

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	October 6, 2026	☒ Consent	☐ Regular
		☐ Ordinance	☐ Public Hearing
Department:	Facilities Development & Operations		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: 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 (Facilities) to service a power gate access system (Gate) in Pine Glades Natural Area (Natural Area) located at 14122 Indiantown Road, in unincorporated Palm Beach County.

Summary: Palm Beach County's Environmental Resources Management Department (ERM), who operates the Natural Area, is in the process of installing a new Gate at the entrance of the Natural Area and requires FPL service to ensure reliable electrical service for the Gate. This Easement is being granted to FPL in order to enter and access the Facilities that service the Gate. The Easement Premises is approximately ten (10) feet in width and 40 feet in length and encompasses approximately 400 square feet (0.009 acres). This non-exclusive Easement will be granted to FPL at no charge as the electrical improvements provide utility service to the Gate only. There is no fiscal impact associated with the approval of this agenda item. (Property & Real Estate Management) **District 1 (ZQ)**

Background and Justification: The Natural Area is a serene 6,651 acre preserve featuring eight (8) miles of hiking trails, a kayak launch, boardwalks, and a covered picnic area. In recent years there has been a significant increase in illegal activity in the parking lot area during the overnight hours. To address these issues, ERM is installing an access Gate at the entrance of the Natural Area that will open at sunrise and close at sunset. This Easement will allow reliable power to be provided to the Gate. The Easement will be recorded in the public records to document its existence and location.

Attachments:

- 1. Location Map
- 2. Utility Easement Agreement (w/ Exhibits A and B)

Recommended By:		9/4/26
	Department Director	Date
Approved By:		9/11/26
	Chief Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
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.

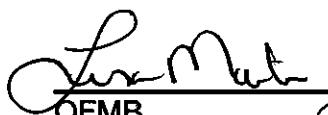
Fixed Asset Number M03849 PCN#: 00-41-41-05-00-000-1340

