

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>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 associated with this item.

Fixed Asset Number: F08094

PCN Number: 00-43-44-06-00-000-3020



C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 3/12/2026
 OFMB
 JAF 3/12
 AMF 3/12

[Signature] 3/12/2026
 Contract Development and Control
 29 3.12.26

B. Legal Sufficiency:

[Signature] 3/13/26
 Chief 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):
00-43-44-06-00-000-3020

District:
3

Acres:
78.1

Site Ownership:
Palm Beach County

Address:
3645 Lake Lytal Park

Zoning:
PO

As of 1/22/2026



East view



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 (10 Pages)

CFN 20250457661
OR BK 36223 PG 1387
RECORDED 12/31/2025 11:07 AM
AMT: \$10.00
DEED DOC \$0.70
Palm Beach County, Florida
Michael A. Caruso, Clerk
Pgs: 1387 - 1396; (10pgs)

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

PCN: 00-43-44-06-00-000-3020

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted December 29, 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, 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.

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

By: Jennifer Ferriol
Jennifer Ferriol, Department Director

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 29 day of December, 2025, by Jennifer Ferriol, Department 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.

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

(Stamp/Seal)



NOTARY PUBLIC
State of Florida at Large
HH 457858
Commission Number
My Commission Expires: 10/30/27

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Howard Falcon
Assistant County Attorney



APPROVED AS TO TERMS AND CONDITIONS

By: Purvi Bhogaita
Purvi Bhogaita, Division Director,
PREM

EXHIBIT "A"

DESCRIPTION:

A PORTION OF: A PARCEL OF LAND IN THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. LYING IN TRACTS 3 AND 4, BLOCK 2, PALM BEACH PLANTATIONS PLAT NO.1, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER, S01°31'37"W, A DISTANCE OF 130.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PALM BEACH CANAL; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, BEARING S88°47'38"E, A DISTANCE OF 85.62 FEET TO THE EAST RIGHT-OF-WAY OF KIRK ROAD, PER R/W PARCEL 125, RECORDED IN OFFICIAL RECORD BOOK 8102, PAGE 1215, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY, BEARING S02°40'23"W, A DISTANCE OF 280.93 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, BEARING S01°31'37"W, A DISTANCE OF 198.25 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY BEARING S88°57'07"E, A DISTANCE OF 8.17 FEET TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 10.00 FEET; THENCE S.72°07'54"E., A DISTANCE OF 70.30 FEET; THENCE S.89°35'34"E., A DISTANCE OF 12.44 FEET; THENCE S.00°24'26"W., A DISTANCE OF 15.00 FEET; THENCE WEST, A DISTANCE OF 6.53 FEET; THENCE S.32°44'28"W., A DISTANCE OF 9.86 FEET; THENCE S.85°54'00"W., A DISTANCE OF 62.38 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.18°04'11"E., A RADIAL DISTANCE OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 65°11'55", A DISTANCE OF 11.38 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.02°17'46"W., A DISTANCE OF 73.10 FEET; THENCE N.87°36'06"W., A DISTANCE OF 10.00 FEET; THENCE N.02°17'46"E., A DISTANCE OF 73.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.84°34'14"E., A RADIAL DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°36'20", A DISTANCE OF 24.64 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.85°54'00"E., A DISTANCE OF 58.26 FEET; THENCE N.31°33'43"E., A DISTANCE OF 4.89 FEET; THENCE N.72°07'54"W., A DISTANCE OF 69.01 FEET; THENCE WEST, A DISTANCE OF 8.41 FEET; THENCE N.00°07'10"W., A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 2,571 FEET/ 0.059 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 03, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



