

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date:	May 6, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

I. EXECUTIVE BRIEF

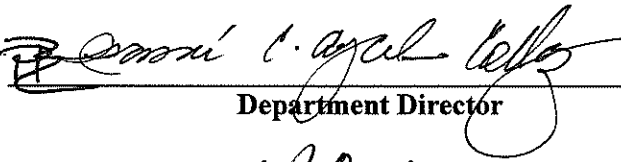
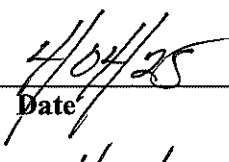

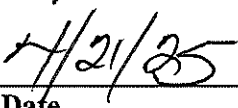
**Motion and Title:** Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company (FPL) for the construction, operation, and maintenance of underground electrical facilities and an above-ground pad-mounted transformer at Palm Beach County Fire Rescue Station No. 73 (FS 73), located at 525 SW 2nd Street in Belle Glade as part of FPL’s Storm Secure Underground Program.

**Summary:** This Easement is being granted as part of FPL’s Storm Secure Underground Program, which aims to enhance the reliability and resiliency of the electrical grid by transitioning overhead power lines to underground infrastructure. FPL has identified a portion of FS 73 as a potential site for the improvements in Belle Glade. This perpetual, non-exclusive Easement is being granted to FPL at no cost. The Easement allows for the construction, operation, and maintenance of underground electrical infrastructure and an above-ground transformer. The Easement area encompasses approximately 87.12 square feet (0.002 acres). (Property & Real Estate Management) District 6 (HJF)

**Background and Justification:** FPL’s Storm Secure Underground Program replaces overhead power lines with underground lines to improve reliability and resiliency during hurricanes and severe weather, as well as day-to-day conditions. Upon execution, the Easement will be recorded in the public records to formally document its existence and location.

Attachments:

- 1. Location Map
- 2. Utility Easement Agreement

Recommended By:		
	Department Director	Date
Approved By:		
	County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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

