

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	August 25, 2026	Consent ☒	Regular ☐
		Public Hearing ☐	
Department:	Water Utilities Department		

I. EXECUTIVE BRIEF

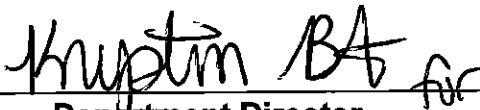
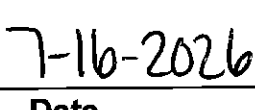
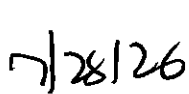
Motion and Title: Staff recommends motion to accept: an Exclusive Utility Easement (Easement) granted by AHC Windsor Investment, LLC (AHC Windsor) to Palm Beach County (County) on property with the Property Control Number (PCN) 00-42-45-07-14-001-0010 in the area north of Hypoluxo Rd and west of Lyons Rd., Lake Worth, Florida.

Summary: The new wastewater lift station required to serve the Windsor Place MXPDP Phase 1 – Commercial development (Project), located at the northwest corner of Hypoluxo Road and Lyons Road (PCN 00-42-45-07-14-003-0000), necessitates the acquisition of a perpetual Easement measuring approximately 50 feet by 30 feet from the adjacent AHC Windsor property (Property). AHC Windsor has requested modifications to Palm Beach County Water Utilities Department's (PBCWUD) Standard Utility Easement form. Specifically, the requested revisions grant PBCWUD unrestricted and exclusive rights to enter upon the Property for the purpose of operating, maintaining, repairing, replacing, and accessing the lift station and related utility facilities. Because these modifications deviate from the County's standard easement language, acceptance by the Board of County Commissioners (BCC) is required. The lift station will initially provide wastewater service to the Windsor Place MXPDP Phase 1 – Commercial development and is planned to ultimately accommodate wastewater flows from the AHC Windsor property as it develops. The proposed easement rights are necessary to ensure uninterrupted access to and operation of this critical public wastewater infrastructure. (PBCWUD Project No. 24-547) District 6 (MWJ)

Background and Justification: The proposed Easement will allow PBCWUD staff unrestricted and exclusive access to the subject Property to perform normal operations and maintenance to the utility infrastructure. The Easement requires BCC acceptance as it contains certain non-standard provisions not contained within PBCWUD's standard utility easement.

Attachments:

- 1. Two (2) Original Exclusive Utility Easement Agreement
- 2. Location Map

Recommended By:		
	Department Director	Date
Approved By:		
	Chief Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
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

Budget Account No.: Fund Dept Unit Object

Is Item Included in Current Budget? Yes No X

Is this item using Federal Funds? Yes No X

Is this item using State Funds? Yes No X

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact.

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
M10297 (reserved)	Parcel A	Perpetual Easement	00-42-45-07-14-001-0010	21045 Commercial Trail, Boca Raton, FL 33486	Valuation (TBD)

Angela DiPietro

C. Department Fiscal Review:

III. REVIEW COMMENTS

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

ASB 7/21/26
OFMB
7/21-26

7/27/26
Contract Development and Control
2677.22.26

B. Legal Sufficiency:

7/23/26
Chief Assistant County Attorney

C. Other Department Review:

Department Director

Prepared by and Return to:
Palm Beach County Water Utilities Department
8100 Forest Hill Boulevard
ATTN: Plan Review, Engineering Section
West Palm Beach, Florida 33413

EXCLUSIVE UTILITY EASEMENT

THIS EXCLUSIVE EASEMENT is made, granted and entered into this 16th day of July, 2026, by AHC Windsor Investments, LLC (hereinafter referred to as "Grantor"), whose address is 21045 Commercial Trail, Boca Raton FL, 33486 to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual exclusive utility easement which shall permit Grantee the unrestricted and exclusive right and authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This exclusive utility easement or portion thereof utilized for a wastewater pump station and fenced in by the Grantee for access control purposes. The exclusive easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

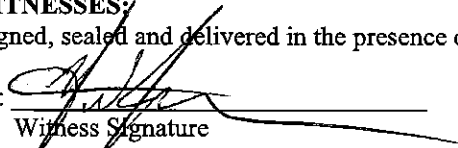
SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

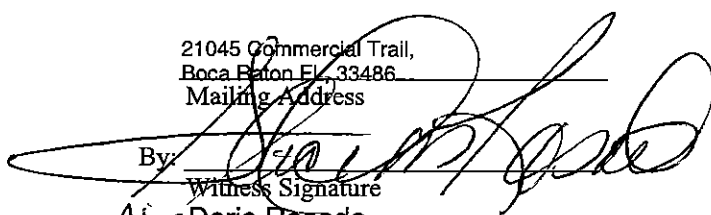
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

