



**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)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<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.

Angelo DiPierro  
Digitally signed by Angelo DiPierro  
 DN: cn=Angelo DiPierro, o=County of Christchurch, ou=Enterprise Information Systems, email=ADiPierro@ebc.govt.nz, c=NZ  
 Date: 2020.03.11 12:24:35-0400  
 Foxit PDF Editor Version: 12.1.0

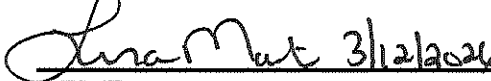
Fixed Asset Number: M10344 (reserved)

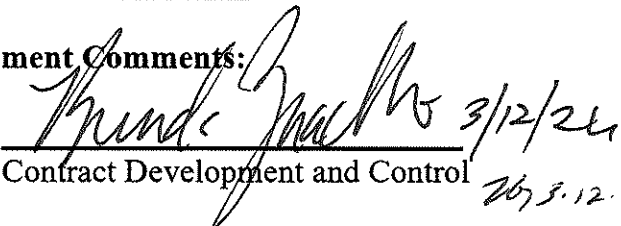
PCN Number: 00-43-44-06-00-000-1050

C. Departmental Fiscal Review: 

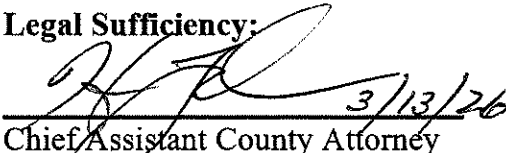
**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

  
 OFMB NAF 3/12

  
 Contract Development and Control 2073.12.20

**B. Legal Sufficiency:**

  
 Chief/Assistant County Attorney 3/13/26

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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

## LOCATION MAP



**PCN(S):**  
00-43-44-06-00-000-1050

**District:**  
3

**Acres:**  
74.32

**Site Ownership:**  
Palm Beach County

**Address:**  
3228 GUN CLUB RD

**Zoning:**  
PO

As of 1/21/2026



South 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 (9 Pages)**

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: 00-43-44-06-00-000-1050

## UTILITY EASEMENT AGREEMENT

This EASEMENT is granted 1/9/2026, 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

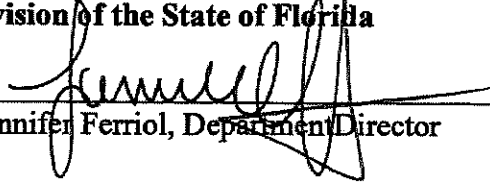
extent that such does not interfere with the rights granted herein.

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)

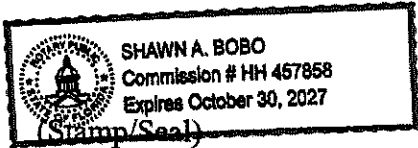
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written, pursuant to authority delegated by Palm Beach County Code, Section 22-105.

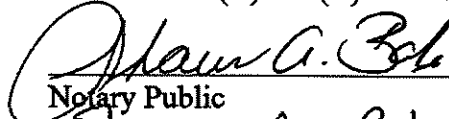
**PALM BEACH COUNTY, a political subdivision of the State of Florida**

By:   
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 7 day of January, 2026, 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 ✓/A as identification and who () did () not take an oath.

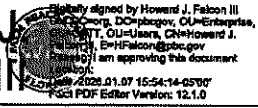


  
Notary Public  
Shawn A. Bobo  
Print Notary Name


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 J. Falcon III  
Assistant County Attorney



**APPROVED AS TO TERMS AND CONDITIONS**

By:   
Purvi Bhogaita, Division Director,  
PREM



**EXHIBIT A**

**CONTINUATION FROM SHEET 1 OF 4**

THENCE S00°34'54"W FOR 18.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET TO A POINT OF TANGENCY; THENCE S89°25'06"E FOR 276.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°11'39" FOR 55.10 FEET TO A POINT OF TANGENCY; THENCE N00°23'15"E FOR 122.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°50'12" FOR 12.00 FEET TO A POINT OF TANGENCY; THENCE N46°13'27"E FOR 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°18'34" FOR 11.86 FEET TO A POINT OF TANGENCY; THENCE S88°28'00"E FOR 235.95 FEET TO THE SAID EASTERLY BOUNDARY LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 6935, PAGE 1656 AND OFFICIAL RECORDS BOOK 6946, PAGE 1559 AND THE POINT OF BEGINNING.

