

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

Meeting Date:	August 25, 2020	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
<hr/>			
Department:	Engineering & Public Works		
Submitted By:	Engineering & Public Works		
Submitted For:	Traffic Division		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: adopt a Resolution supporting the application requesting an easement from the Board of Trustees of The Internal Improvement Trust Fund (TIITF) of the State of Florida pursuant to Section 18.208 (3)(D), Florida Administrative Code, for a portion of land located on the north side of Donald Ross Road at the intersection with Max Planck Way.

SUMMARY: A developer installed a new traffic signal at the intersection of Donald Ross Road and Max Planck Way within the municipal limits of the Town of Jupiter (Project). Portions of the project were installed within property owned by TIITF. In order for Palm Beach County (County) to accept the project for maintenance as part of its traffic control jurisdiction, the County needs an easement for legal access from TIITF. The County will formally accept the project for maintenance from the developer once TIITF provides the needed easement. Districts 1 (YBH)

Background and Justification: TIITF requires local governments requesting an easement over property owned by them to complete the Application for the Use of State Owned Uplands and include a Resolution requesting the needed easement. As the requested easement is considered non-conservation land, no fee will be charged by TIITF.

- Attachments:**
1. Location Sketch
 2. Resolution with Exhibit A (3)
 3. Application for the Use of State Owned Uplands with Exhibit A

Recommended By:	<i>ma</i> <u><i>[Signature]</i></u>	<u><i>7/8/2020</i></u>
	County Engineer	Date
Approved By:	<u><i>[Signature]</i></u>	<u><i>7/13/20</i></u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					


Is Item Included in Current Budget? Yes No
 Does this item include the use of federal funds? Yes No X

Budget Account No:

Fund Dept Unit Object


Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. No Fee will be charged by TIITF. Future maintenance expenses are subject to annual budget approval.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

 7/19/20
 OFMB 8/7/19

 7/10/2020
 Contract Dev. and Control 7-9-20 TW

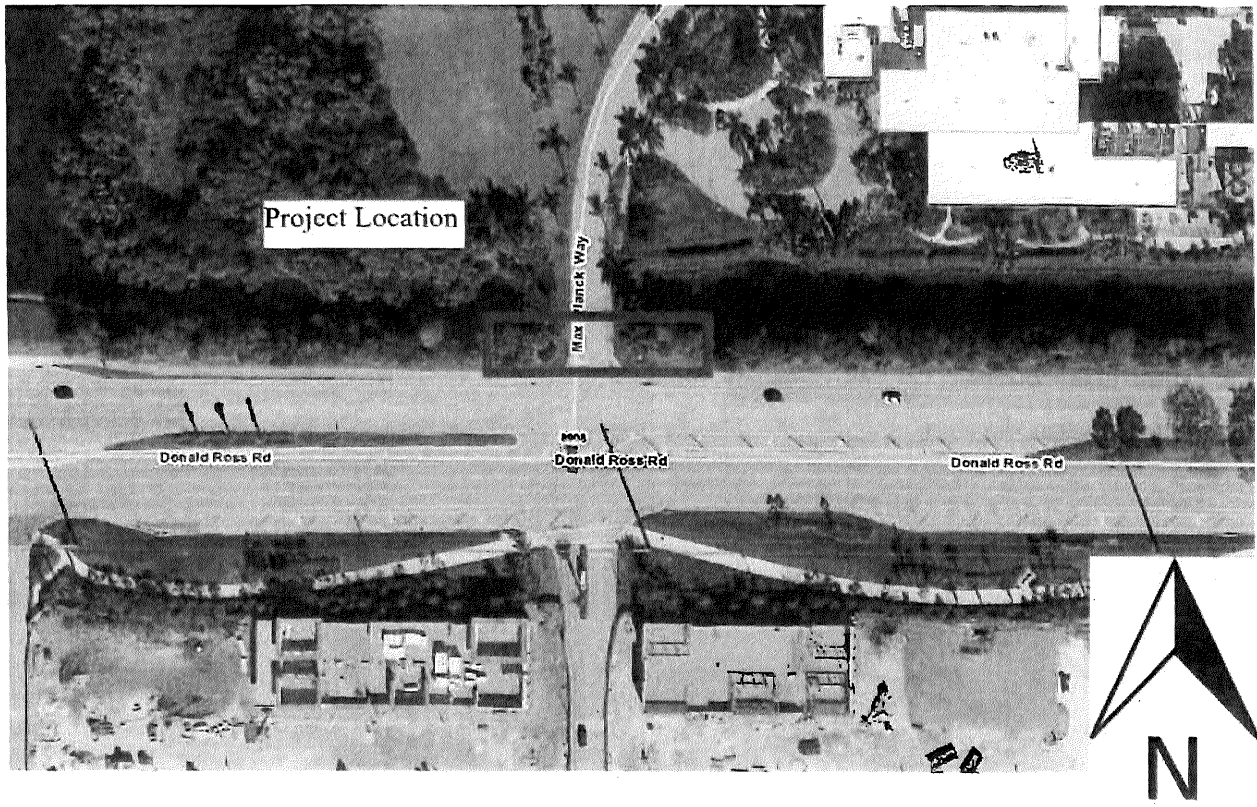
B. Approved as to Form and Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

 Department Director

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



RESOLUTION NO. R2020-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SUPPORTING THE APPLICATION REQUESTING AN EASEMENT FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.

WHEREAS, pursuant to that certain Interlocal Agreement (R78-911) between Palm Beach County (COUNTY) and the Town of Jupiter (TOWN), as amended (R2019-1864), the COUNTY has traffic control jurisdiction over signalized intersections within the TOWN's municipal limits; and

WHEREAS, a developer installed a new traffic signal at the intersection of Donald Ross Road and Max Planck Way within the municipal limits of the TOWN (PROJECT); and

WHEREAS, portions of the PROJECT were installed within property owned by The Internal Improvement Trust Fund (TIITF) of the State of Florida; and

WHEREAS, in order to have legal access to the PROJECT for maintenance, the COUNTY needs an easement from TIITF for the property described in **Exhibit A**; and

WHEREAS, the COUNTY intends to formally accept the PROJECT from the developer and maintain the PROJECT as part of the COUNTY's traffic control jurisdiction, once TIITF provides the needed easement; and

WHEREAS, TIITF requires a local government requesting an easement over property owned by TIITF to complete the Application for the Use of State Owned Uplands (APPLICATION); and

WHEREAS, TIITF will not charge a fee for the easement as the requested easement is considered non-conservation land; and

WHEREAS, TIITF requires this Resolution from the Board of County Commissioners (BCC) formally requesting the needed easement; and

WHEREAS, the BCC has determined execution of this Resolution is in the best interest of the citizens and residents of the COUNTY.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The recitations set forth herein above are true, accurate and correct and are incorporated herein.
2. The BCC does hereby support the APPLICATION and requests the needed easement from TIITF.
3. This Resolution will take effect upon its adoption.

