

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	November 18, 2025	☒ Consent	☐ Regular
		☐ Ordinance	☐ Public Hearing
Department:	Facilities Development & Operations		

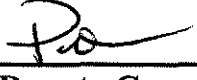
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: 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 (FPL Facilities) at the new Palm Beach County Mosquito Control Compound (Facility) located at 9545 Lantana Road in unincorporated Palm Beach County.

Summary: In accordance with County PPM CW-O-051, all delegated contracts, agreements, and grants must be submitted by the initiating Department as a receive and file agenda item. The attached Easement was executed by the Acting Director of the Facilities Development and Operations Department (Director), as designee of the County Administrator, on behalf of the Board of County Commissioners (BCC), pursuant to authority delegated by Section 22-105 of the County Code of Ordinances (Code). The Easement Premises varies in length and width, and contains approximately 1,187.53 square feet (0.0272 acre). The executed Easement is now being submitted to the BCC as a receive and file item. There is no fiscal impact associated with this item. **(Property & Real Estate Management) District 6 (ZQ)**

Background and Justification: The Easement will accommodate the installation of the FPL Facilities to ensure reliable utility services to the Facility. The Facility consists of three (3) buildings totaling 27,043 square feet. Building One is a 6,043 square feet office and light lab space. Building Two is 6,200 square feet of chemical storage. Building Three totals 14,800 square feet and features an 1,800 square feet workshop, 3,000 square feet indoor equipment storage, and 10,000 square feet enclosed vehicle and equipment storage. The project includes a vehicle fuel island with four (4) fuel dispensers, an emergency generator, and extensive site work. The development of the Facility is a previously approved capital improvement project; accordingly, Section 22-105 of the Code provides delegated authority to the County Administrator or designee, who in this case is the Director, to execute the Easement as related to the BCC-approved capital improvement project. Construction of the Facility is anticipated to be completed in the first quarter of calendar year 2026. The Easement is recorded in the Public Records of Palm Beach County, Florida, to provide notice of its existence and location.

- Attachments:**
- 1. Location Map
 - 2. Utility Easement Agreement (w/ Exhibit A and B)

Recommended By:			10/16/25
		Department Director	Date
Approved By:			10/23/25
		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	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 associated with this item.

