

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date:	June 10, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
Department:	Facilities Development & Operations	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

I. EXECUTIVE BRIEF


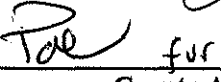
**Motion and Title:** Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company (FPL) for the construction, operation, and maintenance of underground electrical facilities and an above-ground pad-mounted transformer at Anchor Park, located at 340 S Ocean Blvd, Delray Beach 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 Anchor Park as a potential site for the improvements in Delray Beach. 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 2250.09 square feet (0.05 acres). (Property & Real Estate Management) District 4 (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:		5/21/25
	Department Director	Date
Approved By:	 for	5/28/25
	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	N/A	N/A	N/A	N/A	N/A
# 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 Numbers 5080020/5080030  
PCN: 12-43-46-16-22-030-0020  
A. De la Cruz, Mgr. PM9  
OFMA 5/20/25

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

ASB [Signature] 5/22/25  
OFMB [Signature] 5-22-25  
Contract Development and Control [Signature] 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):**  
12-43-46-16-22-030-0020

**District:**  
4

**Acres:**  
2.52

**Site Ownership:**  
PALM BEACH COUNTY  
LESSOR

**Address:**  
340 S OCEAN BLVD  
DELRAY BEACH 33411

**Zoning:**  
OS (city) - PUBLIC  
OWNERSHIP DISTRICT

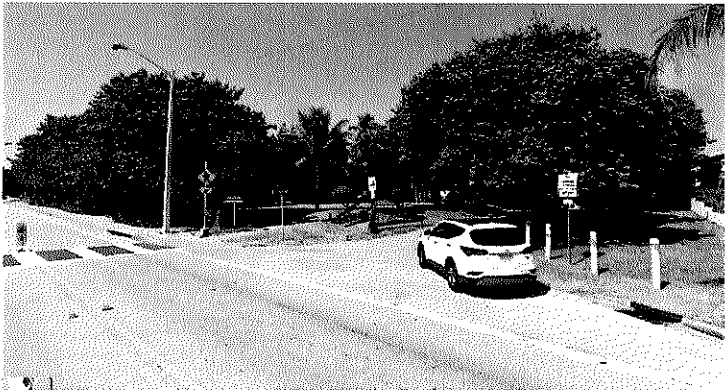
As of 5/19/2025



**FACILITIES DEVELOPMENT  
& OPERATIONS**  
PALM BEACH COUNTY, FL



View to the East from Gleason St



View to the SW from Ocean Blvd

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: 12-43-46-16-22-030-0020

## 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 PARCEL AS DESCRIBED AND RECORDED AS PARCEL CONTROL NUMBER 12-43-46-16-22-030-0020 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST; A 10.00' WIDE EASEMENT, 5.00' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: **COMMENCE** AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89°31'20" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, SAID LINE BEING THE CENTERLINE OF CASUARINA ROAD, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 4035.68 FEET TO THE INTERSECTION WITH THE CENTERLINE RIGHT-OF-WAY OF GLEASON STREET, BEING A 40 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE NORTH 00°59'16" WEST, ALONG SAID CENTERLINE OF GLEASON STREET A DISTANCE OF 159.41 FEET; THENCE NORTH 89°31'20" EAST A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID GLEASON STREET AND THE WESTERLY PROPERTY LINE OF SAID PARCEL AND THE **POINT OF BEGINNING**; THENCE NORTH 89°31'20" EAST, A DISTANCE OF 225.00 FEET TO THE **POINT OF TERMINUS**, 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 LINES.

CONTAINING A TOTAL OF 0.05 ACRES,  
OR 2250.09 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 6, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 89°31'20" EAST. COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT, ZONE: FLORIDA EAST; LINEAR UNITS ARE US SURVEY FEET & ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.00005344; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
4. NO FIELD WORK WAS PERFORMED.
5. RIGHT-OF-WAY DATA AND TIE DISTANCES DERIVED FROM F.D.O.T. RIGHT-OF-WAY MAPS SECTION 93060-2509 AND SECTION 93060-MAINT. (1) (SHEET 3 OF 9).

NOTE: SEE SHEETS 2 AND 3 OF 3 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 Adam C Dao  
Date: 2025.02.06  
12:31:33 -05'00'

ADAM C. DAO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 6899

DATE OF SIGNATURE

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.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"  
FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-028

EXISTING EASEMENTS: NO

DATE: Feb. 6, 2025

CADD FILE: EXHIBIT 1 DCR

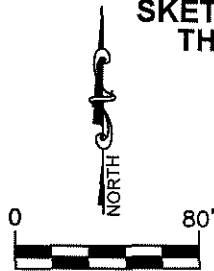
WR NO. 12066826

SCALE: N/A

SHEET: 1 OF 3

FILE: Y:\100207 - PIKE-FPL\100207-01-028 (SUR) - PIKE FPL EAST 2023 - GERMANTOWN\SURVEY\TASK 6 GERMANTOWN #6 826\SURVEY\GIS\EXHIBIT 1 DCR



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'

