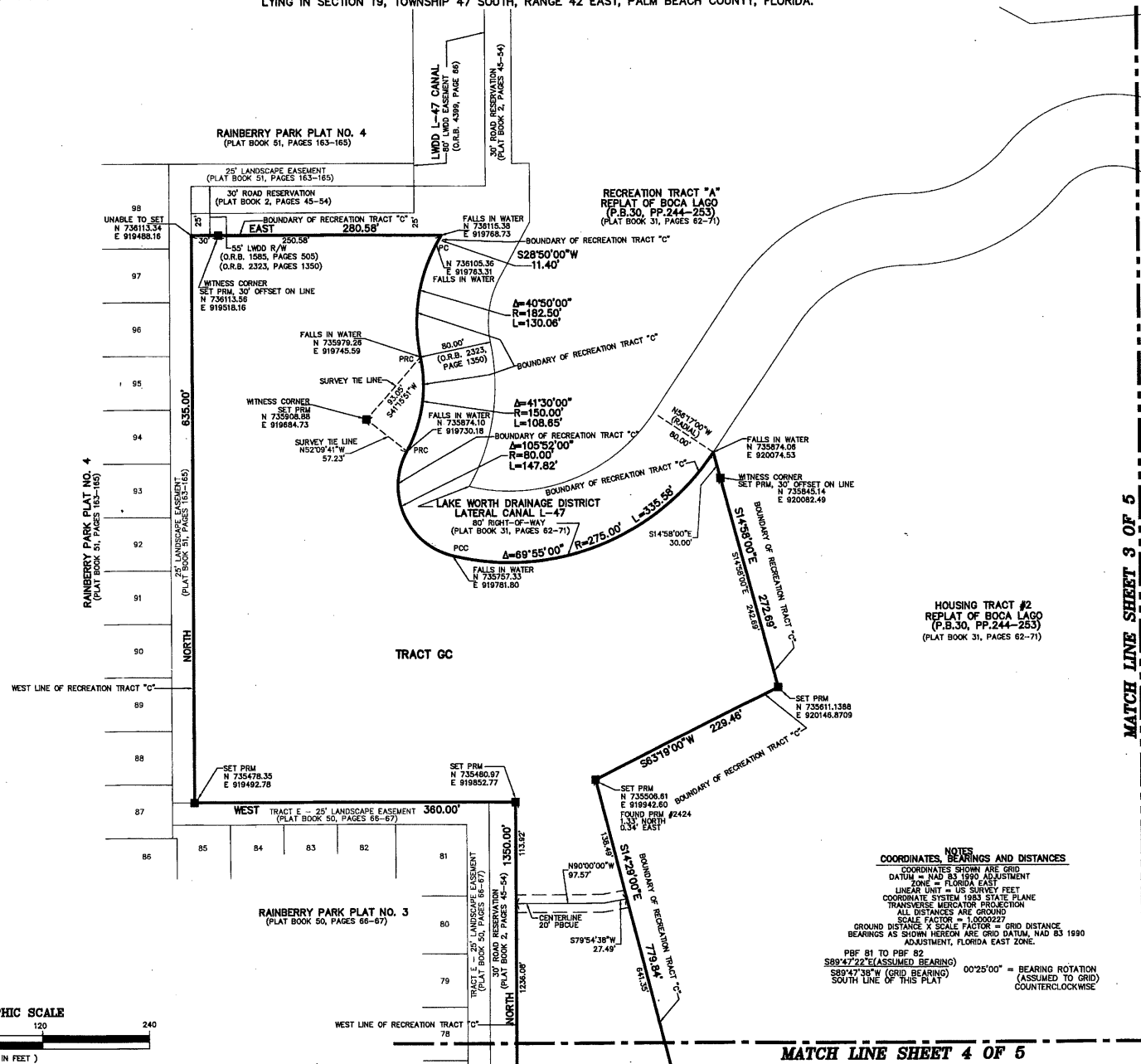
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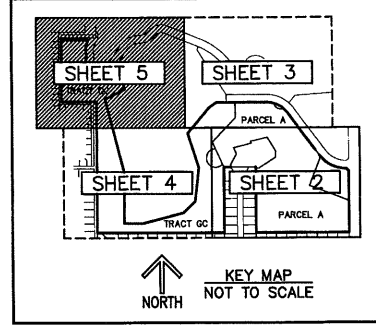
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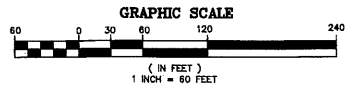


SHEET 5 OF 5



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TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1980 ADJUSTMENT, FLORIDA EAST ZONE.
PBF 81 TO PBF 82
S89°47'22"E (ASSUMED BEARING) 00°25'00" = BEARING ROTATION (ASSUMED TO GRID) COUNTERCLOCKWISE
S89°47'38"W (GRID BEARING)
SOUTH LINE OF THIS PLAT



MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 3 OF 5