Does this item include the use of state funds? Yes \_\_\_\_\_ No X

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

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

*There is no fiscal impact.*

Fixed Asset Number M07007 *6.000000 Mgr., State Fund*  
*4/14/25*

PCN: 04-37-43-42-01-006-0013

C. Departmental Fiscal Review: *[Signature]*

## III. REVIEW COMMENTS

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

*[Signature]* *4/10/25*  
OFMB *QS 4/9/25*  
*ESW 4-9-25*

*[Signature]* *4/10/25*  
Contract Development and Control  
*20-4-10-25*

### B. Legal Sufficiency:

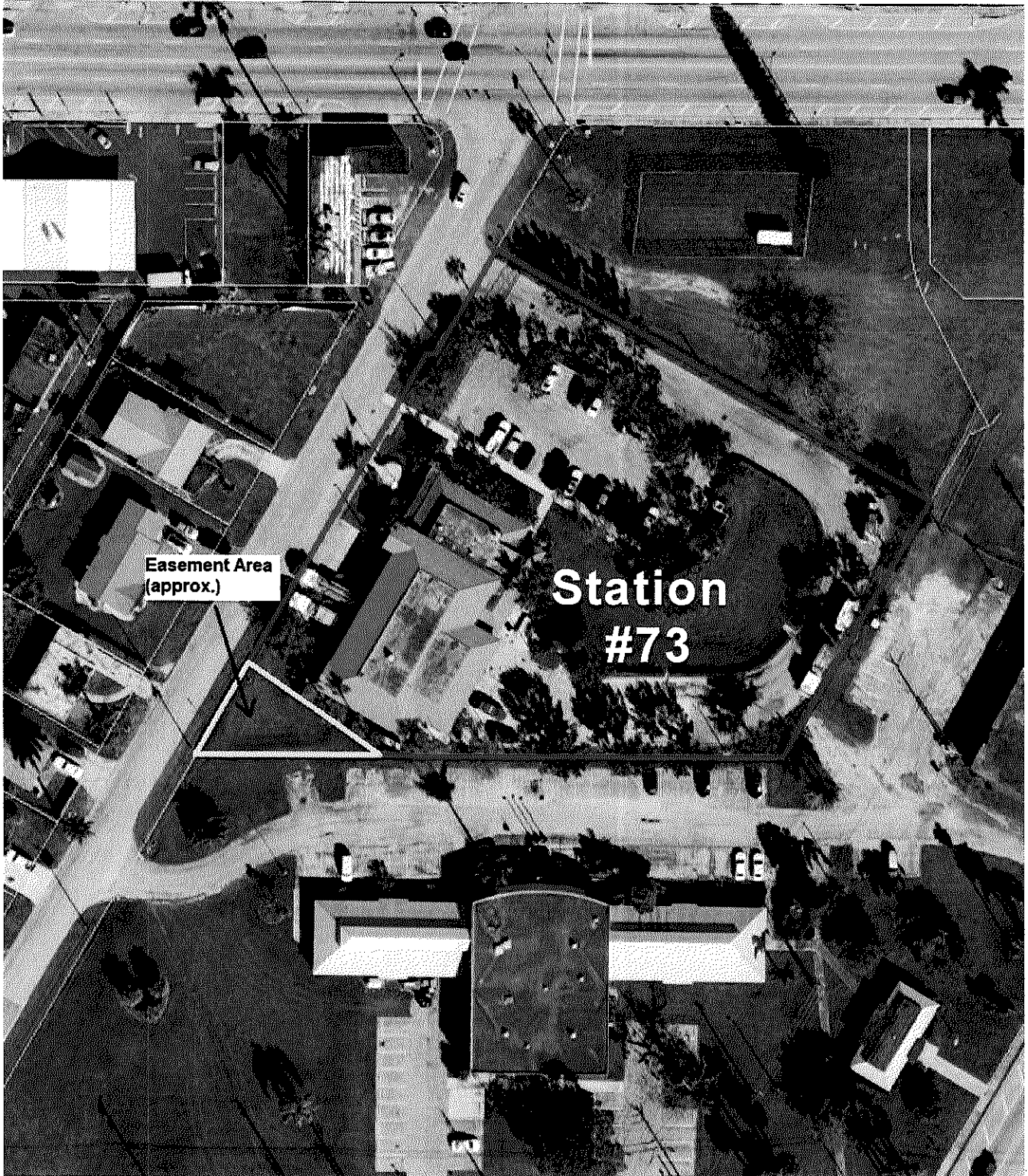
*[Signature]* *4/16/25*  
Assistant County Attorney

### C. Other Department Review:

*[Signature]* *4/16/25*  
Department Director

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

**LOCATION MAP**  
04-37-43-42-01-006-0013  
**DISTRICT 6**

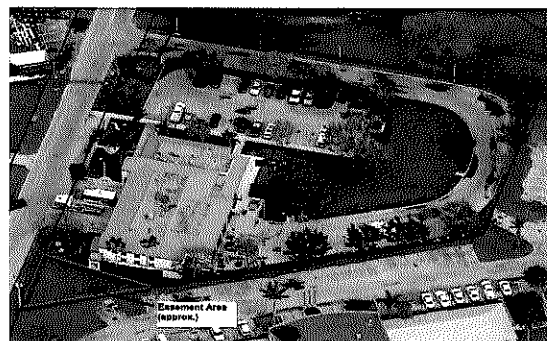


March 28, 2025

**STREET VIEWS:**



Street View - Easement Area



Pictometry - Aerial with Easement Area

**Attachment #1**

**ATTACHMENT 2**  
**UTILITY EASEMENT AGREEMENT**  
**8 PAGES W EXHIBITS**

Prepared by & Return to:  
Christine N. Cardelle, Project/RE Manager  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

PCN: 04-37-43-42-01-006-0013

## UTILITY EASEMENT AGREEMENT

This EASEMENT is granted May 6, 2025, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("Grantor"), to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

### WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the "Facilities") 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 upon, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"  
attached hereto and made a part hereof**

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder and lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.
4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

**JOSEPH ABRUZZO**  
**CLERK OF THE CIRCUIT COURT**  
**& COMPTROLLER**

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

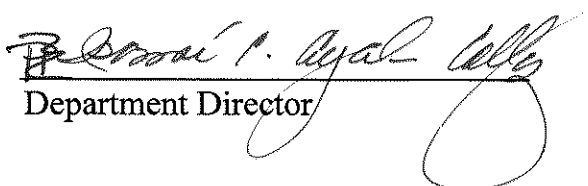
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Maria G. Marino, Mayor