**CONTAINING 8,301 SQUARE FEET (0.190 ACRES), MORE OR LESS.**

**NOTES:**

- |                                       |   |
|---------------------------------------|---|
| 1) STATE PLANE COORDINATES:           | F. TRANSVERSE MERCATOR PROJECTION                   |
| A. COORDINATES SHOWN ARE GRID         | G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE |
| B. DATUM - NAD 83, 1990 ADJUSTMENT    | H. SCALE FACTOR - 1.0000430                         |
| C. ZONE - FLORIDA EAST                | I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE   |
| D. LINEAR UNIT - US SURVEY FOOT       | J. ROTATION EQUATION: NONE                          |
| E. COORDINATE SYSTEM 1983 STATE PLANE |   |


- 2) THIS DESCRIPTION IS BASED ON PALM BEACH COUNTY SURVEY CONTROL AND INSTRUCTIONS FROM CLIENT.
- 3) THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

- 4) ABBREVIATIONS:
- |                                |                             |
|--------------------------------|-----------------------------|
| P.O.C. - POINT OF COMMENCEMENT | FPL - FLORIDA POWER & LIGHT |
| P.O.B. - POINT OF BEGINNING    | CL - CENTERLINE             |
| P.B. - PLAT BOOK               | R - RADIUS                  |
| ORB - OFFICIAL RECORD BOOK     | Δ - CENTRAL ANGLE           |
| PG. - PAGE                     | A - ARC LENGTH              |
| (G) - GRID DISTANCE            | SEC. - SECTION              |
| PBC - PALM BEACH COUNTY        |                             |
| NAD - NORTH AMERICAN DATUM     |                             |

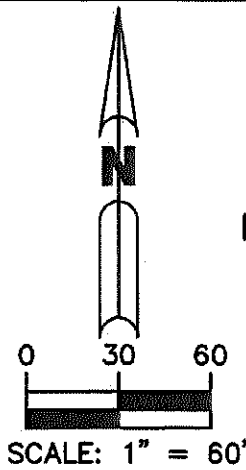
- 5) BEARINGS ARE BASED ON N02°30'49"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST.

 <p align="center">E-Mail: info@brown-phillips.com</p> <p><b>BROWN &amp; PHILLIPS, INC.</b>  <b>PROFESSIONAL SURVEYING SERVICES</b>          CERTIFICATE OF AUTHORIZATION # LB 6473          1860 OLD OKEECHOBEE ROAD., SUITE 509,          WEST PALM BEACH, FLORIDA 33409          TELEPHONE (561)-615-3988, 615-3991 FAX</p>	<b>10' FPL EASEMENT</b> <b>PBSO MAIN DETENTION CENTER</b> (THIS IS NOT A SURVEY)	
	DRAWN: DKN	PROJ. No. 25-067
	CHECKED: JEP	SCALE: NONE
	<b>LEGAL DESCRIPTION &amp; DESCRIPTION NOTES</b>	DATE: 8/26/25
SHEET 2 OF 4		

