

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: October 7, 2025 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

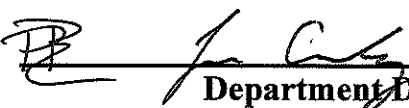
A) approve a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company (FPL) for the construction, operation, and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (Facilities) in North District Park located at 5101 117th Court North in Palm Beach Gardens (Park); and

B) delegate authority to the County Administrator, or designee, which in this case shall be the Director of Facilities Development and Operations Department, to approve and execute, subject to the review and approval of the Office of the County Attorney, any future easement requests by the City of Palm Beach Gardens (City) as may be required for the City’s development of the Park pursuant to the Lease Agreement between Palm Beach County and the City of Palm Beach Gardens for the Construction and Funding of North County District Park (R2018-022) (Lease), as amended.

Summary: On January 23, 2018, the Board of County Commissioners (BCC) approved the Lease (R2018-0122) with the City to facilitate the development of recreational amenities at the Park for the use and benefit of all residents of Palm Beach County. The City has requested the County grant an easement to Florida Power & Light Company (FPL) to ensure adequate and reliable electrical service to the new fieldhouse planned under Phase II of the improvements. The Easement Premises subject to the proposed Easement is 10 feet wide except in one small area where it increases to 15 feet, and the Easement also grants the right of reasonable ingress and egress to said Easement Premises. The Easement is being granted to FPL at no cost. The Easement will accommodate the installation of underground power lines and a pad-mounted transformer and switch cabinet and will ensure reliable utility services for the new facility. The City foresees potential future requests for easements as it continues to develop the Park pursuant to the Lease. To expedite any such future requests, Staff recommends the BCC delegate authority to the County Administrator, or designee, which in this case shall be the Director of Facilities Development and Operations Department, to approve and execute, any future easement requests by the City, subject to the approval of the Office of the County Attorney. (Property & Real Estate Management) District 1 (ZMQ)

Background and Justification: The Lease has been amended twice by Amendment No. 1 (R2020-0327) approved by the BCC on March 17, 2020 and Amendment No. 2 (R2024-0581) approved by the BCC on May 14, 2024. This Easement allows FPL to extend service to the new facility without delaying construction progress or limiting the City’s ability to bring the fieldhouse online for public use. Locating the Easement along the western boundary of the park minimizes impacts to recreational amenities and preserves the overall design and functionality of the site. The Easement will be recorded in the public records to document its existence and location.

- Attachments:
- 1. Location Map
 - 2. Utility Easement Agreement

Recommended By:  10/1/25
Department Director Date

Approved By:  10/2/25
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</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:

No fiscal impact.

Fixed Asset Number M09615 R. Q. Davis, mgr., F&MO,
PCN: 52-42-42-02-00-000-1040 OFMB 10/1/25

C. Departmental Fiscal Review:

[Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 10/1/25
OFMB [Signature] 10-1-25

[Signature] 10/1/25
Contract Development and Control

B. Legal Sufficiency:

[Signature] 10/2/2025
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP



PCN(s):
52-42-42-02-00-000-1040

District:
1

Acres:
44.80

Site Ownership:
PALM BEACH COUNTY

Address:
5101 117TH CT N
PALM BEACH GARDENS 33418

Zoning:
PDA

As of 9/17/2025



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



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
(4 Pages)

Prepared by & Return to:
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: 52-42-42-02-00-000-1040

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, 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").

W I T N E S S E T H:

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 and switch cabinet (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, over 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, 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.

5. **Nongovernmental Entity Human Trafficking.** Grantee has caused its representative to execute the Nongovernmental Entity Human Trafficking Affidavit, which is attached hereto and incorporated herein as Exhibit "B", attesting that Grantee does not use coercion

for labor or services as defined in Section 787.06, Florida Statutes.

(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:

MICHAEL A. CARUSO
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
LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
Department Director

Exhibit “A”

Legal Description/Site Sketch



DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF OLD PALM EAST, AS RECORDED IN PLAT BOOK 101, PAGE 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE SAME BEING THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS SHOWN ON ROAD PLAT BOOK 6, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A CURVE WITH A RADIUS THAT BEARS SOUTH 58°52'28" EAST; THENCE 378.87 FEET SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3759.72, A CENTRAL ANGLE OF 5°46'26", AND A CHORD WHICH BEARS SOUTH 28°14'19" WEST, 378.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 66°24'32" EAST, 109.11 FEET; THENCE NORTH 23°43'40" EAST, 320.01 FEET; THENCE SOUTH 66°16'20" EAST, 15.00 FEET; THENCE SOUTH 23°43'40" WEST, 15.00 FEET; THENCE NORTH 66°16'20" WEST, 5.00 FEET; THENCE SOUTH 23°43'40" WEST, 314.99 FEET; THENCE NORTH 66°24'32" WEST, 119.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID CENTRAL BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 64°48'02" EAST; THENCE 10.00 FEET NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 3759.72 FEET, A CENTRAL ANGLE OF 00°09'09" AND CHORD WHICH BEARS NORTH 25°16'32" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

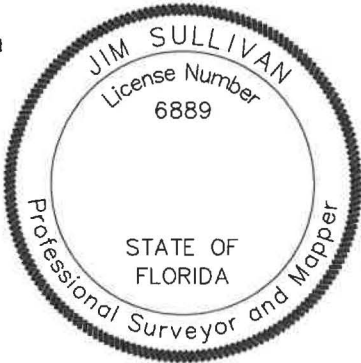
CONTAINING 0.1026 OF AN ACRE (4,467 SQUARE FEET) MORE OR LESS.