The remainder of this page is intentionally left blank

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- District 3: Dave Kerner, Mayor -
- District 4: Robert S. Weinroth, Vice Mayor -
- District 1: Hal R. Valeche -
- District 2: Gregg K. Weiss -
- District 5: Mary Lou Berger -
- District 6: Melissa McKinlay -
- District 7: Mack Bernard -

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2020.

PALM BEACH COUNTY, FLORIDA BY
AND THROUGH ITS BOARD OF
COUNTY COMMISSIONERS

SHARON R. BOCK
CLERK AND COMPTROLLER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT UN 1, ABACOA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE S.89°55'46"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 1295.11 FEET; THENCE N.00°04'14"W., A DISTANCE OF 75.00 FEET TO A POINT NORTH RIGHT-OF-WAY OF DONALD ROSS ROAD, PER DEED BOOK 1031, PAGE 628 AND THE **POINT OF BEGINNING**; THENCE S.89°55'46"W., ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 91.00 FEET; THENCE N.00°04'14"W., A DISTANCE OF 23.00 FEET; THENCE N.89°55'46"E., A DISTANCE OF 91.00 FEET; THENCE S.00°04'14"E., A DISTANCE OF 23.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY AND THE **POINT OF BEGINNING**.

CONTAINING: 2,093 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

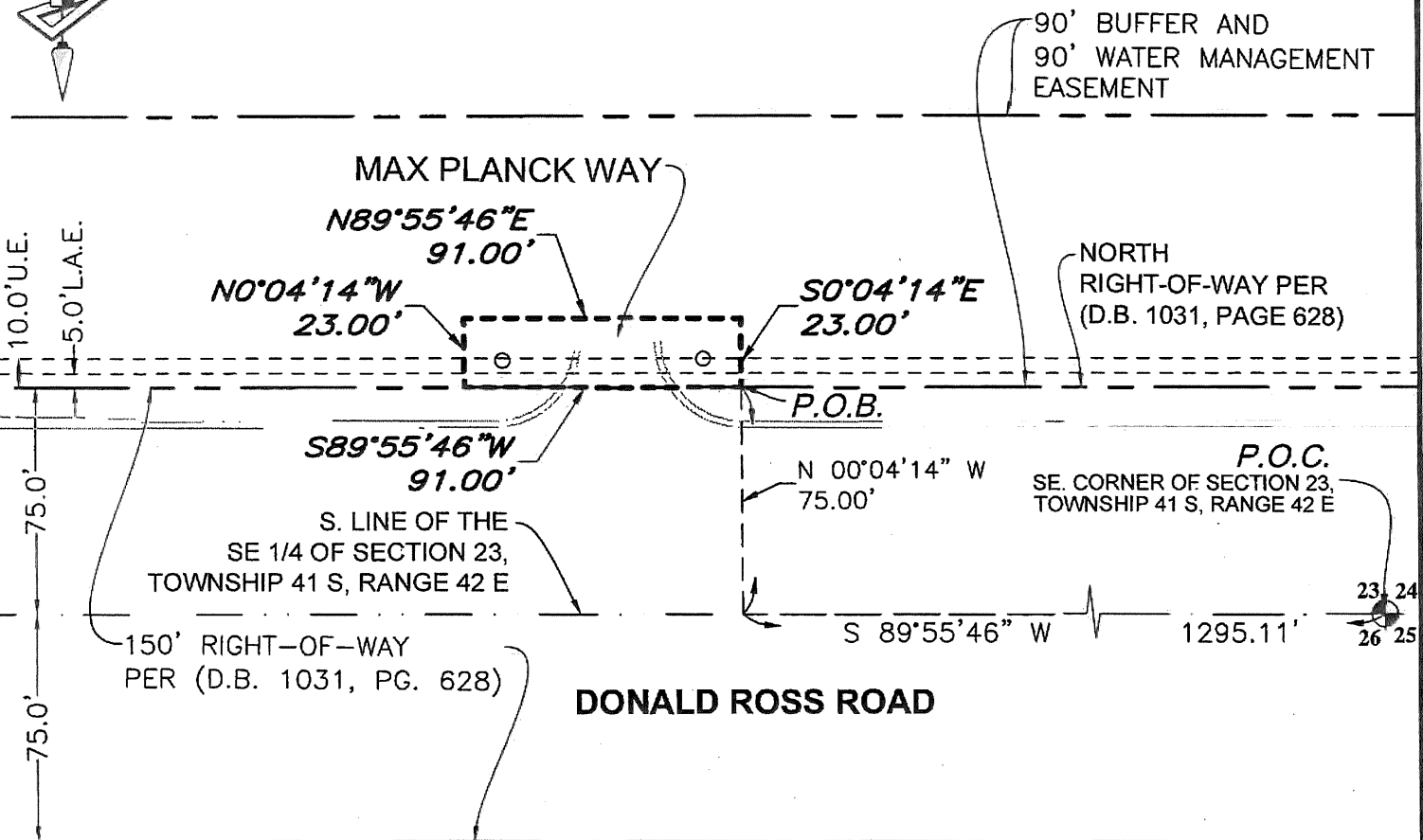
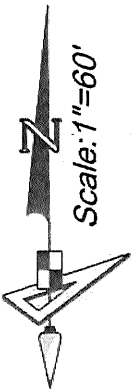


REVISIONS				Prepared For: J. RAYMOND	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/26/2020	
				<div style="text-align: center;"> <p>SURVEYOR'S CERTIFICATE</p> <p>This certifies that a sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p>Gary Rager</p> <p><small>Digitally signed by Gary Rager DN: cn=GARY RAGER, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, ou=Gary Rager, email=GaryRager@geopointsurvey.com, date=20200226 09:29:19 -0500</small></p> <p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> </div> <div style="text-align: right; margin-top: 10px;"> <p>GeoPoint Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> </div>	
Sheet No. 1 of 2 Sheets				Drawn: SWM Date: 02/27/20 Data File: ~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~~~ Section: 23 Twn. 41S Rng. 42E Job #: S&D Mast Arm	

DWG NAME: \\VAI\TON TOWN CENTER\SURVEY\SKETCH & DESCRIPTION\MAST ARMS & D MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIO MACHADO ON: 2/28/2020 8:12 AM

ABACOA PLAT NO.1
(P.B. 78, PG(s). 145-163)

TRACT UN 1



TRACT "1"