Angela
DiPierro

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 9/9/26
9/9/26
9/9/26


Contract Development and Control 9/9/26

B. Legal Sufficiency:

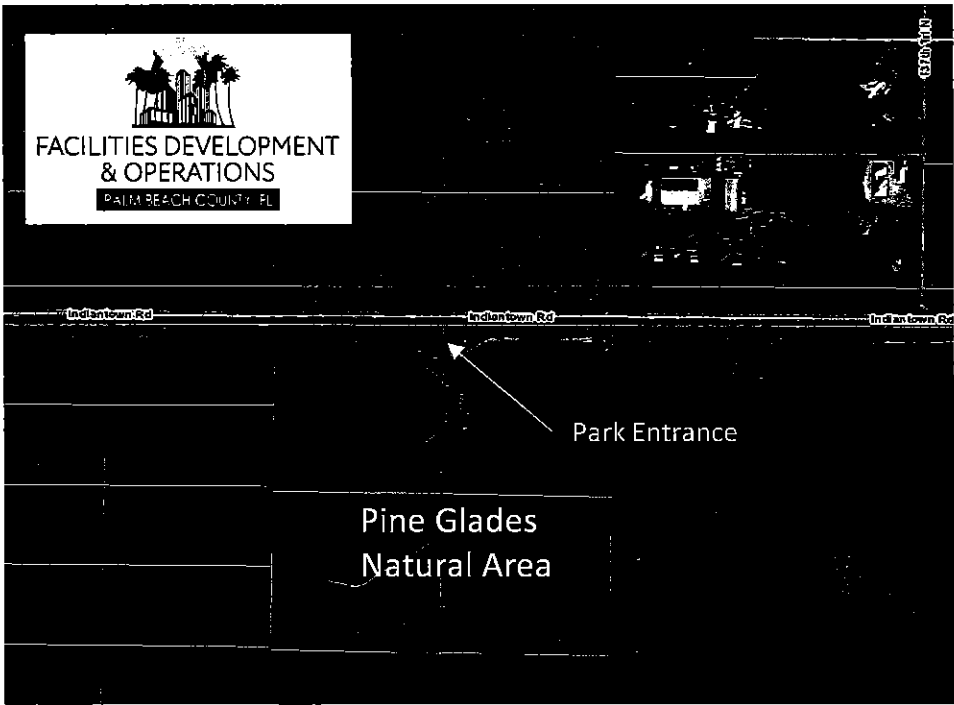

Assistant County Attorney 9/10/26

C. Other Department Review:

Department Director

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

LOCATION MAP



PEN(S):
00-41-41-05-00-
000-1340

District: 1

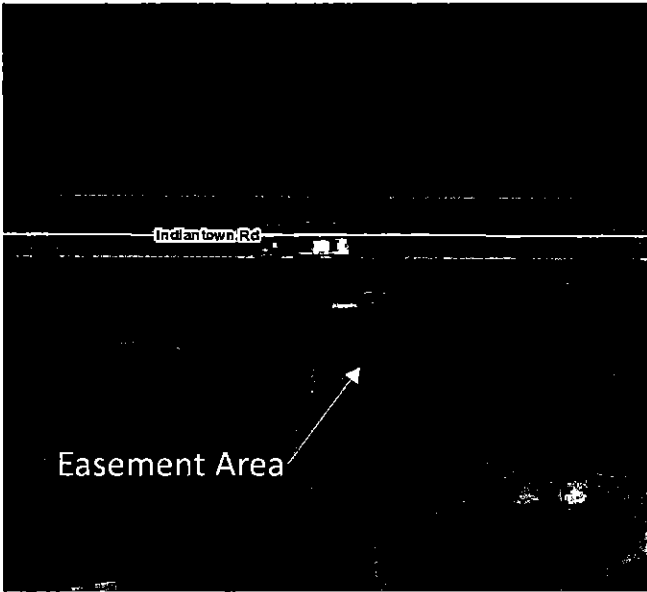
Acres: 400 s.f.
(easement area)

Site Ownership:
PALM BEACH
COUNTY

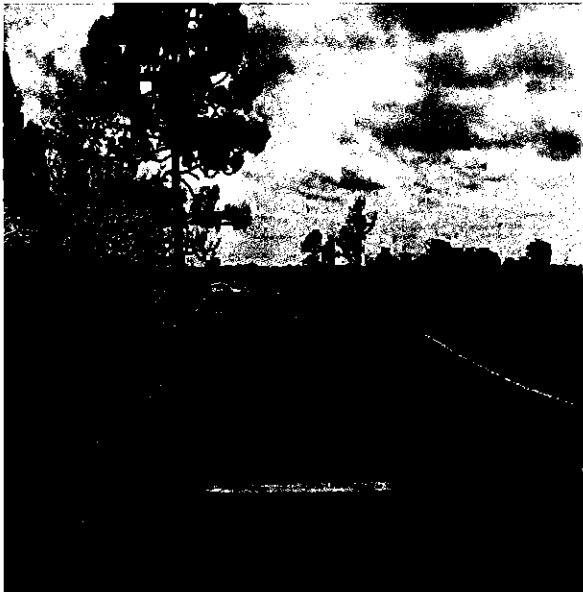
Address: 14122
Indiantown Road,
Jupiter, FL 33487

Zoning: PC as of
05/11/2026

Pine Glades Natural Area south of Indiantown Road.



400 s.f. easement area



Park entrance looking south from Indiantown Rd.

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 (w/ Exhibit A and B)

(7 Pages)

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

PCN: 00-41-41-05-00-000-1340

UTILITY EASEMENT AGREEMENT

This **UTILITY EASEMENT AGREEMENT** is granted October 6, 2024, 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").

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 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.

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:

GRANTOR:

SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT &
COMPTROLLER AD INTERIM

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

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: *Helena Quigley*
Assistant County Attorney

By: *Jennifer Ferriol*
Jennifer Ferriol, Director, Facilities
Development & Operations

Signed, sealed and delivered in the
presence of:

(Witness to both County Clerk and Mayor)

Witness 1 Signature

Witness 2 Signature

Witness 1 Print Name

Witness 2 Print Name

Witness 1 Address

Witness 2 Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this, ____ day of _____, 2026, by Sara Baxter and _____, as Mayor of the Palm Beach County Board of County Commissioners and as Deputy Clerk of the Clerk of the Circuit Court & Comptroller, respectively, on behalf of Palm Beach County, a political subdivision of the State of Florida. They ☐ are personally known to me or ☐ have produced _____ as identification.