LEGEND

- (C) = CALCULATED  
CFN = CLERK FILE NUMBER  
C/L = CENTERLINE  
F.D.O.T. = FLORIDA DEPARTMENT OF  
TRANSPORTATION (REFERENCE  
R/W SECTION MAP NO. 93060-2509  
AND MAP SECTION 93060 MAINT.  
(1) (SHEET 3 OF 9))  
LAT: = LATITUDE  
LB = LICENSED BUSINESS  
LONG: = LONGITUDE  
LS = LICENSED SURVEYOR  
LTD. = LIMITED  
NO. = NUMBER  
PBC = PALM BEACH COUNTY  
PG. = PAGE  
P.O.T. = POINT OF TERMINUS  
R/W = RIGHT-OF-WAY  
 = CONTROL POINT  
 = EASEMENT

P.O.C.

SW CORNER SECTION 16, TOWNSHIP  
46 SOUTH, RANGE 43 EAST;  
F.D.OT. R/W MAP  
(SECTION NO. 93060-2509)  
N 771921.129, E 959485.789

BEARING BASIS

N 89°31'20" E 4035.68' (C)  
(F.D.O.T. R/W MAP SEC 93060-2509)

NATIONAL GEODETIC SURVEY  
CONTROL POINT "DELRAY  
SOUTH BASE RESET"  
N=769322.40, E=959661.93

ADDRESS: 340 SOUTH OCEAN BLVD, DELRAY BEACH, FLORIDA

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

**Bowman**

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Port St. Lucie, FL 34987 www.bowmanconsulting.com

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FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-028

EXISTING EASEMENTS: NO

DATE: Feb. 6, 2025

CADD FILE: EXHIBIT 1 DCR

WR NO. 12066826

SCALE: 1" = 80'

SHEET: 2 OF 3

FILE: V:\100207 - PIKE-FPL\100207-01-028 (SUR) - PIKE FPL EAST 2023 - GERMANTOWN\SURVEY\TASK 6 GERMANTOWN #6 826\SURVEY\GIS\EXHIBIT 1 DCR

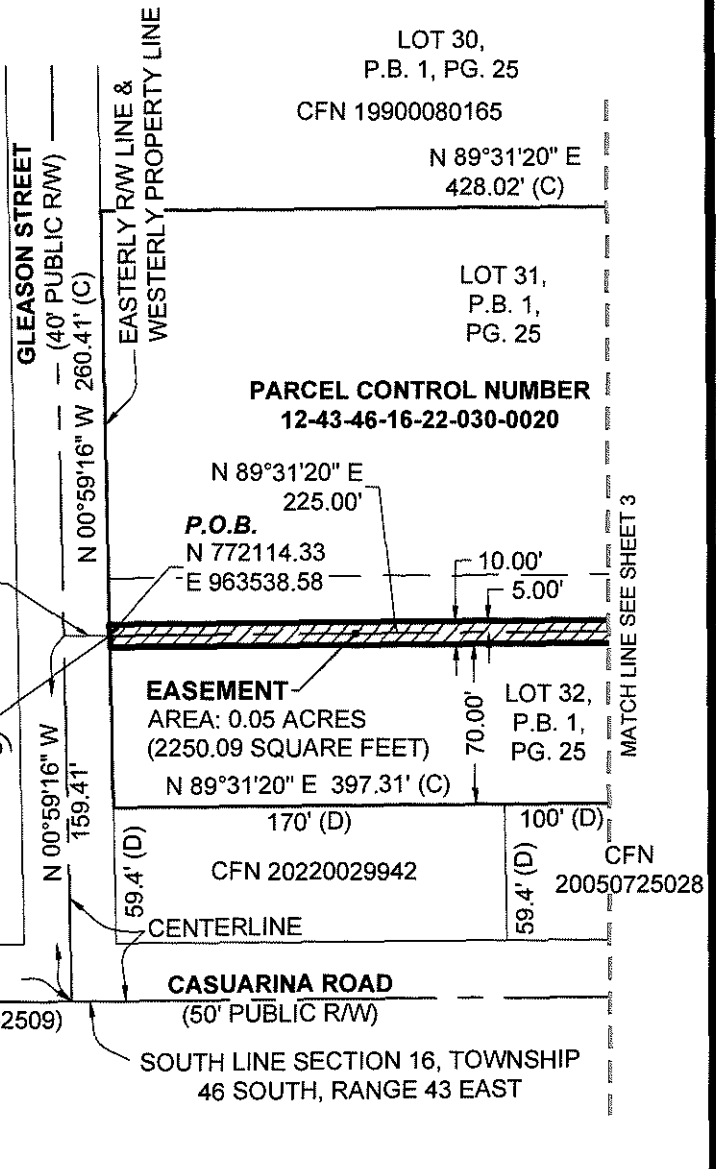
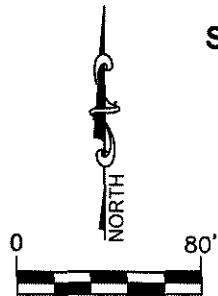


