

ADD ON

5E-4  
Agenda Item #:

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: June 13, 2023 [ ] Consent [X] Regular  
[ ] Ordinance [ ] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: the Transit Village Subdivision replat on the condition that after approval by the City of West Palm Beach the County will hold such replat in escrow and recording of same will be at the closing of the transaction pursuant to the Purchase and Sale Agreement (R2012-1158).

**Summary:** On August 14, 2012, the County entered into an Agreement for Purchase and Sale (R2012-1158, as amended thrice: R2018-0956; R2020-0517; and R2021-1587; collectively referred to as PSA) with Transit Village, LLC (TV) for the sale of County-owned real property and air rights at the southeast corner of Banyan Boulevard and Clearwater Drive in the City of West Palm Beach, which is the current site of the County's Intermodal Transit Center (ITC Property). Pursuant to the PSA, TV is to construct a mixed-use development, including a parking garage on the ITC Property (Project). In order to satisfy the City of West Palm Beach's development requirements, TV is replatting the County property as the Transit Village Subdivision (Replat) into three separate tracts. The County will maintain ownership of Tract 3, approximately 1.648 acres, which is the existing area of Palm Tran's bus and passenger operations at the ITC. The Board of County Commissioners' (Board) approval of the Replat is required to authorize the Mayor to sign same as representative of the County as the property owner. Once the County has signed the Replat, it will be submitted by TV to the City of West Palm Beach (City) for final approval by the City Commission. Under the construction of the PSA, a condition precedent to closing is having County-approved plans, drawings and supporting documents, including permitting of same by the City. The Replat must then reflect and conform to the limits and boundaries established on said County-approved and City-permitted plans and drawings. Approval and recording of the Replat would necessarily occur prior to closing. TV has represented that delaying approval of the Replat until a later time would affect the ability to close and overall project implementation schedule. However, County Staff comments to the plans and construction drawings have remained unaddressed since February 17, 2023. Therefore, County Staff's position is that County approval of the Replat is premature at this time and the possibility remains that additional revisions to the Replat could be required prior to closing in order to conform it to eventual County-approved and City-permitted drawings. Consistent with prior Board direction, County Staff has accommodated TV's request to expedite approval of the Replat in order to facilitate project implementation. The required public hearing to consider the Replat has already been scheduled by the City Commission, at TV's request, to take place on June 26, 2023. In its exchanges with TV, County Staff recommended that the Replat be held in escrow by County following City Commission approval and not be recorded into the public records of Palm Beach County until closing on the property. The City is only willing to allow 60 days after approval by the City Commission to record the Replat, which County Staff suspects is an insufficient amount of time for TV to fulfill all pre-closing obligations of the PSA. TV has represented that it will obtain City's concurrence for the County to hold the Replat in escrow until closing. As of the date of this agenda item, a final determination from the City on said matter is yet to be received. County Staff is moving this item forward accommodating the aforementioned request by TV and based upon TV's representations regarding potential delays to the project timeline, and in alignment with prior Board direction to collaborate with TV towards project attainment. **(Property & Real Estate Management) District 2/Countywide (HJF)**

(Continued on Page 3)

Attachments:

- 1. Location Map
- 2. Transit Village Subdivision Replat

Recommended By: [Signature] 6/9/23  
Department Director Date  
Approved By: [Signature] 6/12/23  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>N/A</u>	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

Does this item include the use of federal funds? 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 \_\_\_\_\_

