

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: August 19, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department: Engineering and Public Works
Submitted by: Engineering and Public Works
Submitted for: Land Development Division

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I. EXECUTIVE BRIEF

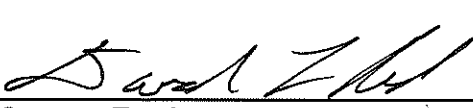
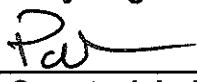
Motion and Title: Staff recommends motion to receive and file: a report of plat recordations from October 1, 2024 through March 31, 2025.

SUMMARY: This report is a bi-annual summary of subdivision plats recorded during the fiscal quarters since the previous report. There were 16 plats recorded during this period. This report is required by the Engineering and Public Works Department (EPW) PPM EL-O-2618, governing administrative approval of plats by the County Engineer. Countywide (YBH)

Background and Justification: Articles 2.G.4.E and 11.D.1.B.15 of the Unified Land Development Code authorize the recordation of plats of lands in unincorporated Palm Beach County upon approval by the County Engineer. This bi-annual report is being submitted by EPW in order to apprise the Board of County Commissioners of recent subdivision platting activity.

Attachments:
1. Summary of Recorded Plats

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Recommended by: YBH/TEL		<u>7/11/2025</u>
	County Engineer	Date
Approved by:		<u>7/18/25</u>
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
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-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes ☐ No ☒

Is this item using Federal Funds?

Yes ☐ No ☒

Is this item using State Funds?

Yes ☐ No ☒

Budget Account No: Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact

C. Departmental Fiscal Review:

Danay Randle

III. REVIEW COMMENTS

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

ASB 7/15/25
OFMB 7/15

Brinda Mack 7/15/25
Contract Dev. and Control 7/15/25

B. Approved as to Form and Legal Sufficiency:

MB 7/17/25
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment. 2

SUMMARY OF RECORDED PLATS
(10/01/24 – 03/31/25)

<u>DATE</u>	<u>PLAT NAME</u>	<u>PLAT BOOK</u>	<u>PAGE</u>	<u>DISTRICT</u>	<u>TYPE¹</u>	<u>UNITS²</u>
10/23/24	Ejkj Industrial MUPD	138	81	5	B(C/I)	1
10/23/24	5575 Center Street	138	79	1	SF	1
10/23/24	Bbx Park at Delray MUPD	138	77	5	B(C/I)	1
11/07/24	Iddeal Place	138	86	3	B(NR)	1
11/14/24	Carmax Facility 4021	138	111	1	C/I	2
12/16/24	South Road Office MUPD	138	148	6	B(NR)	1
01/13/25	Windsor Place MXPd	138	172	6	B(C/I)	2
01/17/25	Tropical World Nursery PUD	138	174	5	B(R)	1
02/05/25	Northlake Commercial PUPD	138	189	1	B(C/I)	1
02/05/25	Westgate Terrace	138	191	7	B(R) & B(C/I)	44
02/21/25	North Bates Subdivision	139	17	1	SF	4
03/10/25	288 Tall Pines Road	139	23	7	C/I MFR	1
03/12/25	St. Andrews Country Club (A P.U.D.) Recreational Pod	139	25	5	B(M)	1
03/18/25	Johns PUD (West) - Plat Five	139	29	5	ZLL	109
03/20/25	All Seasons Delray Beach MUPD	139	36	5	B(R)	1
03/25/25	Meravita At Boca Raton	139	40	5	SF	70

*Total Number of Plats Recorded 16

1. Type of Development:

SF = single family residential lots
MF = multi-family residential lots
ZLL = zero lot line residential lots
TH = townhome
NR = miscellaneous non-residential lots (e.g. private stables, recreation areas, etc.)
C/I = commercial/industrial lots
SDP = subdivision plat for future developable parcels
B(R) = boundary plat for multi-family development (e.g. rental apartments)
B(NR) = boundary plat for miscellaneous non-residential development (e.g. daycare)
B(C/I) = boundary plat for commercial/industrial development (e.g. shopping center)
B(M) = boundary plat of miscellaneous non-development tracts (e.g. water
management tracts, open space tracts, streets, etc.)

2. Number of development lots or apartment units (MF) created by plat