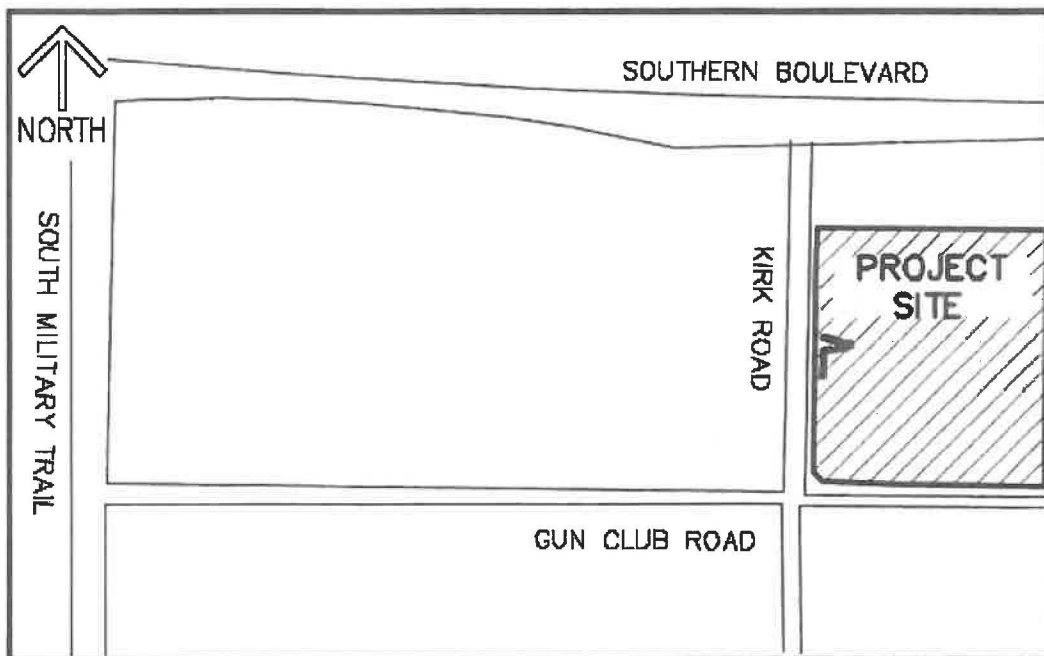
Digitally signed by
 David Lindley
 Date: 2025.11.03
 12:17:22 -0500
 Adobe Acrobat
 version:
 2025.001.20813

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	03-23-2025
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10554 FPL1

**LAKE LYAL AQUATIC COMPLEX YMCA
 FLORIDA POWER & LIGHT
 SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST
 (NOT TO SCALE)

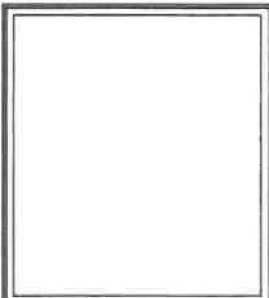
SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR: RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON S01°31'37"W (GRID) ALONG THE WEST LINE OF THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. (NAD 83/90)
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 4

	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	03-23-2025
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10554 FPL1

