

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	June 10, 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


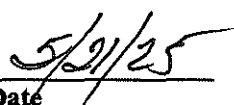
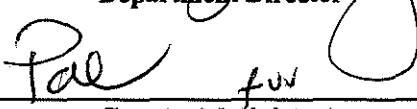
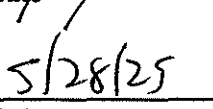
Motion and Title: Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company (FPL) for the construction, operation, and maintenance of underground electrical facilities and an above-ground pad-mounted transformer at Haverhill Park, located at 5470 Belvedere Road in Haverhill 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 Haverhill Park as a potential site for the improvements in Haverhill. 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 6400 square feet (0.147 acres). (Property & Real Estate Management) District 2 (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 F080810 *2nd time my FAS*
PCN: 22-42-43-35-05-011-0000 *OFPA 5/20/25*

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Asdelle 5/22/25
OFMB *CPA 5/1/25*
EW 5-22-25

[Signature] 5/23/25
Contract Development and Control *26, 5/23/25*

B. Legal Sufficiency:

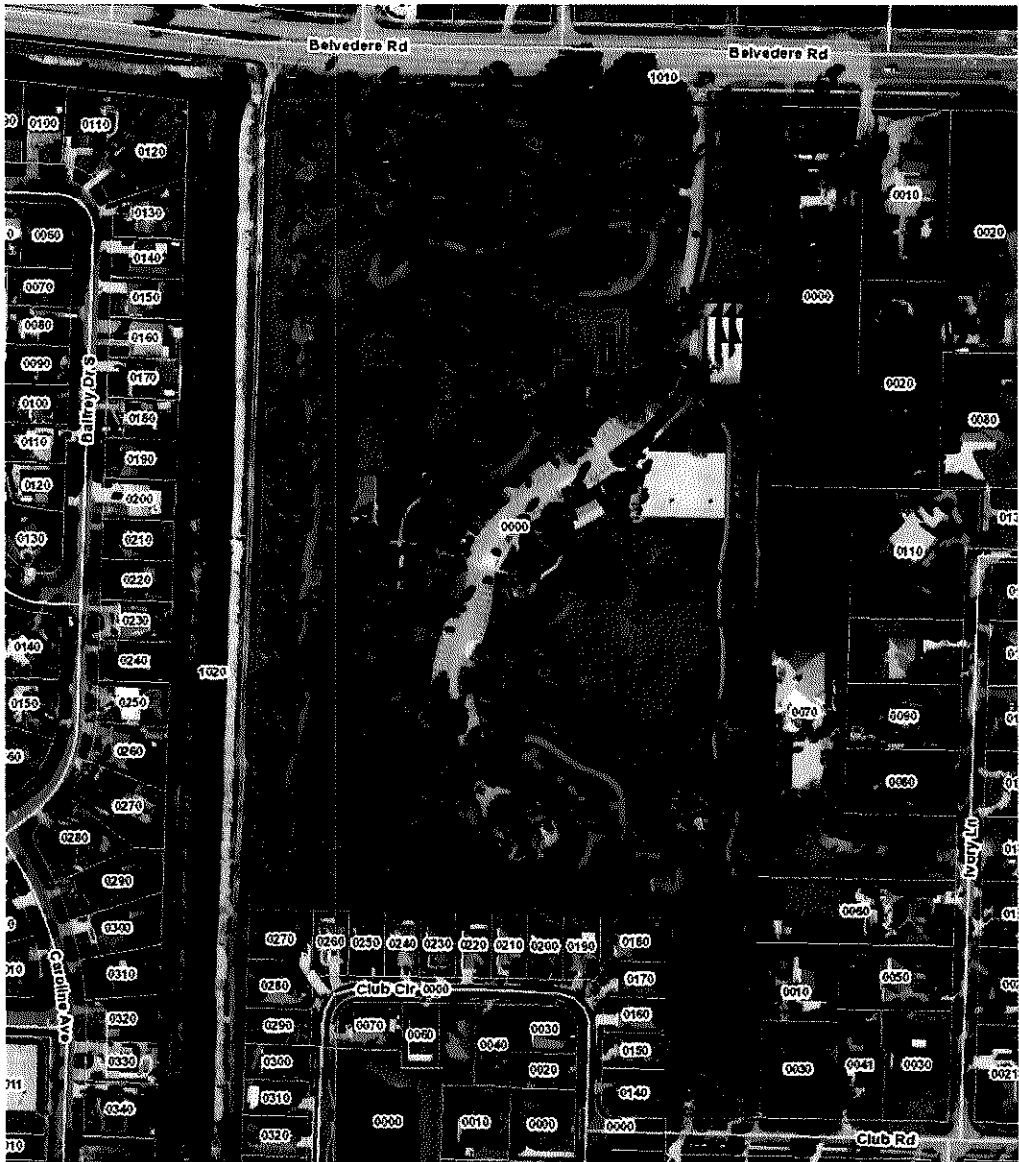
[Signature] 5/27/25
Assistant County Attorney