ALTON TOWN CENTER
(P.B. 126, PG(s). 163-166)

TRACT "1-C"


LEGEND

- P.O.C. ---- POINT OF COMMENCEMENT
- P.O.B. ---- POINT OF BEGINNING
- P.B. ---- PLAT BOOK
- PG(s). ---- PAGE(S)
- D.B. ---- DEED BOOK
- U.E. ---- UTILITY EASEMENT
- L.A.E. ---- LIMITED ACCESS EASEMENT

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS			
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Prepared For: J. RAYMOND
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 DWG NAME: \\VAI\TOWN CENTER\REVIEWS\KETCH & DESCRIPTION\MAST ARMS & D MAST ARM.DWG

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WHEREAS, TIITF will not charge a fee for the easement as the requested easement is considered non-conservation land; and

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The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

District 3:	Dave Kerner, Mayor	-
District 4:	Robert S. Weinroth, Vice Mayor	-
District 1:	Hal R. Valeche	-
District 2:	Gregg K. Weiss	-
District 5:	Mary Lou Berger	-
District 6:	Melissa McKinlay	-
District 7:	Mack Bernard	-

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2020.

PALM BEACH COUNTY, FLORIDA BY
AND THROUGH ITS BOARD OF
COUNTY COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

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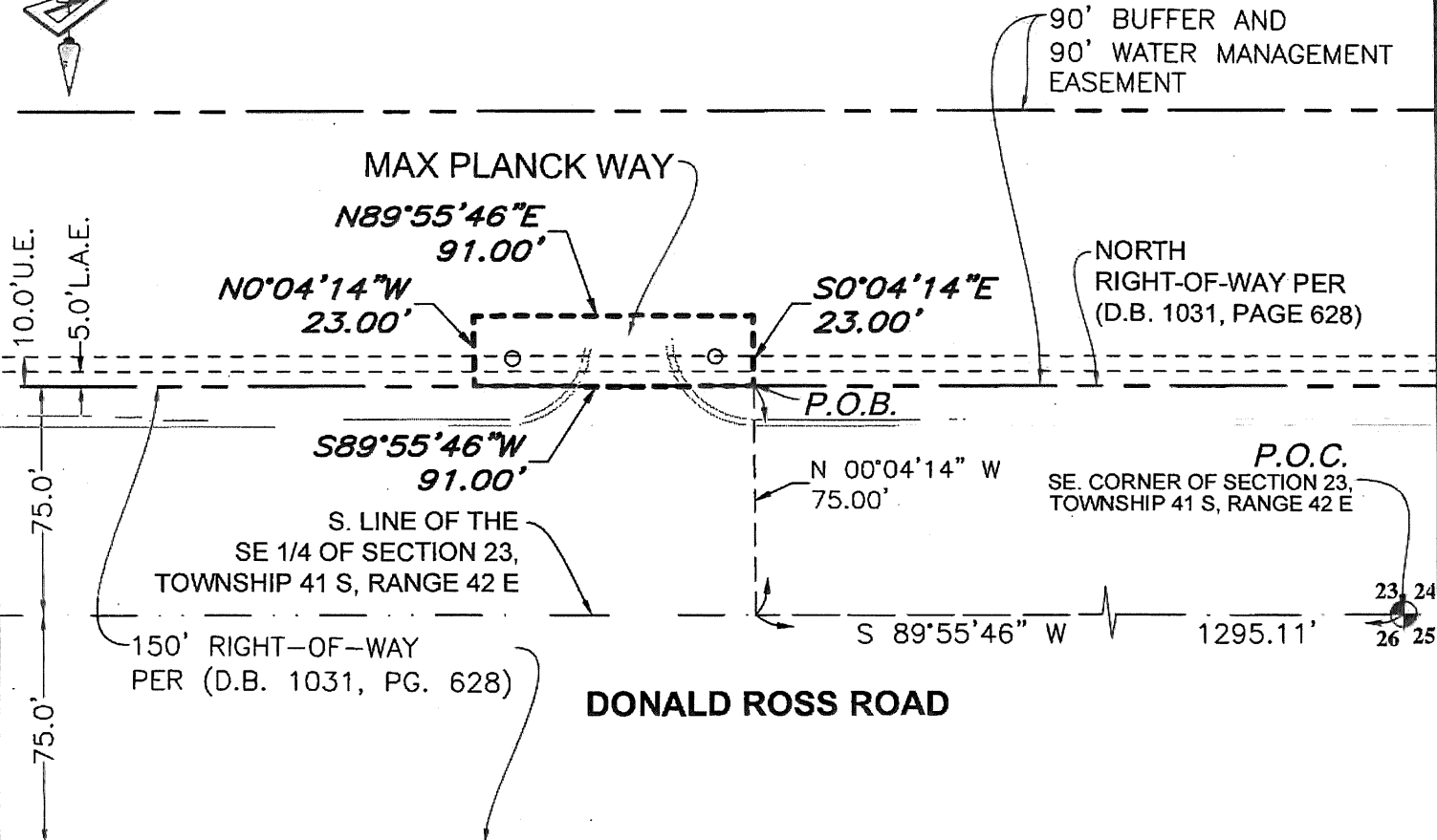
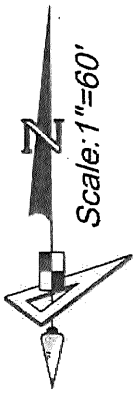


REVISIONS				Prepared For: J. RAYMOND										
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/26/2020	 GeoPoint Surveying, Inc.									
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				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Drawn: SVM</td> <td>Date: 02/27/20</td> <td>Data File: ----</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ----</td> <td>Field Book: ----</td> </tr> <tr> <td colspan="2">Section: 23 Twn. 41S Rng. 42E</td> <td>Job #: S&D Mast Arm</td> </tr> </table>	Drawn: SVM	Date: 02/27/20	Data File: ----	Check: GAR	P.C.: ----	Field Book: ----	Section: 23 Twn. 41S Rng. 42E		Job #: S&D Mast Arm
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Sheet No. 1 of 2 Sheets														

DWG. NAME: \\A1\TOM\TOWN\CENTERS\GIS\ID\VEV\SKETCH & DESCRIPTION\MAST ARMS & D MAST ARM DWG. PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIOM ON: 2/28/2020 8:12 AM

ABACOA PLAT NO.1
(P.B. 78, PG(s). 145-163)

TRACT UN 1



TRACT "1"

ALTON TOWN CENTER
(P.B. 126, PG(s). 163-166)

TRACT "1-C"

LEGEND

- P.O.C. ---- POINT OF COMMENCEMENT
- P.O.B. ---- POINT OF BEGINNING
- P.B. ---- PLAT BOOK
- PG(s). ---- PAGE(S)
- D.B. ---- DEED BOOK
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- L.A.E. ---- LIMITED ACCESS EASEMENT