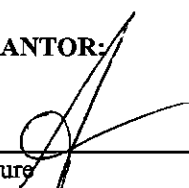
By: 
Witness Signature
Yulisa Guzman
Print Name

21045 Commercial Trail,
Boca Raton FL, 33486
Mailing Address

By: 
Witness Signature
Doris Rosado
Print Name

21045 Commercial Trail,
Boca Raton FL, 33486
Mailing Address

GRANTOR:

By: 
Signature
Charles M. Scardina, Manager
Print Name

21045 Commercial Trail,
Boca Raton FL, 33486
Mailing Address

By: _____
Signature
Print Name

Mailing Address

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() online notarization, this 16th day of July, 2026 by Charles M. Scardina, who is ☒
personally known to me or () has produced _____ as identification.

My Commission

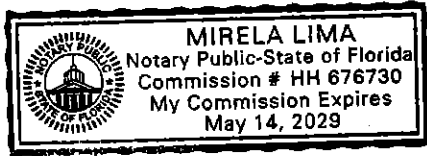
Expires: 5/19/2029

Mirela Lima

Signature of Notary

Mirela Lima

Typed, Printed, or Stamped Name of Notary



(COUNTY SEAL)

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

ATTEST:

MICHAEL A. CARUSO, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER,
PALM BEACH COUNTY

By: _____
DEPUTY CLERK

By: _____
Sara Baxter, Mayor
KBF
AB

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
CHIEF ASSISTANT COUNTY ATTORNEY

APPROVED AS TO TERMS AND CONDITIONS

By: _____
DIRECTOR OF WATER UTILITIES

EXHIBIT "A"

DESCRIPTION:

A PORTION OF PARCEL A, WINDSOR PLACE MXP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE(S) 172 THROUGH 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

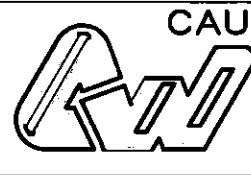
COMMENCING AT THE SOUTHWEST CORNER OF TRACT RW4 OF SAID PLAT; THENCE NORTH 17°23'35" WEST, A DISTANCE OF 259.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'11" WEST, A DISTANCE OF 30.73 FEET; THENCE SOUTH 89°02'49" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°57'11" EAST, A DISTANCE OF 30.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWEST LINE OF PARCEL A; THENCE NORTH 89°01'50" EAST ALONG SAID LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,537.01 SQUARE FEET OR 0.0353 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 MAY 6, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

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



OWEN M. RIGGS
License Number
No. 6967
STATE OF
FLORIDA
PROFESSIONAL
SURVEYOR
Member
MAY 6, 2026
STATE OF FLORIDA
L.B. 3591

DATE	05-06-2026
DRAWN BY	LR
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	4042LS(V5)

WINDSOR PLACE MXP
LIFT STATION EASEMENT
SKETCH & DESCRIPTION

SURVEYOR'S NOTES:

- 1. SKETCH AND DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND 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 RELATIVE TO A GRID BEARING OF N00°57'52"W, ALONG THE MOST WESTERLY SOUTHEAST LINE OF PARCEL A, WINDSOR PLACE MXP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE(S) 172-173, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- 7. 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.