Fixed Asset Number: MD 6058

PCN Number: 00-42-43-27-05-034-0441

MM
ANGELA DIPIERRO
FIXED ASSETS MANAGER (OFMB)
10-16-2025

C. Departmental Fiscal Review: [Signature]
[Signature] ESW 10-21-25

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 10/21/2025
OFMB 10/21/25

[Signature] 10/22/25
Contract Development and Control 26, 10.22.25
10-22-25 TM

B. Legal Sufficiency:

[Signature] 10/23/25
Assistant County Attorney

C. Other Department Review:

Department Director

LOCATION MAP



PCN(S):
00-42-43-27-05-034-0441

District:
6

Acres:
6.17

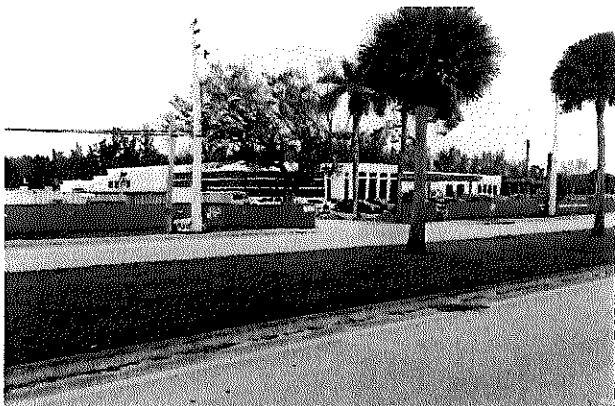
Site Ownership:
PALM BEACH COUNTY

Address:
9545 Lantana Rd,
Lake Worth, FL 33467

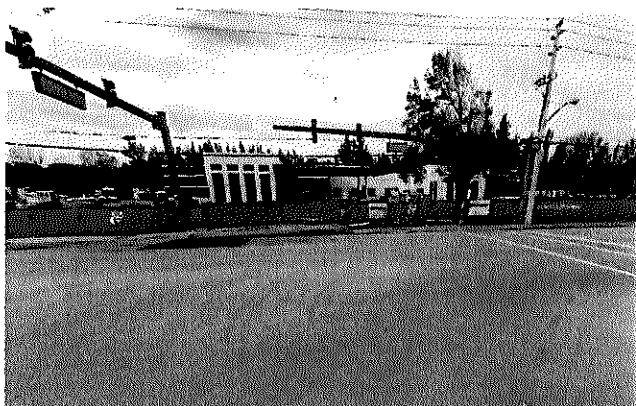
Zoning:
PO
As of 10/07/2025



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



NE view from Lantana Road



North view at intersection of Lantana
Road and Bellagio Lakes 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
8 PAGES W EXHIBITS**

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

PCN: 00-42-43-27-05-034-0441 (a portion of)

UTILITY EASEMENT AGREEMENT

This **UTILITY EASEMENT AGREEMENT** is granted August 15, 2025, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, 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 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.

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, pursuant to authority delegated by Palm Beach County Code, Section 22-105.

Signed, sealed and delivered in the presence of:

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

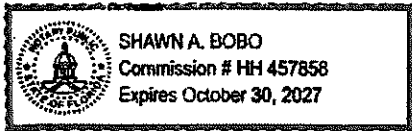
By: Jason A. Crosby
Jason A. Crosby, Acting Director,
Facilities Development & Operations

Shawn A. Bobo
Witness 1 Signature
Shawn A. Bobo
Witness 1 Name Printed
2633 Vista Pkwy, WPB 33411
Witness 1 Address

Marcel Pessoa
Witness 2 Signature
Marcel Pessoa
Witness 2 Name Printed
2633 Vista Pkwy, WPB FL 33411
Witness 2 Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of August, 2025, by Jason A. Crosby, Acting Director of Facilities Development & Operations on behalf of Palm Beach County, a political subdivision of the State of Florida (☒) who is personally known to me or (☐) who has produced N/A as identification and who (☐) did (☐) not take an oath.

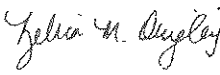


(Stamp/Seal)

Shawn A. Bobo
Notary Public
Shawn A. Bobo
Print Notary Name

HH 457858
Commission Number
My Commission Expires: 10/30/27

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: 
Assistant County Attorney

Digitally signed by Zella G. Gentry
DN: cn=Zella G. Gentry, ou=Enterprise, ou=CATT,
email=Zella.Gentry@phg.gov
I am the author of this document
Date: 2015.08.12 08:47:50-04'00'
File PDF Editor Version 12.1.0

**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Purvi Bhogaita, Division Director,
PREM

G:\PREM\Standard Documents\Easement-FPL_undergrnd with transformer.docx

SKETCH OF DESCRIPTION

EXHIBIT 'A'

PROJECT #18217
MOSQUITO CONTROL DIVISION COMPOUND

DESCRIPTION OF SKETCH:

A PORTION OF TRACT 44, BLOCK 34, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°23'30" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 180.93 FEET; THENCE NORTH 01°36'30" EAST A DISTANCE OF 54.00 TO THE NORTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD (STATE ROAD 812) AND FOR A POINT OF BEGINNING; THENCE NORTH 65°14'43" WEST A DISTANCE OF 11.82 FEET; THENCE NORTH 53°50'46" WEST A DISTANCE OF 9.47 FEET; THENCE NORTH 16°57'35" WEST A DISTANCE OF 50.28 FEET; THENCE NORTH 88°25'36" WEST A DISTANCE OF 11.16 FEET; THENCE NORTH 01°36'30" EAST A DISTANCE OF 19.14 FEET; THENCE SOUTH 88°21'24" EAST A DISTANCE OF 21.66 FEET; THENCE SOUTH 01°36'30" WEST A DISTANCE OF 18.99 FEET; THENCE SOUTH 16°57'35" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 52°28'40" EAST A DISTANCE OF 5.46 FEET; THENCE SOUTH 65°14'43" EAST A DISTANCE OF 34.09 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE NORTH 88°23'30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 25.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 1187.53 SQUARE FEET, OR 0.0272 ACRES, MORE OR LESS.