**APPROVED AS TO FORM**  
**AND LEGAL SUFFICIENCY**

By:  \_\_\_\_\_  
Assistant County Attorney

**APPROVED AS TO TERMS AND**  
**CONDITIONS**

By:  \_\_\_\_\_  
Department Director

G:\PREM\Standard Documents\Easement-FPL\_undergrnd with transformer (12-2023).docx

**Exhibit “A”**

**Legal Description/Site Sketch**

\_\_\_\_\_



EXHIBIT "A"  
SKETCH AND DESCRIPTION  
THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS CLERK FILE NUMBER 20070475349 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF THE HIATUS BETWEEN TOWNSHIPS 43 SOUTH AND 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE PLAT OF BELLE GLADE MUNICIPAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 48, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT CERTIFIED CORNER RECORD NUMBER 0059008, BEING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 36 EAST; THENCE SOUTH 88°58'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2584.23 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'19" EAST, A DISTANCE OF 4585.42 FEET; THENCE SOUTH 29°48'23" WEST, ALONG THE WESTERLY PROPERTY LINE AND THE EASTERLY RIGHT-OF-WAY OF SOUTHWEST SECOND STREET, A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°11'37" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 29°48'23" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 60°11'37" WEST, A DISTANCE OF 10.00 FEET TO THE WESTERLY PROPERTY LINE OF SAID PARCEL AND EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST SECOND STREET; THENCE NORTH 29°48'23" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL AND EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST SECOND STREET, A DISTANCE OF 10.00 FEET, ALSO BEING THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 0.002 ACRES, OR 100.00 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°58'28" WEST. COORDINATES SHOWN ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ON THE 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE GRID DISTANCES SHOWN HEREON CAN BE CONVERTED TO GROUND BY MULTIPLYING THE GRID DISTANCES BY 1.00098106.
5. NO FIELD WORK WAS PERFORMED.
6. THIS EXHIBIT WAS EXECUTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE LANDS OCCUPIED BY THE CITY OF BELLE GLADE MUNICIPAL COMPLEX.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION. DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Brion D Yancy  
Date: 2024.12.12 14:51:16  
-05'00'

Brion D Yancy

BRION D. YANCY DATE OF SIGNATURE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

REVISION DATE: 12-9-2024

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733  
10815 S.W. Tradition Square  
Port St. Lucie, FL 34987 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-035	EXISTING EASEMENTS: NONE	DATE: Dec. 12, 2024
CADD FILE: EXHIBIT 1 DCR	WR NO. 12763505	SCALE: N/A SHEET: 1 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-035 (SUR) - PIKE FPL EAST 2024 - BELLE GLADE\SURVEY\TASK 7 BELLE GLADE #7 505\SURVEY\GIS\EXHIBIT 1 DCR

APPROVED FOR RECORDATION

12/27/24

DATE

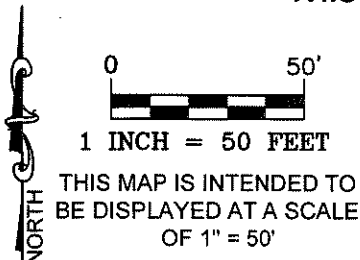
AUTHORIZED SIGNATURE

PALM BEACH COUNTY

SURVEY DIVISION

\_\_\_\_\_

EXHIBIT "A"  
SKETCH AND DESCRIPTION  
THIS IS NOT A SURVEY



CCR NO. 0059023  
NORTHWEST CORNER OF HIATUS  
BLOCK 6, BETWEEN TOWNSHIPS  
43/44 SOUTH, RANGE 37 EAST  
AND SOUTHEAST CORNER OF  
SECTION 36, TOWNSHIP 43  
SOUTH, RANGE 37 EAST  
N: 853809.42, E: 759359.39

OWNER:  
PALM BEACH  
COUNTY  
CFN 20110222083

LEGEND

CCR = CERTIFIED CORNER RECORD  
CFN = CLERK FILE NUMBER  
LAT = LATITUDE  
LB = SURVEYOR BUSINESS  
LONG = LONGITUDE  
LS = SURVEYOR AND MAPPER  
LTD = LIMITED  
NO = NUMBER  
P.B = PLAT BOOK  
PG = PAGE  
P.O.B = POINT OF BEGINNING  
P.O.C = POINT OF COMMENCEMENT  
R/W = RIGHT-OF-WAY  
EASEMENT