**C. Departmental Fiscal Review:** *[Signature]*

**III. REVIEW COMMENTS**

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

*ASD*  
 OFMB QA 6/12/23 *EW* 6-12-23

*[Signature]* 6/12/23  
 Contract Development and Control

**B. Legal Sufficiency:**

*[Signature]*  
 Assistant County Attorney

**C. Other Department Review:**

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

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

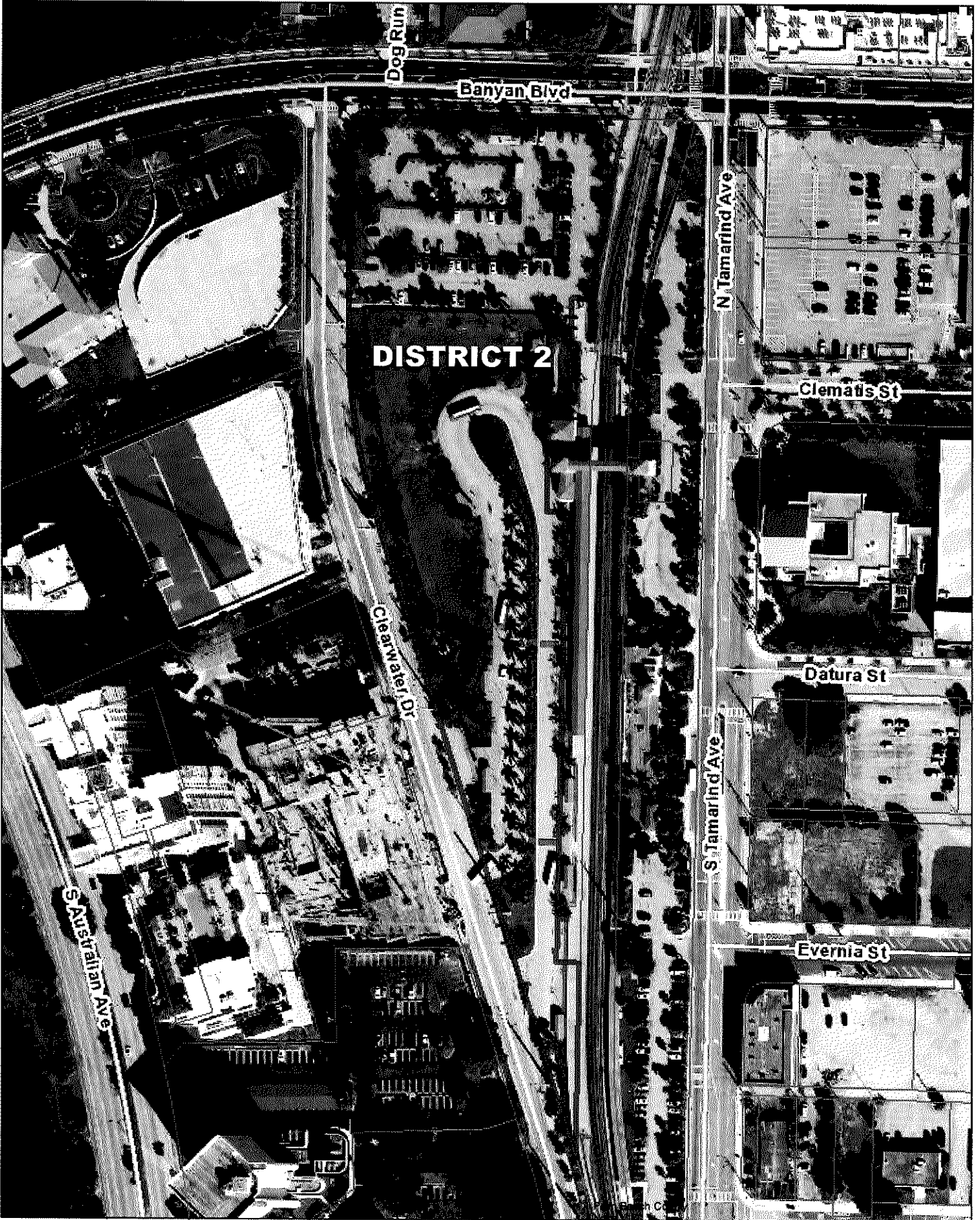
(Continued from Page1)

**Background and Policy Issues:** The PSA provides for the sale of land together with air rights over the County's ITC Property and also includes the area of the subsurface footers and supporting structures within the boundaries of the ITC. This Replat is required in accordance with the City's development requirements to memorialize the boundaries of proposed ownership, as well as the PSA requirement that all Government Approvals be obtained prior to closing. Upon Replat and closing, the County will continue to own and operate the proposed Tract 3 up to a height of not less than 21 feet 4 inches above the finished grade. The purchase price due at closing is \$3,600,000 or such other amount as determined by the Federal Transit Administration (FTA) given their interest in the chain of title to the real property.