C. Other Department Review:

[Signature]
Department Director

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

LOCATION MAP



PCN(s):
22-42-43-35-05-011-0000

District:
2

Acres:
23.22

Site Ownership:
PALM BEACH COUNTY

Address:
5470 BELVEDERE RD
HAVERHILL 33411

Zoning:
R-1 (city) - SINGLE FAMILY
RESIDENTIAL DISTRICT

As of 5/19/2025



FACILITIES DEVELOPMENT
& OPERATIONS

PALM BEACH COUNTY, FL



Haverhill Park - View from parking area

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

Attachment 1

ATTACHMENT 2
UTILITY EASEMENT AGREEMENT
7 PAGES W EXHIBITS

Prepared by & Return to:
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605
Attn: Purvi A. Bhogaita, Director

PCN: 22-42-43-35-05-011-0000

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted June 10, 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

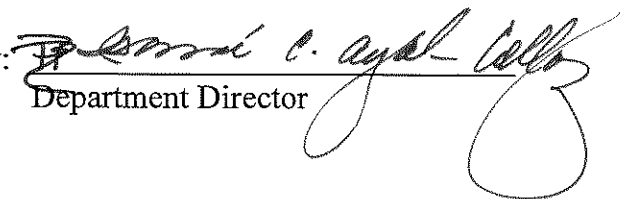
By: 
Department Director

Exhibit “A”

Legal Description/Site Sketch

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

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED PARCEL; TRACTS 12 AND 13, HAVERHILL RIDING ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: **COMMENCE** AT THE NORTHEAST CORNER SAID TRACT 12; THENCE NORTH 89°28'03" WEST ALONG THE NORTHERLY PROPERTY LINE OF SAID TRACT 12, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 01°29'57" WEST, A DISTANCE OF 75.00 FEET TO A POINT NOW KNOW AS POINT "A"; CONTINUE SOUTH 01°29'57" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 10°01'28" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 46°37'02" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 37°32'22" EAST, A DISTANCE OF 70.00 FEET TO THE **POINT OF TERMINUS (1)**, TOGETHER WITH; BEGIN AT POINT "A"; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF TERMINUS (2)**, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINE.
CONTAINING A TOTAL OF 0.147 ACRES, OR 6400 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 NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING FROM CERTIFIED CORNER RECORD 054042 AT THE NORTHEAST CORNER TO THE CERTIFIED CORNER RECORD 054041 AT THE NORTHWEST CORNER OF SAID SECTION 35, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 89°28'03" EAST.
- 4. COORDINATES SHOWN ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 901, ON THE 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- 5. THE GRID DISTANCES SHOWN HEREON ARE US SURVEY FEET AND CAN BE CONVERTED TO GROUND BY DIVIDING THE GRID DISTANCES BY THE SCALE FACTOR OF 1.00003406.
- 6. NO FIELD WORK WAS PERFORMED.
- 7. ALL CERTIFIED CORNER RECORDS IN SURVEYOR'S NOTES AND SKETCH NOT FOUND.

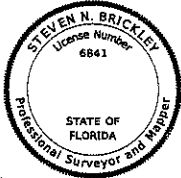
NOTE: SEE SHEET 2 AND 3 OF 3 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 AND 3 OF 3 OF THIS DOCUMENT.

SURVEYOR'S NOTES:

- 8. TITLE SEARCH PROPERTY INFORMATION
REPORT FUND FILE NUMBER 1594313, ISSUER: ATTORNEY'S TITLE FUND SERVICES, INC, RECIPIENT: SUNDIAL TITLE AGENCY, LLC; AGENT'S FILE REFERENCE: 5470 BELVEDERE ROAD, PREPARED DATE: DECEMBER 16, 2024.