(Stamp/Seal)

Notary Public

Print Notary Name
NOTARY PUBLIC
State of Florida at Large

Commission Number
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT LYING UNDER, OVER AND ACROSS A PORTION OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 41 EAST, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, TOWNSHIP 41 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°13'30" WEST, ALONG THE EAST LINE OF SAID SECTION 5, 42.28 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST INDIANTOWN ROAD; THENCE SOUTH 89°45'32" WEST, 630.58 FEET TO THE POINT OF BEGINNING OF SAID 10.00 FOOT EASEMENT, LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 00°14'28" EAST, 40.00 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

EASEMENT LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 10.00 FOOT WIDE EASEMENT.

SAID LANDS LYING AND SITUATED IN UNINCORPORATED PALM BEACH COUNTY, FLORIDA AND CONTAINING 400 SQUARE FEET (0.009 ACRES), MORE OR LESS.

SURVEY NOTES:

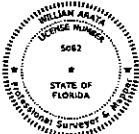
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
- THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 00°13'03" WEST ALONG THE EAST LINE OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 41 EAST.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 100' OR SMALLER.
- THE DISTANCES SHOWN HEREON ARE GRID DISTANCES (UNLESS NOTED OTHERWISE), THE SCALE FACTOR USED IS 1.000008691; GROUND DISTANCES MULTIPLIED BY THE SCALE FACTOR = GRID DISTANCE. COORDINATES SHOWN ARE GRID COORDINATES AS PUBLISHED IN PALM BEACH COUNTY SECTION CORNER HISTORY: DATUM = NAD 83 (1990 ADJUSTMENT). ZONE= FLORIDA EAST ZONE. LINEAR UNITS= U.S. SURVEY FEET. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 22, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

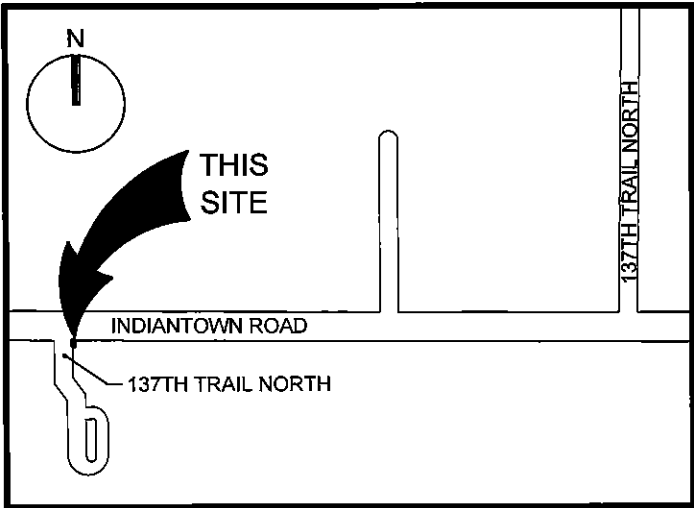
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

Digitally signed by
William A Arata
Date: 2026.02.04
20:15:59-05'00'



WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

NOT A SURVEY



LOCATION MAP:
NOT TO SCALE

SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

PINE GLADES NATURAL AREA
A PORTION OF NORTHEAST ONE-QUARTER
(NE. 1/4) SECTION 5, TOWNSHIP 41 SOUTH,
RANGE 41 EAST

UNINCORPORATED PALM BEACH COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 14332.00-SKETCH AND LEGAL.DWG

DATE 10/22/25

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPB

CHK. BY WA

DATE	REVISIONS
12/03/25	REV. COMM.
01/15/26	REV. COMM.
02/04/26	REV. COMM.