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: J. RAYMOND
Last Date of Field Survey: 02/26/2020



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurveying.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SVM	Date: 02/27/20	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Section: 23 Twn. 41S Rng. 42E		Job #: S&D Mast Arm

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\ALTON TOWN CENTER\SURVEY\SKETCH & DESCRIPTION\MAST ARMS & D MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIOM ON: 2/28/2020 8:12 AM

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AND THROUGH ITS BOARD OF
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APPROVED AS TO FORM
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SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
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SKETCH & DESCRIPTION**



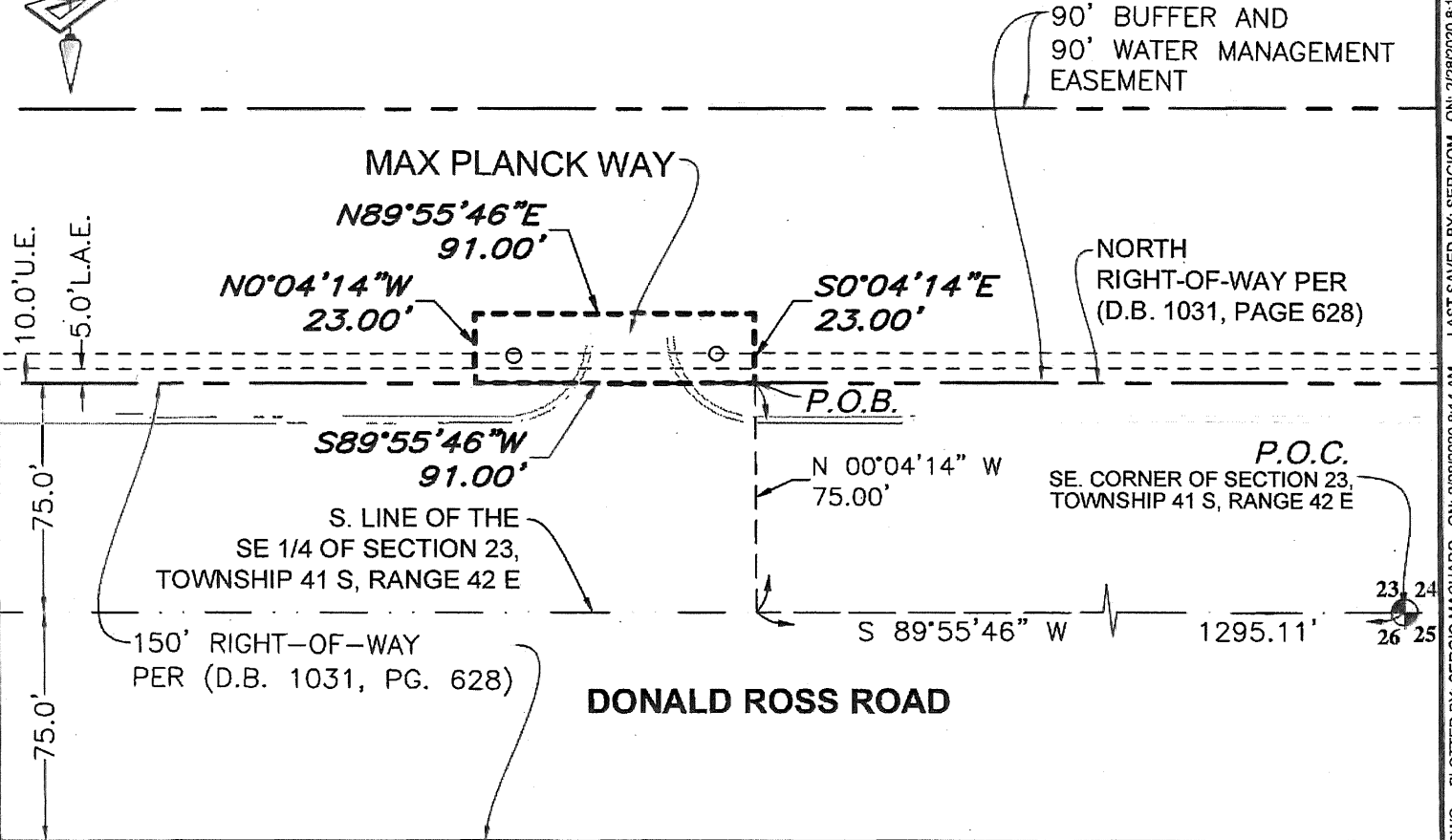
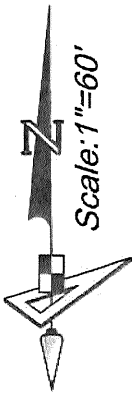
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GeoPoint
Surveying, Inc.

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(P.B. 78, PG(s). 145-163)

TRACT UN 1



TRACT "1"

ALTON TOWN CENTER
(P.B. 126, PG(s). 163-166)

TRACT "1-C"

LEGEND

- P.O.C. ---- POINT OF COMMENCEMENT
- P.O.B. ---- POINT OF BEGINNING
- P.B. ---- PLAT BOOK
- PG(s). ---- PAGE(S)
- D.B. ---- DEED BOOK
- U.E. ---- UTILITY EASEMENT
- L.A.E. ---- LIMITED ACCESS EASEMENT

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: J. RAYMOND
Last Date of Field Survey: 02/26/2020



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SVM	Date: 02/27/20	Data File: ----
Check: GAR	P.C.: ----	Field Book: ----
Section: 23 Twn. 41S Rng. 42E		Job #: S&D Mast Arm

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: \\VAI\TOWN CENTER\SURV\FYISKFTCH & DESCRIPTION\MAST ARMS & D MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:12 AM

Section 1 – General Information

REQUESTED ACTION

New

Amendment

Release

Partial Release

Assignment/Assumption

AUTHORIZATION REQUESTED

Lease

Sublease

Easement

Use Agreement

Conveyance

Other: _____

TYPE OF ENTITY REQUESTING AUTHORIZATION

State Agency

Federal, Regional or Local Agency

Private – Please indicate if commercial: YES NO

Table 1 – Contact and Property Information

Applicant Information		
Legal Name of Lessee/Grantee: Palm Beach County Board of County Commissioners		
Contact Name: Melissa Ackert	Title: Assistant Director, Traffic Division	
Address: 2300 N Jog Rd		
City: West Palm Beach	State: FL	Zip: 33411
Phone (1): 561-684-4030	Phone (2):	Fax:
Email Address: MAckert@pbcgov.org		
Billing Information (if same as above check here <input checked="" type="checkbox"/>)		
Name:		
Title:	Company:	
Address:		
City:	State:	Zip:
Phone (1):	Phone (2):	Fax:
Email:		
Representative Information: (Only complete if someone will be handling this transaction on your behalf)		
Name:		
Title:	Company:	
Address:		
City:	State:	Zip:
Phone (1):	Phone (2):	Fax:
Email Address:		
Management Plan or Land Use Plan Contact Information (for Leases/Subleases only)		
Name:		Title:
Phone (1):	Phone (2):	Fax:
Email Address:		