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
Steven Brickley
Date: 2025.03.17
16:00:42 -04'00'

STEVEN BRICKLEY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 6841
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL
OR ELECTRONIC SIGNATURE BY THE SIGNING
PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

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

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

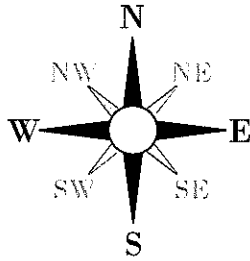
EASEMENT

REVISION DATE: 1-14-2025

PALM BEACH COUNTY		FLORIDA	
PROJECT NO. 100207-01-042	EXISTING EASEMENTS: NONE	DATE: Mar. 14, 2025	
CADD FILE: EXHIBIT 1 V3	WR NO. 12794580	SCALE: N/A	SHEET: 1 OF 3

FILE: V:\100207 - PIKE-FPL\100207-01-042 (SUR) - PIKE FPL EAST 2024 - MILITARY TRAIL 34\SURVEY\TASK 12 MILITARY TRAIL 34-12 #580\SURVEY\GIS\EXHIBIT 1 V3

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



1 INCH = 80 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 80'

NORTH LINE OF SECTION 35,
TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEARING BASIS
S 89°28'03" E

CCR NO. 054041
NORTHWESTERLY CORNER
OF SECTION 35, TOWNSHIP
43 SOUTH, RANGE 42 EAST
N: 858345.61'
E: 938175.73'

BELVEDERE ROAD
(P.B. 20, PG. 98)

P.O.B.
N: 858231.08'
E: 941567.62'

NORTHERLY
PROPERTY LINE

N 89°28'03" W 780' (C)

HAVERHILL PARK
O.R.B. 2464, PG. 1871

TRACT 13,
P.B. 20,
PG. 98

P.O.T. (2)
N: 858156.25'
E: 941550.66'
N 89°27'35" W 15.00'
TRACT 12,
P.B. 20,
PG. 98
S 01°29'57" W 150.00'
N 89°27'35" W 45.00'

P.O.C.
NORTHEASTERLY
CORNER OF TRACT 12
N: 858230.99'
E: 941577.62'

TRACT 11,
P.B. 20,
PG. 98

S 01°29'57" W 583.06' (C)

O.R.B. 24216,
PG. 1286

TRACT 10,
P.B. 20,
PG. 98

CCR NO. 054042
NORTHEASTERLY CORNER
OF SECTION 35, TOWNSHIP
43 SOUTH, RANGE 42 EAST
N: 858295.64'
E: 943551.55'

1984.91' (GROUND)
1984.98' (GRID)
P.O.B. TO THE NORTHEASTERLY
CORNER OF SECTION 35
N 88°08'10" E

MATCH LINE "A" - SEE SHEET 3
LEGEND

(C) = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK
CCR = CERTIFIED CORNER RECORD	PG. = PAGE
LAT. = LATITUDE	P.O.B. = POINT OF BEGINNING
LB = SURVEYOR BUSINESS	P.O.C. = POINT OF COMMENCEMENT
LONG. = LONGITUDE	P.O.T. = POINT OF TERMINUS
LS = SURVEYOR AND MAPPER	R/W = RIGHT-OF-WAY
LTD. = LIMITED	= EASEMENT
NO. = NUMBER	

ADDRESS:

5470 BELVEDERE ROAD

NOTE: SEE SHEET 1 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

Bowman

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EXHIBIT "A"
FLORIDA POWER AND LIGHT

REVISION DATE: 1-14-2025

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-042

EXISTING EASEMENTS: NONE

DATE: Mar. 14, 2025

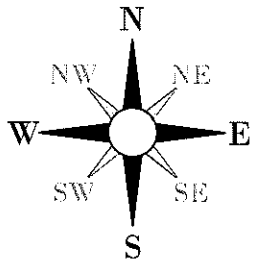
CADD FILE: EXHIBIT 1 V3

WR NO. 12794580

SCALE: 1" = 80'

