

**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 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 Fire Rescue Fire Station No. 92 (Facility) located south of Lake Worth Road and west of Lyons 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 Director of the Facilities Development and Operations Department (FDO 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 is approximately 114.44 feet in length and ten (10) feet in width, containing approximately 1,144 square feet (0.026 acre). The executed Easement is now being submitted to the BCC as a receive and file agenda item. There is no fiscal impact associated with this item. **(Property & Real Estate Management) District 6 (ZQ)**

Background and Justification: The Easement accommodates the installation of the FPL Facilities to provide reliable utility services to the 17,167 square-foot Facility which will be used as the Battalion headquarters and training and sleeping quarters. The development of the Facility is in conjunction with a previously approved Palm Beach County Fire Rescue 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 FDO Director, to execute the Easement as related to the BCC approved capital improvement project. The executed 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:

Department Director

Date _____

Approved By:

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	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: M03515

Angela DiPietro



PCN Number: 00-42-44-30-04-007-0000

C. Departmental Fiscal Review:

[Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 9/9/26
OFMB *[Signature]* 9/9

[Signature] 9/9/26
Contract Development and Control

B. Legal Sufficiency:

[Signature] 9/10/26
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):
00-42-44-30-04-007-0000
District:
6

Acres:
2.09, a portion of

Site Ownership:
Palm Beach County

Address:
4575 LYONS RD
Zoning:
PUD

As of 8/18/2026



West View

ATTACHMENT 1

ATTACHMENT 2

Utility Easement Agreement (w/ Exhibit A and B)

(7 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: 00-42-44-30-04-007-0000

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted 02/06/2026, 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.

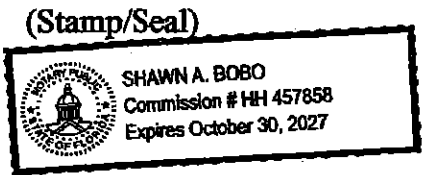
PALM BEACH COUNTY, a political subdivision of the State of Florida

By: Jennifer Ferriol
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 6 day of February, 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 N/A as identification and who (☒) did (☐) not take an oath.

Shawn A. Boho
Notary Public
Shawn A. Boho
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
Purvi Bhogaita, Division Director,
PREM



STONER
SURVEYORS • MAPPERS

Licensed Business No. 6633 TEL (954) 585-0997
www.stonersurveyors.com

4341 S.W. 62nd
Avenue Davie,
Florida 33314

EXHIBIT "A"
LEGAL DESCRIPTION OF
10 FOOT WIDE
FLORIDA POWER AND LIGHT EASEMENT
A PORTION OF TRACT "G"
(PUBLIC CIVIC PARCEL)
REGENCY LAKE ESTATES
(P.B. 75, PG. 100-106, P.B.C.R.)
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION:

A 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT BEING A PORTION OF TRACT "G", (PUBLIC CIVIC PARCEL), ACCORDING TO THE PLAT OF REGENCY LAKE ESTATES AS RECORDED IN PLAT BOOK 75, PAGES 100 THROUGH 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "G";

THENCE S.00°59'00"E., ALONG THE EAST LINE OF SAID TRACT "G" AND THE WEST RIGHT-OF-WAY LINE OF JUBILEE ROAD (LYONS ROAD), FOR A DISTANCE OF 20.01 FEET;

THENCE S.89°01'23"W., A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE CONTINUE S.89°01'23"W., A DISTANCE OF 104.44 FEET;

THENCE S.01°03'06"E., A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

SAID LANDS SITUATE WITHIN THE CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 0.026 ACRES, (1,144 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS LEGAL DESCRIPTION AND SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF S.00°59'00"E., ALONG THE EAST LINE OF TRACT "G", (PUBLIC CIVIC PARCEL), REGENCY LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGES 100 THROUGH 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. THE SIDE LINES OF THE EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET AT RIGHT ANGLES AND FORM A CLOSED FIGURE.
6. COORDINATES SHOWN ARE GRID, DATUM = NAD 83 (1990 ADJUSTMENT), ZONE = FLORIDA EAST, LINEAR UNIT = U.S. SURVEY FEET, ALL DISTANCE ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00002125, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. REVISED SKETCH PER COMMENTS	11/6/25	DRL
2. REVISED SKETCH PER COMMENTS	12/17/25	DRL
3. REVISED SKETCH PER COMMENTS	12/30/25	DWS

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT©2025

DATE OF SIGNATURE: 12.30.2025

JAMES D. STONER



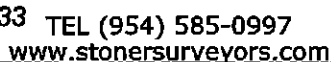
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
09.18.25	DNS	DWS\LAS	N/A