Section 1 – General Information (cont'd)

Estimated construction commencement date (if applicable): _____

Property Information		
County: Palm Beach	Property Appraiser's Parcel ID Number: 30424113100210011	
Section: 23	Township: 41S	Range: 42E
Approximate Acres: 0.048		
Zoning Designation: MXD		
Location Address: North side of Donald Ross at intersection of Max Planck Way/Donald Ross Road		
City: Palm Beach Gardens	State: FL	Zip: 33458

Descriptive Narrative describing the intended use of the property. Narrative shall include the following:

*Narrative can be attached as a separate page(s).

- a) The requested term, which shall not be greater than is necessary to provide for the reasonable use of the state land and shall not be greater than the parent lease term.
- b) The need for the proposed use of state lands and written evidence that all other alternatives to the use of state lands have been denied.
- c) Projected revenue to be generated from the use of state lands.
- d) Whether the intended use is public or private and the extent of public access for such use.
- e) A statement describing the public benefits that will occur as a result of the proposed use of state lands.

An easement is being requested to allow Palm Beach County to maintain a traffic signal that has been constructed partially on State-owned land. Two signal poles and associated concrete foundations were constructed erroneously in such a way that part of each pole is outside of public right-of-way and within State-owned land. An easement is being requested to allow Palm Beach County, as the maintaining agency of the signal, to maintain the signal poles and associated signal equipment. It is important to note that the signal serves a driveway (Max Planck Way) which serves the Max Planck Institute, Scripps Institute, and the Florida Atlantic University Jupiter Campus, which are all located on state-owned property, and was entirely funded by a private developer at no cost to the State. The requested term of the easement is in perpetuity, since the signal is permanent installation.

The signal poles were designed to be located very near the edge of the public right-of-way, due to overhead and underground utility conflicts. Several utilities were required to be relocated to accommodate the foundations. The encroachment into state-owned property is the minimal needed to accommodate the signals.

Because the signal is owned by and maintained by Palm Beach County as a public service to motorists, no revenue is generated by the use of state lands. The signal serves the general motoring public, as well as pedestrians and bicyclists. Previously, this intersection was not signalized and pedestrian crosswalks were not provided. The new signal enhances mobility for motorists entering Max Planck Way, as well as for pedestrians and bicyclists that cross both Max Planck Way and Donald Ross Road.

Section 1 – General Information (cont'd)

Required Attachments

The following must be completed and attached for all types of authorization requests:

- A recent aerial photograph with the boundaries of the proposed project.
- A county tax map identifying the parcel(s).
- A letter from the applicable local planning agency stating that the proposed use of state lands is consistent with the local government comprehensive plan. See attached letter from the Town of Jupiter.
- NA Non-refundable \$300 application fee per 18-2.019(6), F.A.C. (does not apply to State/Federal agencies)
- A certified survey* or sketch of description**, which contains the boundaries, legal description(s), and acreage of the property.
 - *The Department, at its discretion and if deemed necessary, can require a boundary survey for the action requested.
 - **If the applicant chooses to submit a sketch of description it must include a note of what field methods were used to complete the sketch. See attached Exhibit A.



Section 2 – Other Specific Information

A) **Leases:** Not Applicable (NA)

Parent Lease number (if existing): _____

_____ A statement describing the public benefits that will occur as a result of the proposed lease; how the lease will impact local resources and the general public; and how the proposed lease of state land will not be contrary to the public interest.

_____ A written statement from the managing agency agreeing to lease the state-owned parcel(s).

_____ For Leases subject to Section 253.034(13), F.S., provide a business plan with the pertinent information required by Statute.

Any **Private entity** applying for a lease, must also include:

_____ A written commitment to pay a lease fee based on the appraised market value of the proposed lease.

_____ Names and addresses, as shown on the latest county tax assessment roll, of all property owners lying within a 500-foot radius of the state land proposed for lease, certified by the county property appraiser.

Any **Local Governments** applying for a lease, must also include:

_____ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed lease.

If applying for a **Full Release** or **Partial Release** of Lease, please complete the items below:

Are there any subleases, sub-sub leases, etc. within the area requesting to be released? YES NO
If so, has notification of the intent to release been provided? YES NO

_____ A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.

B) **Subleases:** NA

Sublease number of existing sublease (if applicable): _____

Parent Lease number (if applicable): _____

_____ A written statement from the managing agency approving the proposed action, along with a statement describing how the sublease conforms to the management plan or land use plan when the sublease application involves state land that is under lease.

Any **Private entity** applying for a sublease, must also include:

_____ A written commitment to pay a sublease fee based on one of the following: (1) appraised market value, (2) negotiated value or (3) competitive bid.

Any **Local Governments** applying for a sublease, must also include:

_____ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed sublease.

If applying for a **Full Release** or **Partial Release** of Sublease, please complete the items below:

Are there any sub-sub leases, etc. within the area requesting to be released? YES NO
If so, has notification of the intent to release been provided? YES NO

_____ A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.



C) Easements

**Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources shall be required to provide net positive benefit as defined in subsection 18-2.017(38), Florida Administrative Code, if the proposed easement is approved.*

Parent Lease number (if applicable): _____

X A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed easement conforms to the management plan or land use plan (when the easement application involves state land which is under lease or sublease.

See attached letter from FAU.

Any Private entity applying for a private Easement, must also include:

_____ The applicable application fee per 18-2.019(6), F.A.C.

_____ A written commitment to pay an easement fee based on the appraised market value of the proposed easement. NA

Any Local Governments applying for an Easement, must also include:

_____ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed easement.

D) Use Agreements NA

Parent Lease number (if applicable): _____

Please indicate what type of use agreement is requested:

Well-Monitoring
Geophysical

Beach (Re)Nourishment
Other: _____

_____ A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed use agreement conforms with the management plan or land use plan when the use agreement application involves state land which is under lease or sublease.