SHEET: 2 OF 3

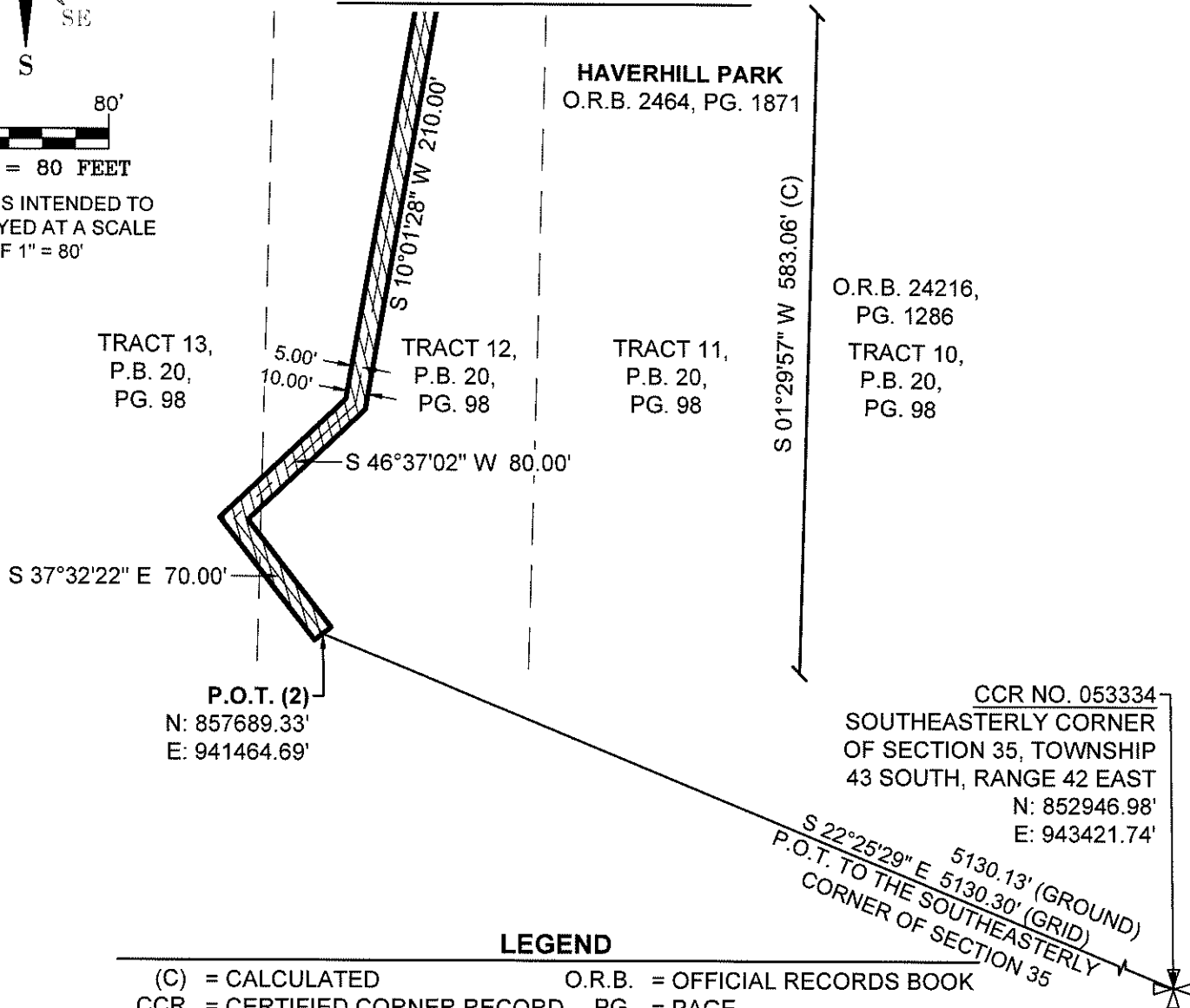
EXHIBIT "A"
SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY



1 INCH = 80 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 80'

MATCH LINE "A" - SEE SHEET 2



LEGEND

- (C) = CALCULATED
CCR = CERTIFIED CORNER RECORD
LAT: = LATITUDE
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LONG: = LONGITUDE
LS = SURVEYOR AND MAPPER
LTD. = LIMITED
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R/W = RIGHT-OF-WAY
EASEMENT

ADDRESS:

5470 BELVEDERE ROAD

NOTE: SEE SHEET 1 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

REVISION DATE: 3-14-2025

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-042	EXISTING EASEMENTS: NONE	DATE: Mar. 14, 2025
CADD FILE: EXHIBIT 1 V3	WR NO. 12794580	SCALE: 1" = 80'
		SHEET: 3 OF 3

FILE: V:\100207 - PIKE-FPL\100207-01-042 (SUR) - PIKE FPL EAST 2024 - MILITARY TRAIL 34\SURVEY\TASK 12 MILITARY TRAIL 34-12 #580\SURVEY\GIS\EXHIBIT 1 V3

**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

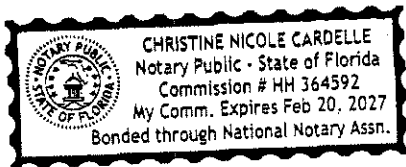
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization
this, 25th day of February, 2025, by Melissa Roettger.

Personally known ☒ OR produced identification ☐.

Type of identification produced FL D/C.

[Signature]
NOTARY PUBLIC

My Commission Expires:
State of Florida at large



(Notary Seal)

Haverhill Park-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:

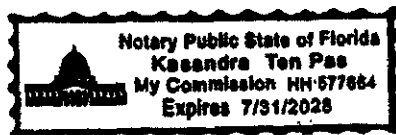
MELISSA ROETTGER, SENIOR CUSTOMER ADVISOR

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