LINE TABLE

Line	Bearing	Length
L1	N65°14'43"W	11.82
L2	N53°50'46"W	9.47
L3	N16°57'35"W	50.28
L4	N88°25'36"W	11.16
L5	N01°36'30"E	19.14
L6	S88°21'24"E	21.66
L7	S01°36'30"W	18.99
L8	S16°57'35"E	43.48
L9	S52°28'40"E	5.46
L10	S65°15'57"E	34.09
L11	N88°23'30"W	25.44

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 88°23'30" WEST (NAD1983)
4. GRID COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, HAVING A SCALE FACTOR OF 1.00001998. UNLESS OTHERWISE INDICATED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. IMPROVEMENTS NOT SHOWN. SEE SOURCE BOUNDARY SURVEY.
6. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
7. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS AND DOCUMENTS OF RECORD A CURRENT TITLE REPORT MAY DISCLOSE.



**AMERICAN
LAYOUT**

AMERICAN LAYOUT & LAND SURVEYING

933 LEE ROAD, SUITE 402
ORLANDO, FL 32810
TEL: (844) 787-8399

**LAND SURVEYING
CONSTRUCTION SURVEYING**

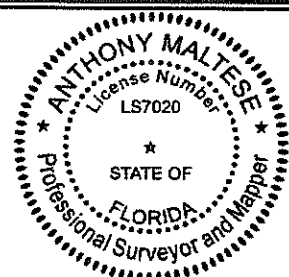
www.americanlandsurveyors.us

CERTIFICATE OF AUTHORIZATION #LB8131

4490 sod elec.dwg

PER POCO COMMENTS	08/08/25	DATE:	03/20/2025
PER POCO COMMENTS	07/18/25	SCALE:	1"=120'
PER POCO COMMENTS	05/13/25	DRAWN BY:	YB
PER POCO COMMENTS	05/13/25	PROJECT NO.	4409
REVISION	DATE	SHEET NO.	1 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 03/20/2025 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 FLORIDA STATUTE. UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Anthony
Maltese, PE,
PLS, PP, CME