E) Conveyances NA

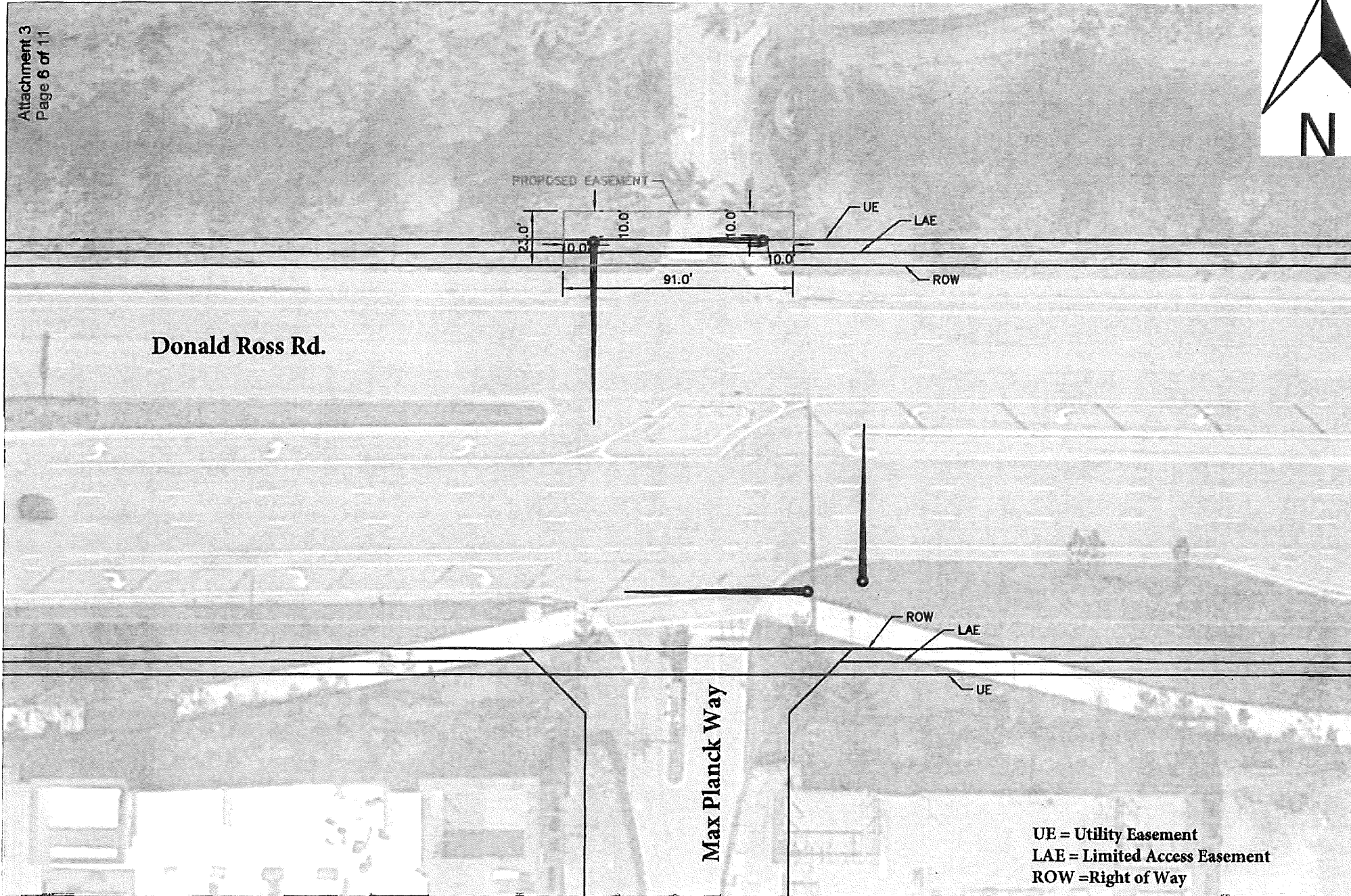
- _____ Release of Deed Restriction(s)
- _____ Modification of Deed Restriction(s)
- _____ Reverter Deeds
- _____ DACS Conveyance (DSL-5) Pursuant to s. 253.025(13)(a), F.S.



Required Attachments

Aerial Showing New Traffic Signal Mast Arms and Uprights and Proposed Easement Boundaries

Attachment 3
Page 6 of 11





N

Subdivision Listing

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



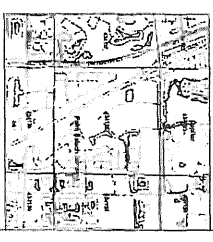
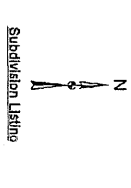
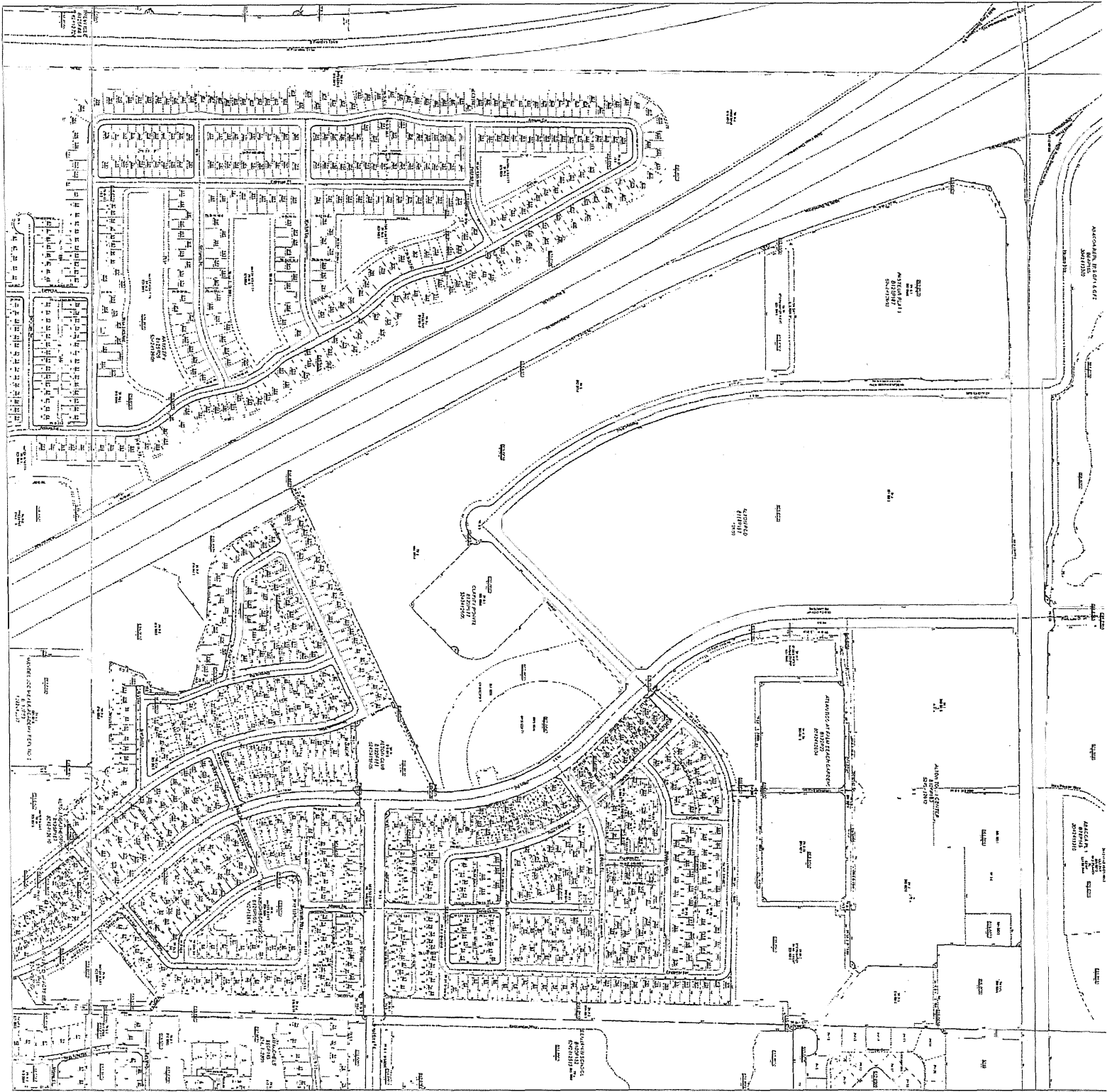
Municipality Reference
All lot numbers correspond to the main map.