THIS EXHIBIT IS DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, OF THE FLORIDA ADMINISTRATIVE CODE. ALL OTHER COPIES THEREOF ARE INVALID PROFESSIONAL SURVEYORS AND MAPPERS. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JIM SULLIVAN, P.S.M. LS6889 ON SEPTEMBER 29, 2025.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION & SKETCH SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

Jim Sullivan
Digitally signed by Jim Sullivan
Date: 2025.09.29 17:56:42-04'00'

JIM SULLIVAN, PSM LS6889
BGE, INC.
4440 PGA BLVD., SUITE 104
PALM BEACH GARDENS, FL 33410
TELEPHONE: (561) 559-2280
EMAIL: JSULLIVAN@BGEINC.COM





BGE, Inc.
4440 PGA Blvd., Suite 104, Palm Beach Gardens, FL 33410
Tel: 561-559-2280 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533
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EXHIBIT "A"
0.1026 ACRE FP&L EASEMENT
NORTH COUNTY DISTRICT PARK
SEC. 2, TWP. 42S, RGE. 42E
CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FL

Scale:	Job No.:	Date:	Drawing:
N/A	14098	09/29/2025	1 OF 3

NOTES:

- 1. THE PURPOSE OF THE SKETCH IS SOLELY TO ILLUSTRATE AN AREA FOR A PROPOSED EASEMENT.
- 2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3. THE SKETCH IS NOT A BOUNDARY SURVEY.
- 4. THE BASIS OF BEARING FOR THIS SURVEY IS A TIE LINE BETWEEN THE SOUTHWEST CORNER OF THE PLAT OF OLD PALM EAST, AS RECORDED IN PLAT BOOK 101, PAGE 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PALM BEACH COUNTY PUBLISHED CONTROL "95 DITCH" HAVING A GRID BEARING OF NORTH 70°44'19" EAST.
- 5. STATE PLANE COORDINATES:
 - A. COORDINATES SHOWN ARE GRID
 - B. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 - C. HORIZONTAL DATUM=NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
 - D. ZONE=FLORIDA EAST
 - E. LINEAR UNITS = U.S. SURVEY FEET
 - F. COORDINATE SYSTEM=GRID
 - G. PROJECTION=TRANSVERSE MERCATOR
 - H. SCALE FACTOR=1.00003769 VIA NCAT
 - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LEGEND

GRND.	GROUND
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT
NCAT	NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL
NO.	NUMBER
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.B.A.	PALM BEACH COUNTY
P.B.A.P.R.	PALM BEACH COUNTY PUBLIC RECORDS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIAL
RGE.	RANGE
R.P.B.	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION
SQ. FT.	SQUARE FEET
TWP.	TOWNSHIP



BGE, Inc.
4440 PGA Blvd., Suite 104, Palm Beach Gardens, FL 33410
Tel: 561-559-2280 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533

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EXHIBIT "A"			
0.1026 ACRE FP&L EASEMENT			
NORTH COUNTY DISTRICT PARK			
SEC. 2, TWP. 42S, RGE. 42E			
CITY OF PALM BEACH GARDENS			
PALM BEACH COUNTY, FL			
Scale:	Job No.:	Date:	Drawing:
N/A	14098	09/29/2025	2 OF 3

N CORNER 2-42S-42E
NOT FOUND
N=917133.014
E=942862.909
P.B.C. PUBLISHED

NE CORNER 2-42S-42E
NOT FOUND
N=917049.261
E=945499.505
P.B.C. PUBLISHED

BASIS OF BEARING
S 88°10'50" E
2,637.93' (GRID)
2,637.83' (GRND)

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 66°24'32" E	109.11'
L2	N 23°43'40" E	320.01'
L3	S 66°16'20" E	15.00'
L4	S 23°43'40" W	15.00'
L5	N 66°16'20" W	5.00'
L6	S 23°43'40" W	314.99'
L7	N 66°24'32" W	119.38'

P.O.C.
SW CORNER
P.B. 101, PG. 114
N: 916301.511
E: 943306.303

OLD PALM EAST
P.B. 101,
PG. 114 P.B.C.P.R.

N: 916217.164
E: 943355.880

P.O.B.
N: 915963.349
E: 943124.979

0.1026 ACRE
4,467 SQ. FT.
FP&L EASEMENT

C1
ARC LENGTH=378.87'
RADIUS=3,759.72'
DELTA=05°46'26"
CHORD=S28°14'19"W, 378.71'

C2
ARC LENGTH=10.00'
RADIUS=3,759.72'
DELTA=00°09'09"
CHORD=N25°16'32"E, 10.00'

UNPLATTED
O.R.B. 11802, PG. 780

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY JIM SULLIVAN, P.S.M.
LS6889 ON SEPTEMBER 19, 2025.

EXHIBIT "A"

Scale: 1"=200'	Job No.: 14098	Date: 9/19/2025	Drawing: 3 OF 3
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Exhibit "B"

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 Florida Power & Light Company
(GRANTEE), and attest that GRANTEE 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)

Melissa Roettger
(print name of officer or representative)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical
presence or ☐ online notarization this, 20 day of May, 2025, by Melissa Roettger
the Sr. Customer Advisor of FPL, who ☐ is personally known
to me or ☒ has produced DL as identification.

(Notary Seal)



VANEETA ARORA
Commission # HH 535533
Expires September 7, 2028

[Signature]
Notary Public, State of Florida
Print Notary Name: _____
My Commission Expires: _____