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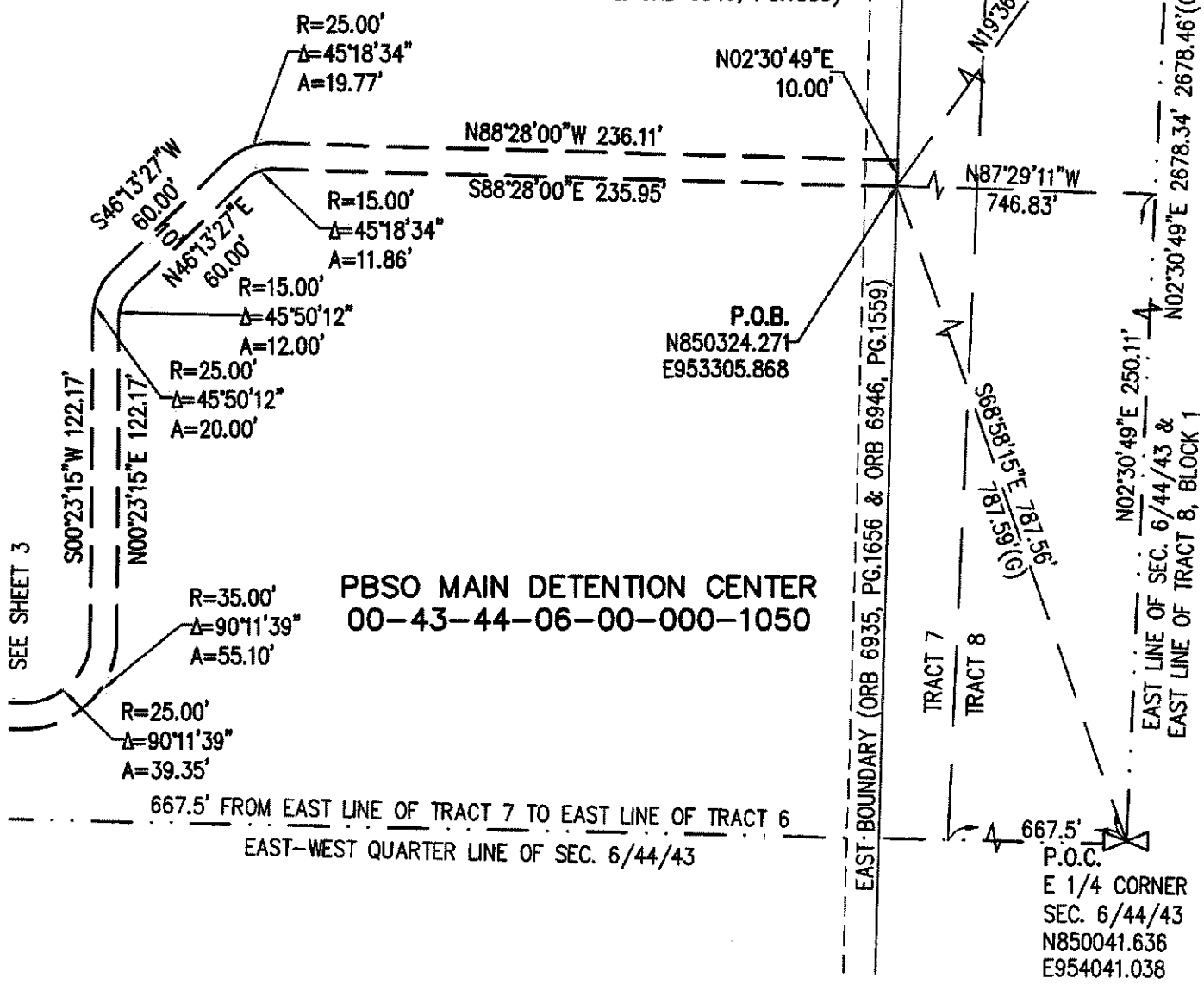
EXHIBIT A

PALM BEACH PLANTATIONS PLAT 1  
TRACTS 7, BLOCK 1  
(P.B.10, PG.20)



NE CORNER  
SEC. 6/44/43  
N852717.522  
E954158.506

12' U.E.  
(ORB 6935, PG.1656  
& ORB 6946, PG.1559)



PBSO MAIN DETENTION CENTER  
00-43-44-06-00-000-1050

SEE SHEET 3

**B** BROWN & PHILLIPS, INC.  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

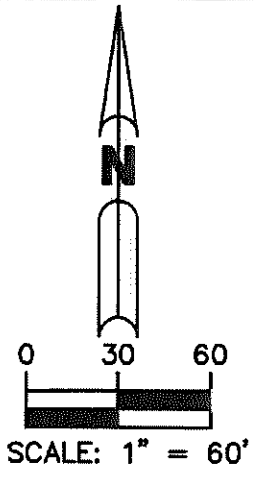
E-Mail: info@brown-phillips.com

<b>10' FPL EASEMENT PBSO MAIN DETENTION CENTER (THIS SKETCH IS NOT A SURVEY)</b>	
DRAWN: DKN	PROJ. No. 25-067
CHECKED: JEP	SCALE: 1" = 60'
<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>	DATE: 8/26/25
	SHEET 3 OF 4