County Staff's position is that approval of the Replat is premature at this time given the absence of materially related deliverables due from TV under the PSA prior to closing. Should the Board approve the Replat and changes to same later be necessary to conform to County-approved plans, drawings and corresponding permits, TV would be assuming all risk by proceeding with the Replat at this time and responsibility (both financial and performance) for making any conforming revisions. Amendment No. 3 to the PSA (R2021-1587) provides TV until August 13, 2024 to fulfill all pre-closing obligations and complete closing.

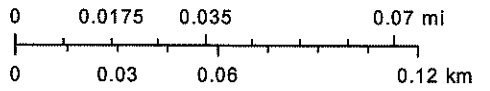
# LOCATION MAP

74-43-43-21-27-001-0000



June 7, 2023

1:2,257



Attachment 1

**Attachment #2**  
**Transit Village Subdivision Replat (3 pages)**

# TRANSIT VILLAGE SUBDIVISION

BEING A REPLAT OF PARCEL "A", AS SHOWN ON THE PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, AS RECORDED IN PLAT BOOK 110, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2023

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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:

"TRANSIT VILLAGE SUBDIVISION"

BEING A REPLAT OF PARCEL "A", AS SHOWN ON THE PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 110, PAGE 191 AND 192.

### LEGAL DESCRIPTION:

PARCEL A, PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 110, PAGE 191 AND 192.

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

1.) TRACTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR SAID TRACTS, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE CITY OF WEST PALM BEACH PLANNING DIVISION, THE MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

2.) THE 24 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR USE AS AN EMERGENCY EXIT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF TRACT 2, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 \_\_\_\_\_, 2023.

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

BY: \_\_\_\_\_  
GREGG WEISS  
MAYOR

BY: \_\_\_\_\_  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND  
COMPTROLLER OF PALM BEACH COUNTY

## TITLE CERTIFICATION

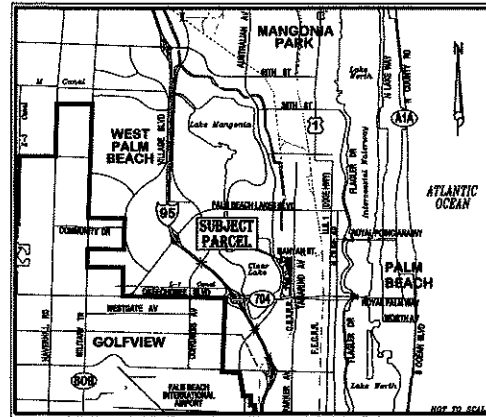
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY A 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 ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND THAT ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: SOUTHEAST GUARANTY A TITLE, INC.  
A TITLE INSURANCE COMPANY

DATE: June 9, 2023 BY: Kenneth L. Townsend  
KENNETH L. TOWNSEND  
PRESIDENT



VICINITY MAP

## CITY OF WEST PALM BEACH - REVIEWING SURVEYOR AND MAPPER

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.001(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
VINCENT J. NOEL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 4169

## CITY OF WEST PALM BEACH APPROVAL

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
KEITH A. JAMES  
MAYOR

BOARD OF COUNTY COMMISSIONERS' SEAL

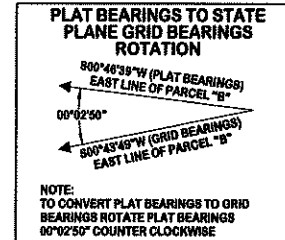
CITY OF WEST PALM BEACH CLERK

CITY OF WEST PALM BEACH REVIEWING SURVEYOR AND MAPPER

DAVID C. LIDBERG PROFESSIONAL SURVEYOR AND MAPPER



AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
TRACT "A"	18,087	0.289
TRACT "2"	166,820	3.818
TRACT "B"	71,778	1.648
<b>TOTAL</b>	<b>251,133</b>	<b>6.765</b>



## SURVEYOR AND MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE UNDERLYING PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, RECORDED IN PLAT BOOK 110, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE EAST LINE OF PARCEL "B", AS SHOWN ON SAID PLAT BEARS SOUTH 00°46'39" WEST.

2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.