Legend

- All Lots
- Subdivision
- Street
- Right of Way
- Easement
- Other

DOROTHY JACKS

42	41	23
43	42	24
44	43	25
45	44	26
46	45	27
47	46	28
48	47	29
49	48	30
50	49	31
51	50	32
52	51	33
53	52	34
54	53	35
55	54	36
56	55	37
57	56	38
58	57	39
59	58	40
60	59	41
61	60	42
62	61	43
63	62	44
64	63	45
65	64	46
66	65	47
67	66	48
68	67	49
69	68	50
70	69	51
71	70	52
72	71	53
73	72	54
74	73	55
75	74	56
76	75	57
77	76	58
78	77	59
79	78	60
80	79	61
81	80	62
82	81	63
83	82	64
84	83	65
85	84	66
86	85	67
87	86	68
88	87	69
89	88	70
90	89	71
91	90	72
92	91	73
93	92	74
94	93	75
95	94	76
96	95	77
97	96	78
98	97	79
99	98	80
100	99	81



NOTES:
1. All lots are subject to the provisions of the plat of the subdivision.
2. The plat of the subdivision is on file in the office of the City Engineer.
3. The plat of the subdivision is on file in the office of the County Clerk.

LEGEND
 All Lots
 Public
 Condemned
 Other

DATE	4/2
BY	4/1
DATE	2/26
DATE	5/27/23

DOROTHY JACKS



April 6, 2020

Ms. Melissa Ackert, P.E.
Assistant Director, Traffic Division
Palm Beach County Engineering & Public Works Department
2300 N. Jog Road
West Palm Beach, Florida 33411

RE: Donald Ross Road/Max Planck Way Intersection Improvement – State Easement

Dear Ms. Ackert:

This letter is in response to Palm Beach County's request for assistance in completing an application for the use of State-owned uplands related to the Alton (fka Scripps Phase II/Briger) Development of Regional Impact (DRI) transportation intersection improvement at Donald Ross Road and Max Planck Way. The application specifically pertains to an easement request to locate a traffic signal mast arm for the intersection improvement on the State-owned property within the Town where the Max Planck Institute is located.

A review of the Town's Comprehensive Plan by staff has determined that easements are not addressed in this planning document. Further, as an affected local government, the Town provided sufficiency comments when the Alton DRI went through the State Application for Development Approval process in 2009. In December 2009, the Town sent a final letter to the Treasure Coast Regional Planning Council stating all of the proposed development in the Alton DRI, including necessary transportation improvements like the signalization of the Donald Ross Road/Max Planck Way intersection, were consistent with the Town's Comprehensive Plan.

If you have any further comments or questions, please feel free to contact David Kemp, Principal Planner at your earliest convenience at (561) 741-2452 or davidk@jupiter.fl.us.

Sincerely,

A handwritten signature in cursive script that reads "John R. Sickler".

John R. Sickler, AICP
Director of Planning and Zoning

cc: David Kemp, Principal Planner



Administrative Affairs
777 Glades Road, AD10-339
Boca Raton, FL 33431
tel: 561.297.6319
fax: 561.297.2777

September 24, 2018

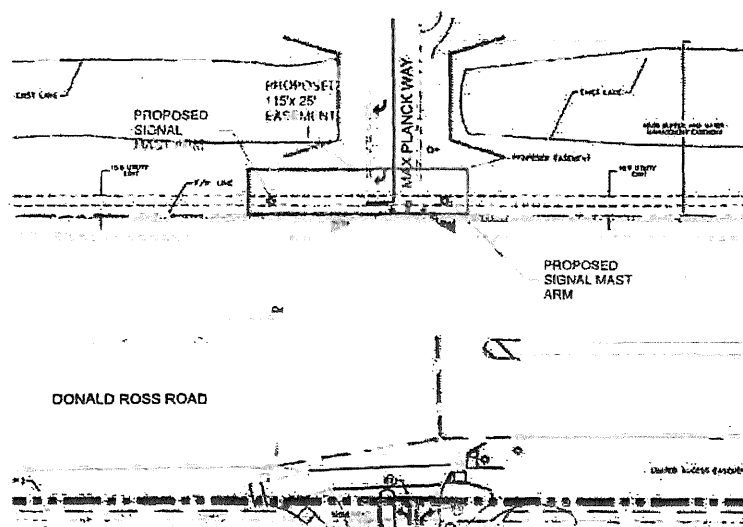
Ms. Fattoush Jafar
Palm Beach County Department of Engineering and Public Works
Traffic Division
2300 North Jog Road
West Palm Beach, Florida 33411-2745

RE: Permit No.: RW34894
Alton Town Center
Proposed Traffic Signal – Donald Ross Road and Max Planck Way

Dear Ms. Jafer:

Florida Atlantic University has reviewed the location of the proposed easement to support the traffic signal construction at the intersection of Donald Ross Road and Max Planck Way. The proposed installation is located on land owned by Florida Atlantic University through the Division of State Lands, Bureau of Public Land Administration. The proposed installation is located at Florida Atlantic University's John D. MacArthur Campus.