P.O.C.  
CCR # 0059008  
SOUTHWEST CORNER  
OF SECTION 36,  
TOWNSHIP 43 SOUTH,  
RANGE 37 EAST  
N: 853855.68  
E: 756775.57

SOUTHWEST SECOND STREET  
(50' PUBLIC R/W)  
P.B. 21, PG. 10

OWNER: PALM BEACH COUNTY  
CFN 20070475349

P.O.B.  
N: 853427.22  
E: 763785.51

N 29°48'23" E 10.00'

SOUTHWESTERLY CORNER  
INSTRUMENT NO. 20070475349  
N: 853405.52  
E: 763773.08

OWNER: CITY OF BELLE GLADE  
PARCEL CONTROL NO: 04-37-43-42-01-006-0012

ADDRESS:

525 SOUTHWEST 2ND STREET, BELLE GLADE, FLORIDA 33430.

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733  
10815 S.W. Tradition Square  
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

REVISION DATE: 12-12-2024

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-035

EXISTING EASEMENTS: NONE

DATE: Dec. 12, 2024

CADD FILE: EXHIBIT 1 DCR

WR NO. 12763505

SCALE: 1" = 50'


SHEET: 2 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-035 (SUR) - PIKE FPL EAST 2024 - BELLE GLADE\SURVEY\TASK 7 BELLE GLADE #7 505\SURVEY\GIS\EXHIBIT 1 DCR

APPROVED FOR RECORDATION

12/27/24

DATE

  
AUTHORIZED SIGNATURE

PALM BEACH COUNTY

SURVEY DIVISION

**NONGOVERNMENTAL ENTITY HUMAN  
TRAFFICKING AFFIDAVIT (§ 787.06(13), Fla. Stat.)  
THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED**

I, the undersigned, am an officer or representative of FPL Co  
(CONTRACTOR) and attest that CONTRACTOR does not use coercion for labor or services as  
defined in section 787.06, Florida Statutes.

**Under penalty of perjury, I hereby declare and affirm that the above stated facts are true  
and correct.**

[Signature]  
(signature of officer or representative)

x Melissa Roettger  
(printed name of officer or representative)

**State of Florida, County of Palm Beach**

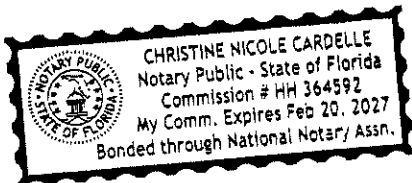
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization  
this, 28th day of February, 2021, by Melissa Roettger

Personally known ☐ OR produced identification ☒.

Type of identification produced FID/C.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
State of Florida at large



(Notary Seal)

Fire Station #73 (Belle Glade)-FPL Easement



To: WHOM IT MAY CONCERN

Date: October 1, 2024

Re: FLORIDA POWER & LIGHT COMPANY  
AUTHORIZATION TO SIGN HUMAN TRAFFICKING AFFIDAVITS AND  
RELATED DOCUMENTS

I, David Flechner, Vice President, Compliance & Corporate Secretary for Florida Power & Light Company, do verify that the following listed individual:

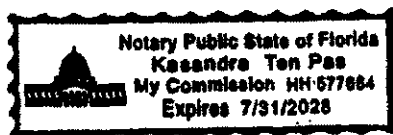
**MELISSA ROETTGER, SENIOR CUSTOMER ADVISOR**

is authorized to represent, sign for, and act on behalf of Florida Power & Light Company in matters relating to human trafficking affidavits and all related matters.

David Flechner  
Vice President, Compliance &  
Corporate Secretary

STATE OF FLORIDA                    )  
  ) ss  
COUNTY OF PALM BEACH        )

The foregoing instrument was acknowledged before me on October 1, 2024 by David Flechner, Vice President, Compliance & Corporate Secretary of Florida Power & Light Company, a Florida corporation. He is personally known to me and did not take an oath.

  
Notary Public  
State of Florida

Florida Power & Light Company

700 Universe Boulevard, Juno Beach, FL 33408