3.) 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.

4.) 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.

5.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CONC. = CONCRETE
- D.B. = DEED BOOK
- DRAWING = DRAWING
- F.E.C. = FLORIDA EAST COAST
- FOUND = FOUND
- FPL = FLORIDA POWER & LIGHT CO.
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C.A. = PALM BEACH COUNTY, FLORIDA
- PAGE = PAGE
- PAGES = PAGES
- PERM. = PERMANENT REFERENCE MONUMENT
- R.O.W. = RIGHT-OF-WAY
- W. = WITH

## SURVEYOR & MAPPER'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) 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 WEST PALM BEACH, FLORIDA.

DATE: May 09, 2023 BY: \_\_\_\_\_  
DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3613

## LEGEND:

- = DENOTES SET "PRM" SET "X" CONC. MON. W/ DISK STAMPED "PRM LB 443" UNLESS OTHERWISE NOTED
- = DENOTES SET "PRM" SET "MAG NAIL & DISK" STAMPED "PRM LB 443" UNLESS OTHERWISE NOTED

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

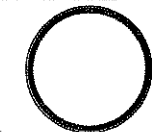
CAD: 10/25/23 23433 \ 10-20 \ 08-0830-306 \ 08-0830-306.DWG	REF:
FLD:	FR: FC
OFF: CASARUS	JOB: 08-0830-306
DR: D.C.L.	DATE: MAY 2023
	SHEET: 1 OF 3
	DWG: 008-083P

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: \_\_\_\_\_ D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