**LAKE LYAL AQUATIC COMPLEX YMCA
 FLORIDA POWER & LIGHT
 SKETCH AND DESCRIPTION**

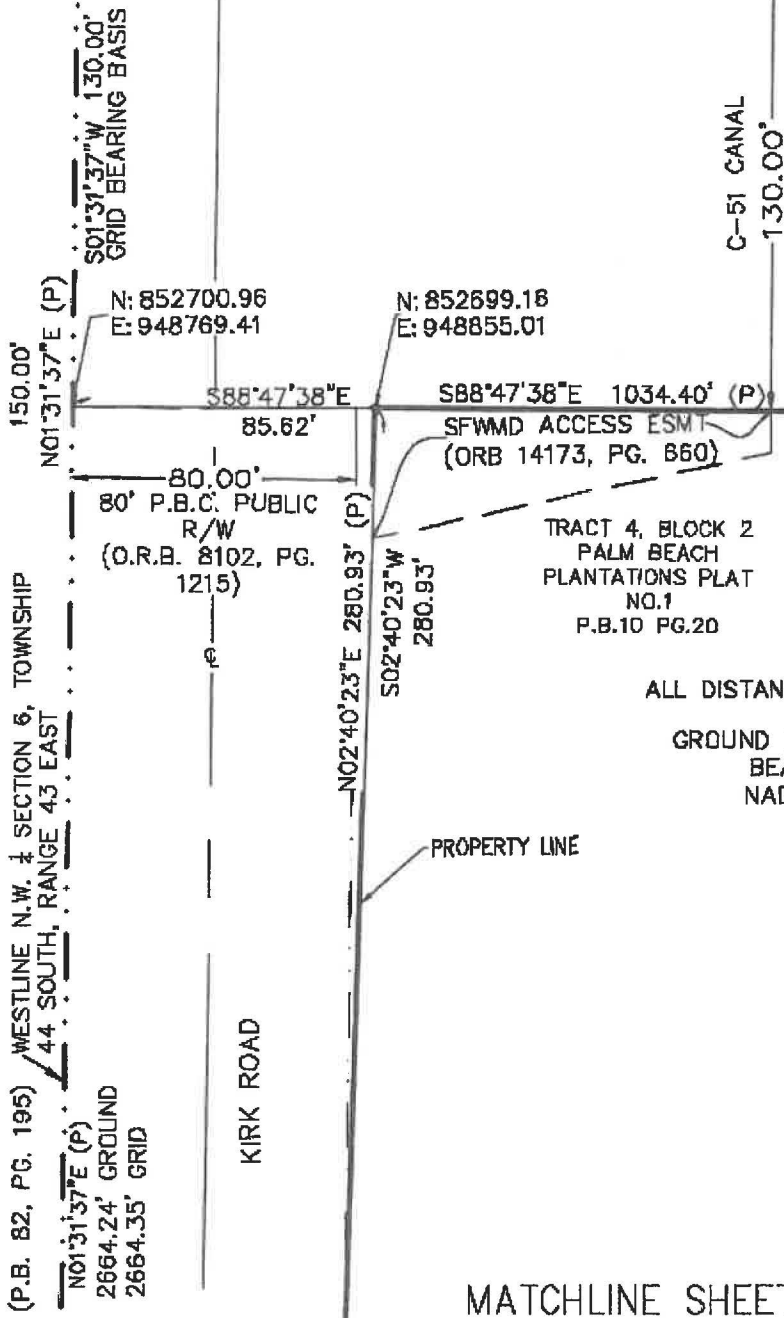
EXHIBIT "A"

P.O.C. N.W. CORNER OF SECTION 6/44/43 (NOT FOUND) N852B30.920 P.B.C. POSITION: E948772.871

NORTH LINE OF THE N.W.1/4 OF SECTION 6/44/43

LEGEND:

- E - EASTING
- N - NORTHING
- N.W. - NORTHWEST
- O.R.B. - OFFICIAL RECORDS BOOK
- (P) - DENOTES PLAT RECORDED DATA
- P.B. - PLAT BOOK
- P.B.C. - PALM BEACH COUNTY
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.G.s. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- SFWM - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U.E. - UTILITY EASEMENT



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.00000426
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