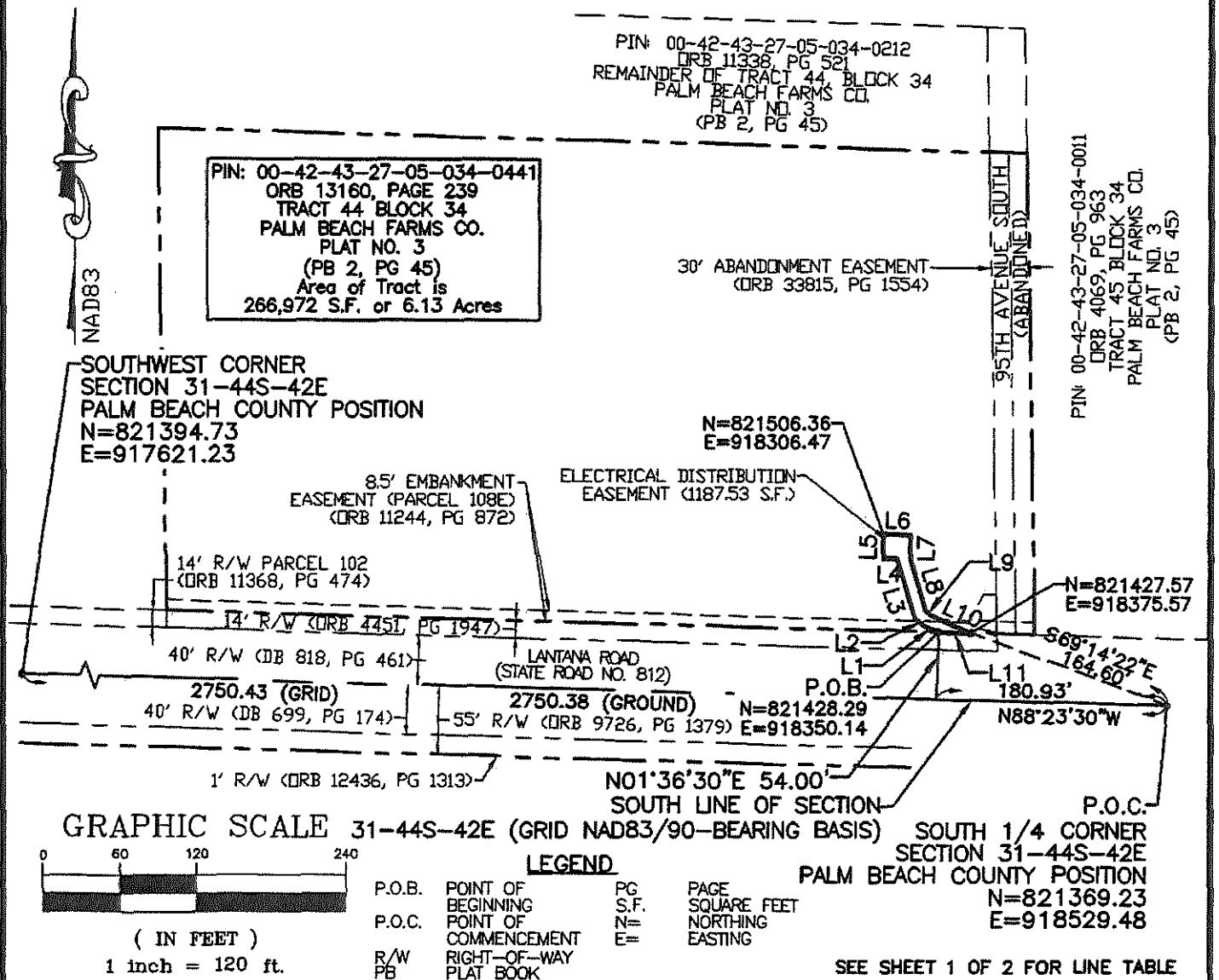
Digitally signed by Anthony Maltese, PE, PLS, PP, CME
DN: cn=US, o=New Jersey, ou=Redshift, serialNumber=AT120240924167280,
c=United States of America, email=anthony.maltese@redshiftengineering.com, email=anthony.maltese@redshiftengineering.com
Date: 2025.08.08 16:19:26 -0400

**ANTHONY MALTESE,
P.E., P.S.M., P.P., C.M.E.**
PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

SKETCH OF DESCRIPTION

EXHIBIT 'A'

PROJECT #18217
MOSQUITO CONTROL DIVISION COMPOUND



AMERICAN LAYOUT & LAND SURVEYING

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ORLANDO, FL 32810
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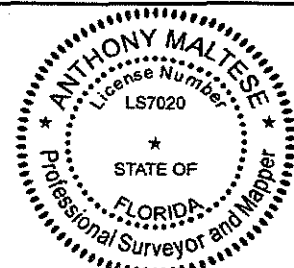
LAND SURVEYING
CONSTRUCTION SURVEYING

www.americansurveyors.us

CERTIFICATE OF AUTHORIZATION #LB8131

4490 sod elec.dwg			
PER POCO COMMENTS	08/08/25	DATE:	03/20/2025
PER POCO COMMENTS	07/18/25	SCALE:	1"=120'
PER POCO COMMENTS	05/13/25	DRAWN BY:	YB
PER CO COMMENTS	05/13/25	PROJECT NO.	4409
REVISION	DATE	SHEET NO.	2 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 03/20/2025 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTE. UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Anthony
Maltese, PE, PLS,
PP, CME

ANTHONY MALTESE
P.E., P.S.M., P.P., C.M.E.
PROFESSIONAL SURVEYOR AND MAPPER
FL. LICENSE # LS7020

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: _____