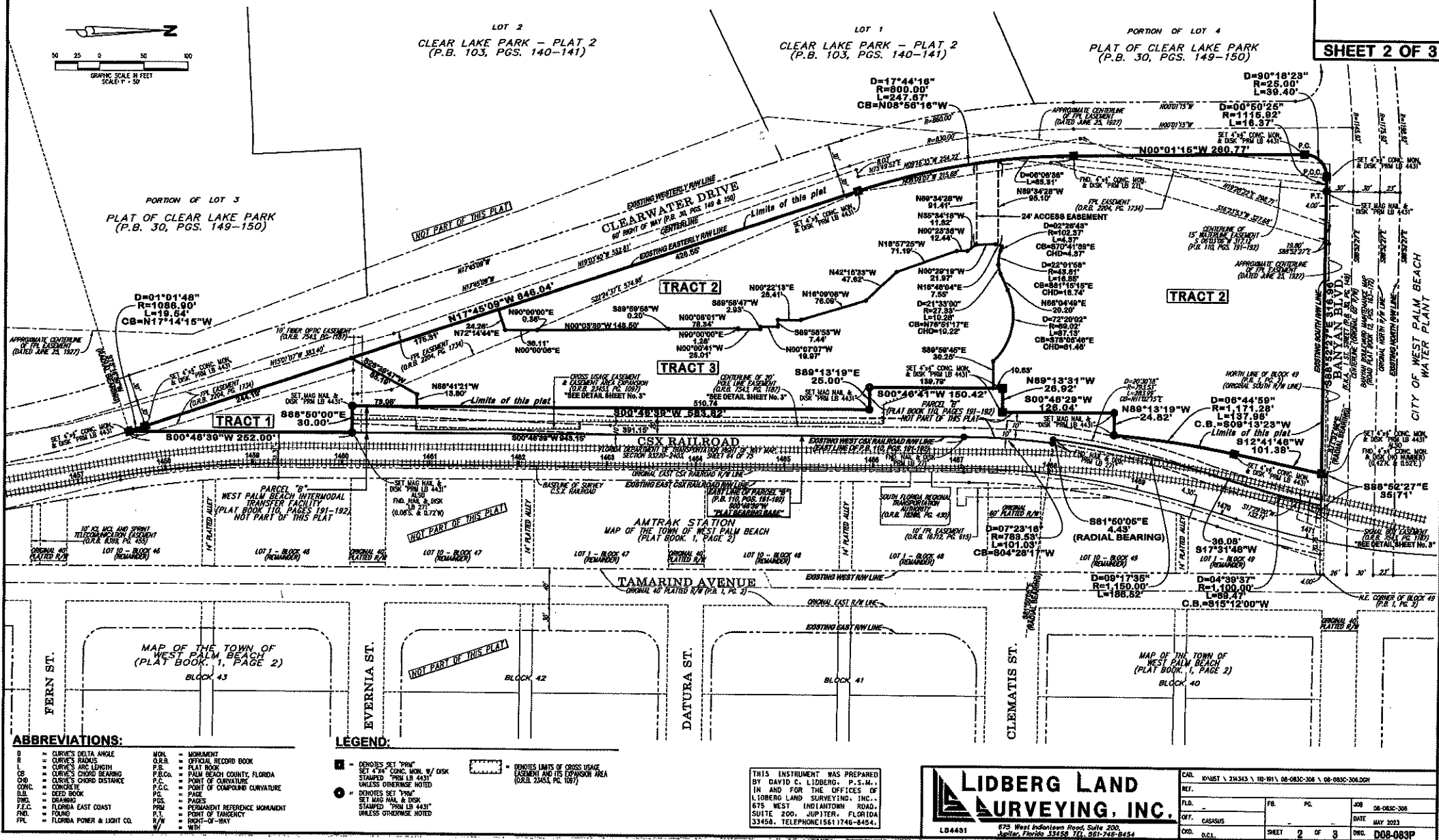
SHEET 1 OF 3

# TRANSIT VILLAGE SUBDIVISION

BEING A REPLAT OF PARCEL "A", AS SHOWN ON THE PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, AS RECORDED IN PLAT BOOK 110, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2023

SHEET 2 OF 3



**ABBREVIATIONS:**

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CD = CURVE'S CHORD DISTANCE
- CONC. = CONCRETE
- B.B. = BOUNDARY BOOK
- DR = DRAWING
- F.E.C. = FLORIDA EAST COAST
- FO = FOUND
- FL = FLORIDA POWER & LIGHT CO.
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.S. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY, FLORIDA
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = PAGE
- P.S. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT-OF-WAY
- WB = WIDTH

**LEGEND:**

- DENOTES SET "PRM" SET 4"X4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- DENOTES SET "PRM" SET 1/2" MAG. NAIL & DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- DENOTES LIMITS OF CROSS USAGE EASEMENT AND ITS EXPANSION AREA (O.R.B. 2363, PG. 1697)

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE 561-748-8454.

**LIDBERG LAND SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458  
 TEL: 561-748-8454

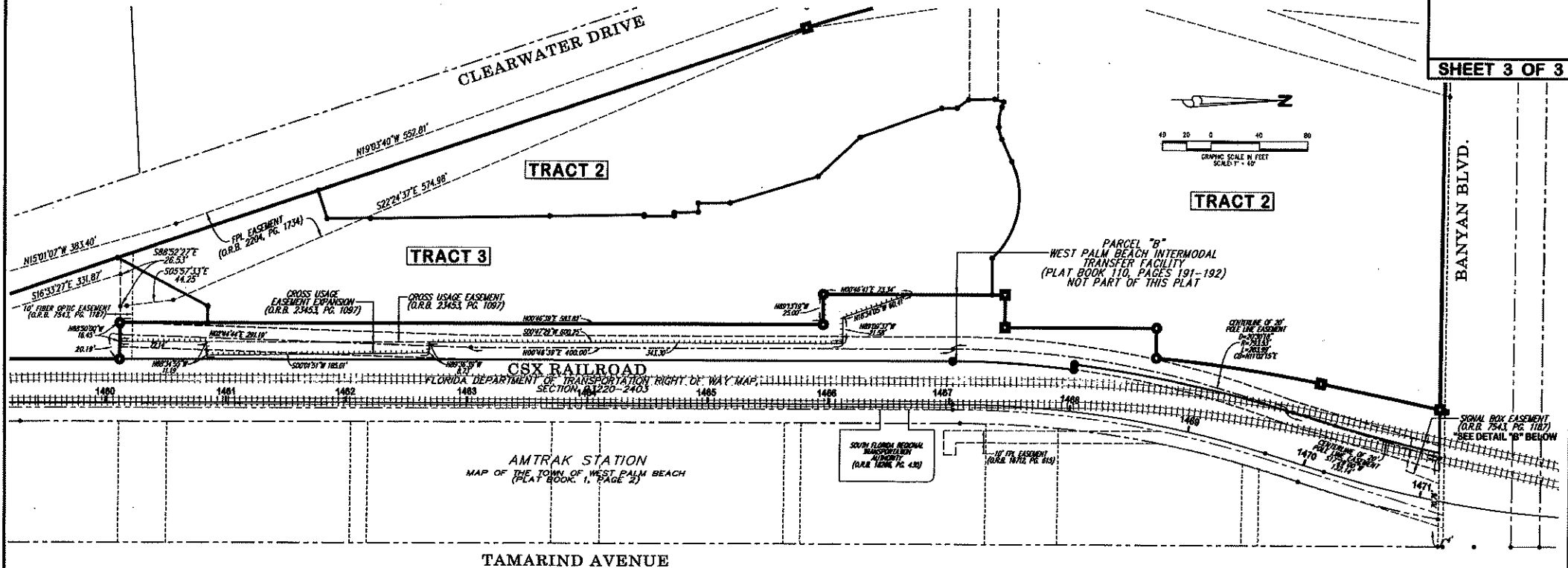
CAL. 10/25/17 21243 10 811 08-083-306 \ 08-083-306.DGN	FILE	PG.	JOB	08-083-306
REV.	DATE			
01. CASIUS				DATE MAY 2023
02. D.C.L.	SHEET	2 OF 3	DWG.	D88-083P