MATCHLINE SHEET 4

THIS IS NOT A SURVEY
SHEET 3 OF 4

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

GRAPHIC SCALE

0 25' 50'
 1 INCH = 50 FEET

DATE	03-23-2025
DRAWN BY	SLD
F.B. / PG.	N/A
SCALE	1"=50'
JOB NO.	10554 FPL1

LAKE LYTAL AQUATIC COMPLEX YMCA
FLORIDA POWER & LIGHT
SKETCH AND DESCRIPTION

EXHIBIT "A"
MATCHLINE SHEET 3

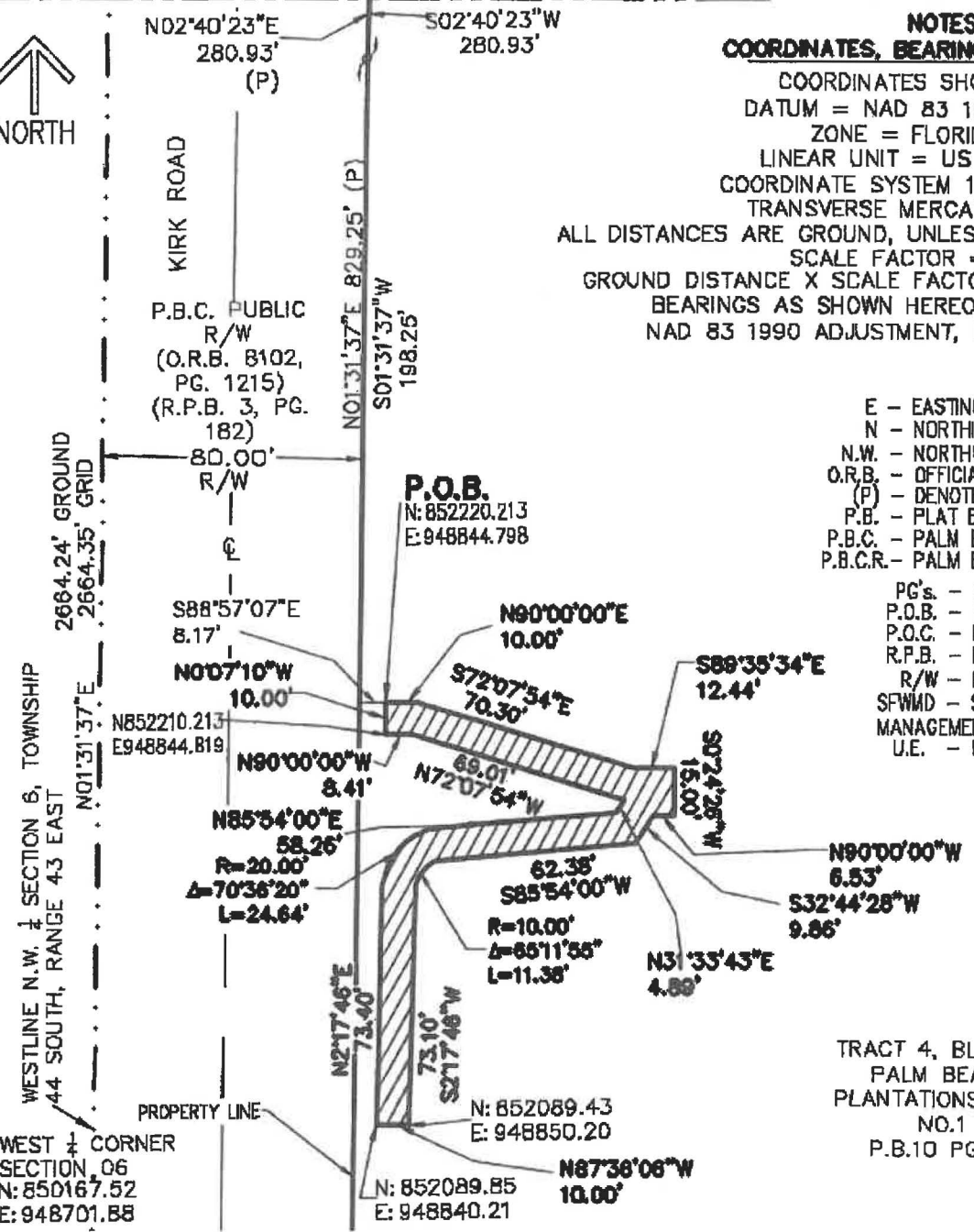


NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.00000426
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND:

- E - EASTING
- N - NORTHING
- N.W. - NORTHWEST
- O.R.B. - OFFICIAL RECORDS BOOK
- (P) - DENOTES PLAT RECORDED DATA
- P.B. - PLAT BOOK
- P.B.C. - PALM BEACH COUNTY
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PG's. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.P.B. - ROAD PLAT BOOK
- R/W - RIGHT-OF-WAY
- SWMD - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U.E. - UTILITY EASEMENT



TRACT 4, BLOCK 2
 PALM BEACH
 PLANTATIONS PLAT
 NO.1
 P.B.10 PG.20

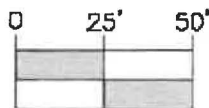
THIS IS NOT A SURVEY

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.
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 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

GRAPHIC SCALE



1 INCH = 50 FEET

DATE	03-23-2025
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	10554 FPL1

LAKE LYTAL AQUATIC COMPLEX YMCA
FLORIDA POWER & LIGHT
SKETCH AND DESCRIPTION

Exhibit "B"

Nongovernmental Entity Human Trafficking Affidavit



**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)

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)

Lake Lytal-FPL Easement