Florida Atlantic University is agreeable to the installation as shown in the sketch below; with an understanding that the proposed improvement will not financially obligate FAU and that the traffic analysis does not negatively impact FAU operations.



An Equal Opportunity/Equal Access Institution

Ms. Fattoush Jafar
Proposed Traffic Signal – Donald Ross Road and Max Planck Way
September 24, 2018
Page 2

Should you have any questions or need further information, please contact Azita Dotiwala, Director of Budget and Planning, at dashtaki@fau.edu or 561-297-0425.

Sincerely,



Stacy Volnick
Vice President for Administrative Affairs
and Chief Administrative Officer

SV/HK

cc: Azita Dotiwala, Director-Budget & Planning

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT UN 1, ABACOA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE S.89°55'46"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 1295.11 FEET; THENCE N.00°04'14"W., A DISTANCE OF 75.00 FEET TO A POINT NORTH RIGHT-OF-WAY OF DONALD ROSS ROAD, PER DEED BOOK 1031, PAGE 628 AND THE POINT OF BEGINNING; THENCE S.89°55'46"W., ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 91.00 FEET; THENCE N.00°04'14"W., A DISTANCE OF 23.00 FEET; THENCE N.89°55'46"E., A DISTANCE OF 91.00 FEET; THENCE S.00°04'14"E., A DISTANCE OF 23.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY AND THE POINT OF BEGINNING.

CONTAINING: 2,093 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

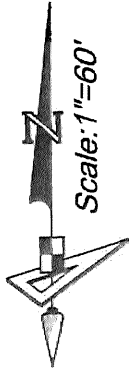


REVISIONS				Prepared For: J. RAYMOND		
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/26/2020	 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				SURVEYOR'S CERTIFICATE This certifies that a sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager <small>Digitally signed by Gary Rager DN: cn=Gary Rager, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, email=Gary@geopointsurvey.com, c=US</small>		
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
				Drawn: SVM Date: 02/27/20 Data File: _____ Check: GAR P.C.: _____ Field Book: _____ Section: 23 Twn. 41S Rng. 42E Job #: S&D Mast Arm		
Sheet No. 1 of 2 Sheets						

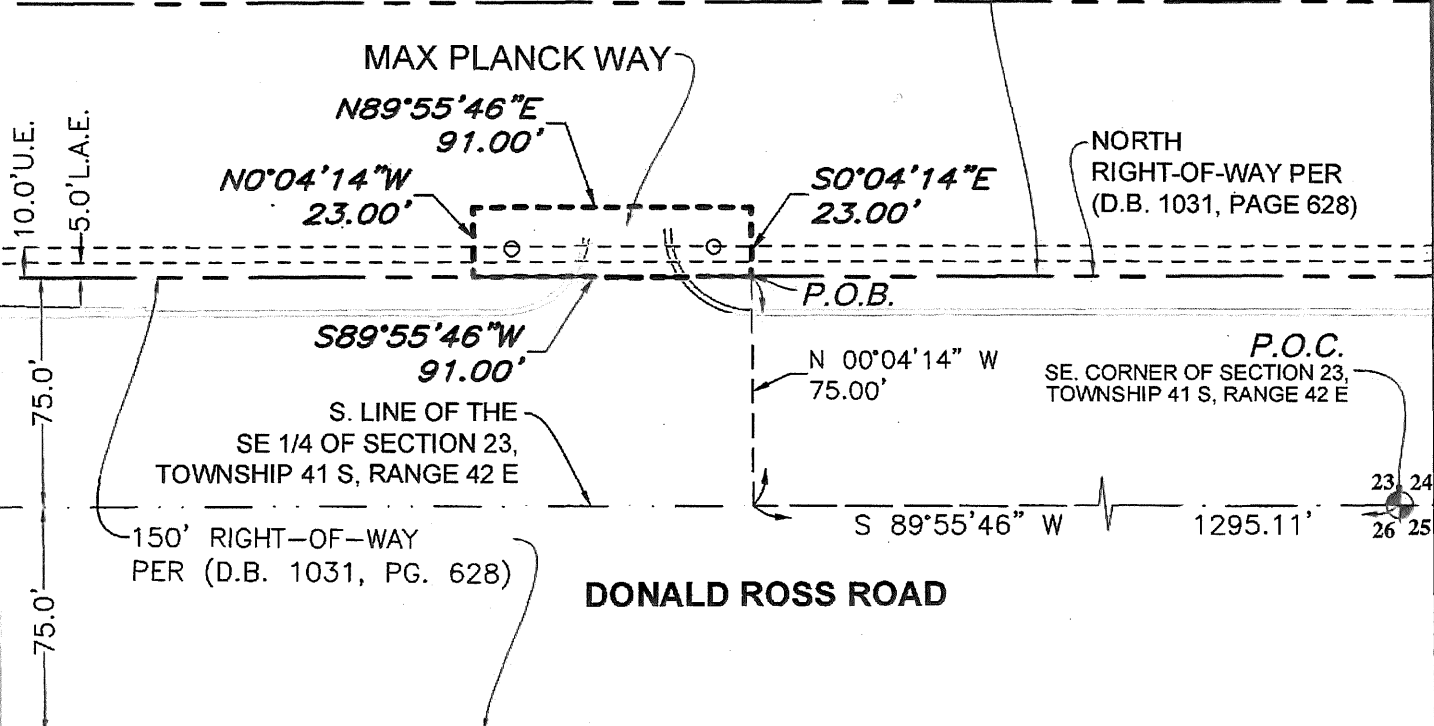
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ABACOA PLAT NO.1
(P.B. 78, PG(s). 145-163)

TRACT UN 1



90' BUFFER AND
90' WATER MANAGEMENT
EASEMENT



TRACT "1"

ALTON TOWN CENTER
(P.B. 126, PG(s). 163-166)

TRACT "1-C"

LEGEND

- P.O.C. ---- POINT OF COMMENCEMENT
- P.O.B. ---- POINT OF BEGINNING
- P.B. ---- PLAT BOOK
- PG(s). ---- PAGE(S)
- D.B. ---- DEED BOOK
- U.E. ---- UTILITY EASEMENT
- L.A.E. ---- LIMITED ACCESS EASEMENT

**UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: J. RAYMOND
Last Date of Field Survey: 02/26/2020

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SVM	Date: 02/27/20	Data File: ----
Check: GAR	P.C.: ----	Field Book: ----
Section: 23 Twn. 41S Rng. 42E		Job #: S&D Mast Arm

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: WALTON TOWN CENTER SURVEY SKETCH & DESCRIPTION; MAST ARMS & D. MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIOM ON: 2/28/2020 8:12 AM