# TRANSIT VILLAGE SUBDIVISION

BEING A REPLAT OF PARCEL "A", AS SHOWN ON THE PLAT OF WEST PALM BEACH INTERMODAL TRANSFER FACILITY, AS RECORDED IN PLAT BOOK 110, PAGES 191 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

MAY 2023

SHEET 3 OF 3

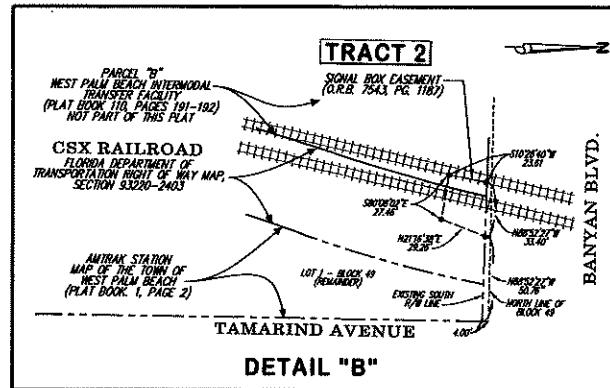


### ABBREVIATIONS:

- D = CURVES DELTA ANGLE
- R = CURVES RADII
- L = CURVES ARC LENGTH
- CB = CURVES CHORD BEARING
- CONC. = CONCRETE
- D.B. = DEED BOOK
- DRWG. = DRAWING
- F.E.C. = FLORIDA EAST COAST
- FPL = FLORIDA POWER & LIGHT CO.
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY, FLORIDA
- P.C. = PAGE
- P.S. = PAGES
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- W/ = WITH

### LEGEND:

- = BENCHMARK SET "PBM" SET 4"x4" CONC. W/ 1/2" DISK STAMPED "PBM LB 443" UNLESS OTHERWISE NOTED
- = BENCHMARK SET "PBM" SET 1/2" MAG. NAIL & DISK STAMPED "PBM LB 443" UNLESS OTHERWISE NOTED
- = BENCHMARK LIMITS OF CROSS USAGE EASEMENT AND ITS EXPANSION AREA (O.R.B. 23453, PG. 1097)



THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, P.S.M., IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33456. TELEPHONE 1561-746-8454.

**LIBBERG LAND SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200, Jupiter, Florida 33456 TEL: 561-746-8454

DETAIL SHEET			
CAD.	JUST \ 24343 \ 10-051 \ 08-083C-306 \ 08-083C-306.DWG	JOB	08-083C-306
REF.		DATE	MAY 2023
OFF.	CADARUS	SHEET	3 OF 3
CHD.	D.C.L.	DRG.	D08-083P