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**WINDSOR PLACE MXP
LIFT STATION EASEMENT
SKETCH & DESCRIPTION**

OWEN M. RIGGS

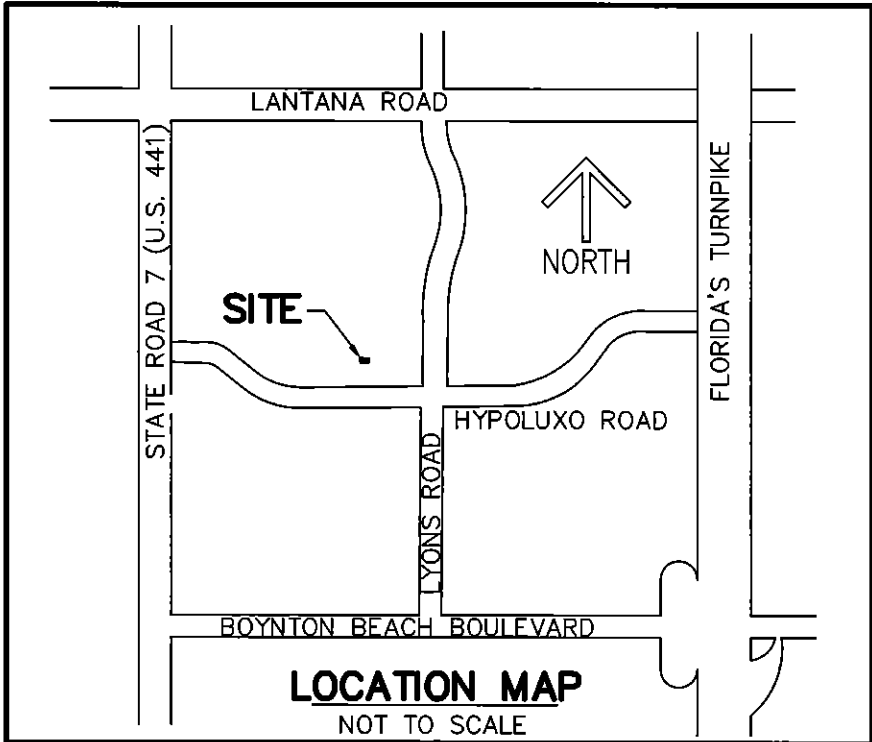
License Number
No. 6967

STATE OF FLORIDA

Professional Surveyor and Mapper

OWEN RIGGS
PROFESSIONAL
SURVEYOR &
MAPPER NO. 6967
STATE OF FLORIDA
L.B. 3591

DATE	05-06-2026
DRAWN BY	LR
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	4042LS(V5)



LEGEND/ABBREVIATIONS

- P.O.B. – POINT OF BEGINNING
- LB – LICENSED BUSINESS
- R/W – RIGHT-OF-WAY
- CL – CENTERLINE
- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- UE – UTILITY EASEMENT
- P.O.C. – POINT OF COMMENCEMENT
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL – FLORIDA POWER & LIGHT COMPANY
- O.R.B. – OFFICIAL RECORDS BOOK
- PROP. – PROPOSED
- PBCWUD – PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
ZONE = FLORIDA EAST
COORDINATE SYSTEM 1983 STATE PLANE COORDINATES
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND OTHERWISE NOTED
SCALE FACTOR = 1.000021706
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS
OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

THIS IS NOT A SURVEY

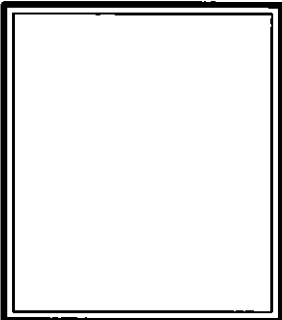
SHEET 3 OF 4



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**WINDSOR PLACE MXPD
LIFT STATION EASEMENT
SKETCH & DESCRIPTION**



DATE	05-06-2026
DRAWN BY	LR
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	4042LS(V5)

EXHIBIT "A"

REMAINDER OF PARCEL A
WINDSOR PLACE MXP
(PLAT BOOK 138, PAGE 172-173)

PALM BEACH COUNTY
HORIZONTAL CONTROL
P.B.C.H.C.
POINT "PBF 46"
N 814604.879
E 921186.415

S22°44'00"W
1747.22 (GROUND)
1747.26 (GRID)

N: 812993.394
E: 920511.217

S00°57'11"E
30.75'
S89°02'49"W
50.00'

SOUTHWEST LINE OF
PARCEL A
(P.B.138,
PG.172-173)

N00°57'11"W
30.73'

N89°01'50"E
50.00'

P.O.B.
N: 812962.665
E: 920511.728

PARCEL C
WINDSOR PLACE
MXP
(PLAT BOOK 138, PAGE
172-173)

PORTION OF
PARCEL A
WINDSOR PLACE
MXP
(PLAT BOOK 138, PAGE
172-173)

N00°57'52"W
(BASIS OF BEARING)

N17°23'35"W
259.25'

MOST WESTERLY
SOUTHEAST LINE
OF PARCEL A

P.O.C.
SOUTHWEST CORNER
OF TRACT RW4

N: 812715.250
E: 920589.210

10' FPL EASEMENT
THIS IS NOT A SURVEY 1062)
HYPOLUXO ROAD

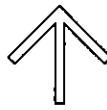
SHEET 4 OF 4



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**WINDSOR PLACE MXP
LIFT STATION EASEMENT
SKETCH & DESCRIPTION**



NORTH



1 INCH = 50 FEET

DATE 05-06-2026

DRAWN BY LR

F.B./ PG. N/A

SCALE 1"=50'

JOB NO. 4042LS(V5)

ATTACHMENT 2
LOCATION MAP
PBCWUD PROJECT No. WUD 24-547