EXHIBIT "A"

INDIANTOWN ROAD (STATE ROAD 706)

200' RIGHT-OF-WAY PER F.D.O.T. SECTION MAP 93190-2103,
SHEET 1 OF 6, LAST REVISED ON 05/24/54 AND AS RECORDED
ROAD PLAT BOOK 10, PAGE 98 IN THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA,

BASELINE F.D.O.T. RIGHT-OF-WAY
MAP SECTION 93190-2103

POINT OF COMMENCEMENT
NE. CORNER OF SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 41 EAST
NOT FOUND

NORTHING: 948986.195
EASTING: 898837.045

POINT OF BEGINNING
NORTHING: 948941.261
EASTING: 898206.312

S89°45'32"W 630.58'

S00°13'03"W 42.28'
(BEARING BASIS)

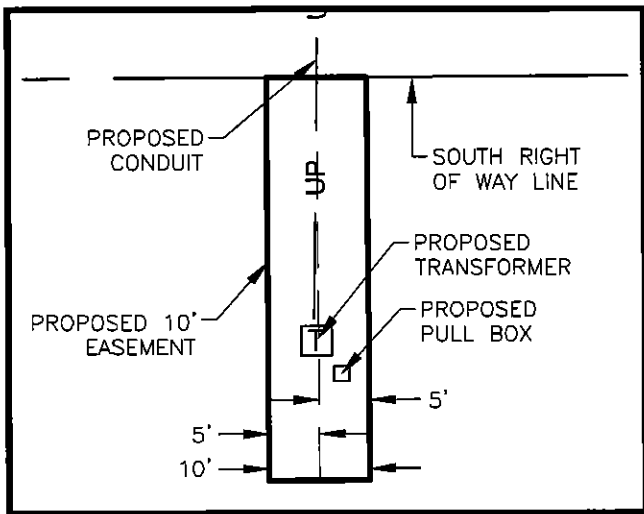
S00°14'28"E 40.00'

SEE DETAIL "A"

POINT OF TERMINUS
NORTHING: 948901.261
EASTING: 898206.480

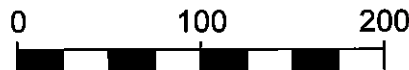
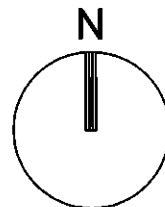
NORTHEAST ONE-QUARTER (NE. 1/4)
OF SECTION 5, TOWNSHIP 41 SOUTH,
RANGE 41 EAST

DETAIL "A"
NOT TO SCALE



EAST ONE-QUARTER CORNER (E. 1/4)
OF SECTION 5, TOWNSHIP 41 SOUTH,
RANGE 41 EAST NOT FOUND
NORTHING: 946313.019
EASTING: 898826.903

EAST LINE OF
SECTION 5-41-41



SCALE: 1" = 100'

LEGEND:

BK. BOOK
CHK. CHECKED
DWNG. DRAWING
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
LB LICENSED BUSINESS
N/A NOT APPLICABLE
NO. NUMBER

NOT A SURVEY

SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

PINE GLADES NATURAL AREA
A PORTION OF NORTHEAST ONE-QUARTER
(NE. 1/4) SECTION 5, TOWNSHIP 41 SOUTH,
RANGE 41 EAST

UNINCORPORATED PALM BEACH COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 14332.00-SKETCH AND LEGAL.DWG

DATE 10/22/25

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPB

CHK. BY WA

DATE REVISIONS

12/03/25 REV. COMM.

01/15/26 REV. COMM.

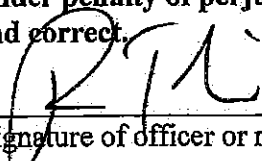
02/04/26 REV. COMM.

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, a Florida Corporation (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.

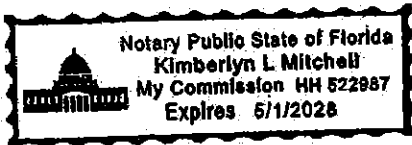

(signature of officer or representative)

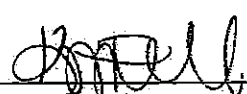
Rudy Toledo
(print name of officer or representative)

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, 28 day of July, 2026, by Rudy Toledo, the Sr. Customer Advisor of Florida Power & Light Company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)




Notary Public, State of Florida

Print Notary Name: Kimberlyn L. Mitchell
My Commission Expires: 05/01/2028