VU25 drawing title: 25-067-UB1 P.B.S.O. FPL Easement Sketch 1.dwg, 14/29/2025 10:20:21 AM, AUTOCAD PLOT (GENERAL DOCUMENTATION).PC3

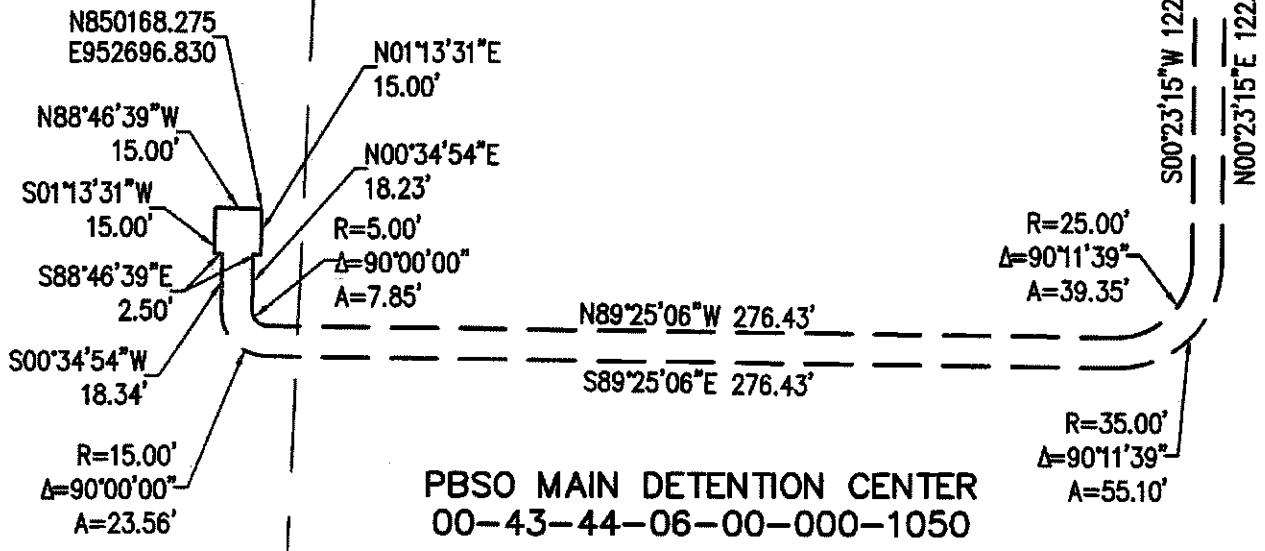
EXHIBIT A

PALM BEACH PLANTATIONS PLAT 1  
TRACTS 6 AND 7, BLOCK 1  
(P.B.10, PG.20)



TRACT 6  
TRACT 7

SEE SHEET 2



PBSO MAIN DETENTION CENTER  
00-43-44-06-00-000-1050

667.5' FROM EAST LINE OF TRACT 7 TO EAST LINE OF TRACT 6  
EAST-WEST QUARTER LINE OF SEC. 6/44/43

V:\2025 drawing files\25-067\25-067 PBSO FPL EASEMENT SKETCH I.DWG, 14/23/2025 10:25:15 AM, AUTOCAD PLT (GENERAL DOCUMENTATION).PCS

**B** BROWN & PHILLIPS, INC.  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

<b>10' FPL EASEMENT PBSO MAIN DETENTION CENTER (THIS SKETCH IS NOT A SURVEY)</b>	
DRAWN: DKN	PROJ. No. 25-067
CHECKED: JEP	SCALE: 1" = 60'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 8/26/25
	SHEET 4 OF 4

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.

Melissa Roettger  
(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: \_\_\_\_\_