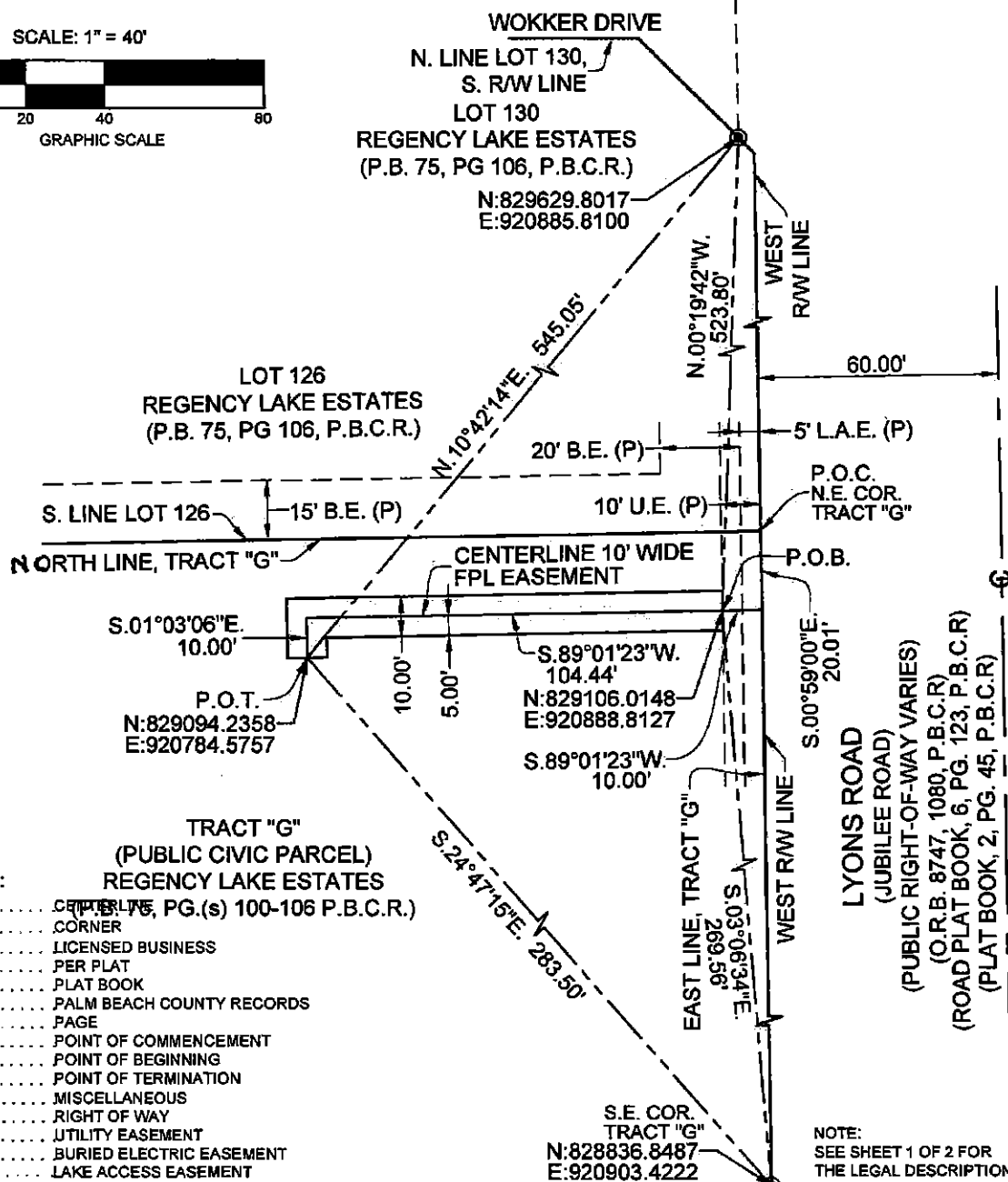
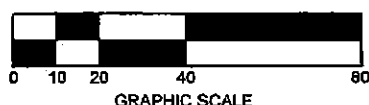


SHEET 1 OF 2

SKETCH NO. 24-9710 FPL ESMT.



SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



NOTE:
SEE SHEET 1 OF 2 FOR
THE LEGAL DESCRIPTION OF
THE SKETCH GRAPHICALLY
SHOWN HEREON.

SHEET 2 OF 2

SKETCH NO.
24-9710 FPL ESMT.

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 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)

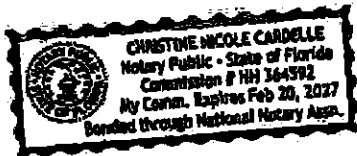
State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization
this, 24th day of February, 2023, by Melissa Roettger

Personally known ☐ OR produced identification ☒

Type of identification produced FL D/L

[Signature]
NOTARY PUBLIC
My Commission Expires:
State of Florida at large



(Notary Seal)