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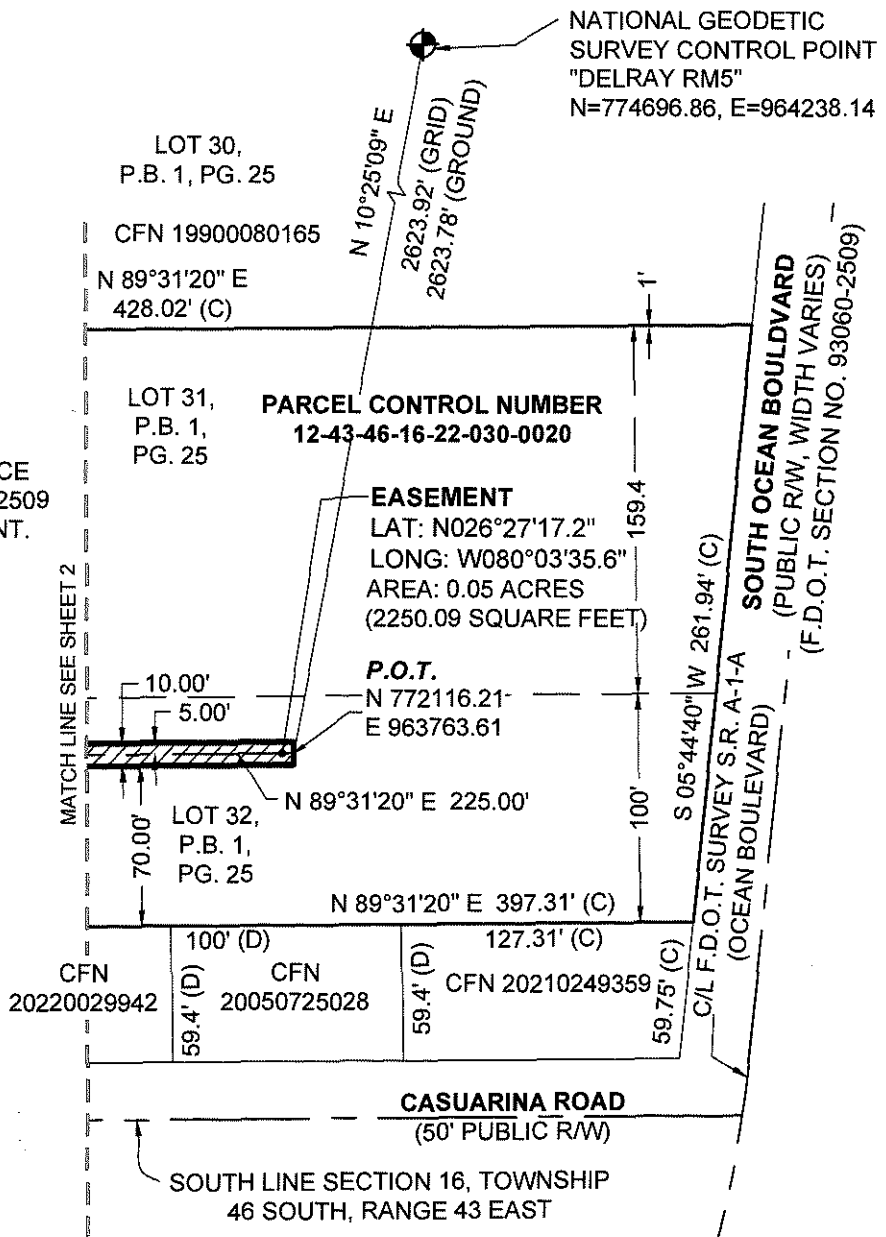


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= CONTROL POINT  
= EASEMENT



ADDRESS:

340 SOUTH OCEAN BLVD, DELRAY BEACH, FLORIDA

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

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EXHIBIT "A"  
FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-028

EXISTING EASEMENTS: NO

DATE: Feb. 6, 2025

CADD FILE: EXHIBIT 1 DCR

WR NO. 12066826

SCALE: 1" = 80'

SHEET: 3 OF 3

**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**

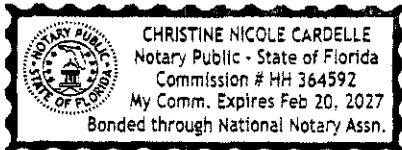
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization  
this, 25<sup>th</sup> day of February, 2018, by Melissa Roettger.

Personally known ☐ OR produced identification ☒.

Type of identification produced FL P/C.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
State of Florida at large



(Notary Seal)

Anchor Park (P1)-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**

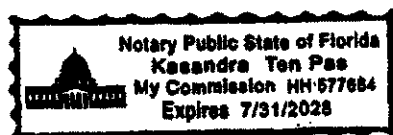
is authorized to represent, sign for, and act on behalf of Florida Power & Light Company in matters relating to human trafficking affidavits and all related matters.

A handwritten signature in cursive script, appearing to read 'David Flechner'.

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.



A handwritten signature in cursive script, appearing to read 'Kaeandra Ten Pas'.

Notary Public  
State of Florida

Florida Power & Light Company  
700 Universe Boulevard, Juno Beach, FL 33408