

RESOLUTION NO. R2026- 0853

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ALL OF THE 10-FOOT WIDE UTILITY EASEMENT DEDICATED BY REFLECTION BAY, PARCEL 1 A TND, AND PARCEL 2 A PUD, AS RECORDED IN PLAT BOOK 124, PAGES 1 THROUGH 3, NOW LYING IN TRACT Z ON THE PLAT OF SOUTHAMPTON PUD, AS RECORDED IN PLAT BOOK 140, PAGES 180 THROUGH 192, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 177.101, Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of KL Reflection Bay, LLC, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on July 14, 2026, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in all of the 10-foot wide utility easement dedicated by Reflection Bay, Parcel 1 a TND, and Parcel 2 a PUD, as recorded in Plat Book 124, Pages 1 through 3, now lying in Tract Z on the plat of Southampton PUD, as recorded in Plat Book 140, Pages 180 through 192 (Utility Easement), Public Records of Palm Beach County, Florida, as shown in **Exhibit A**; and

WHEREAS, the petition substantially complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on June 28, 2026; and

WHEREAS, the BCC while convened in regular session on July 14, 2026 did hold a meeting on said petition to abandon the Utility Easement; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. All of the 10-foot wide utility easement dedicated by Reflection Bay, Parcel 1 a TND, and Parcel 2 a PUD, as recorded in Plat Book 124, Pages 1 through 3, now lying in Tract Z on the plat of Southampton PUD, as recorded in Plat Book 140, Pages 180 through 192, is hereby abandoned and closed as a public utility easement and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the Utility Easement, more fully described in the legal description and sketch as shown in **Exhibit A**, attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes, and the Ordinance.

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The foregoing Resolution was offered by Commissioner Marino, who moved its adoption. The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor	Aye
Commissioner Marci Woodward, Vice Mayor	Aye
Commissioner Maria G. Marino	Aye
Commissioner Gregg K. Weiss	Aye
Commissioner Joel G. Flores	Aye
Commissioner Maria Sachs	Aye
Commissioner Bobby Powell Jr.	Aye

The Mayor thereupon declared the Resolution duly passed and adopted this 14 day of July, 2026.

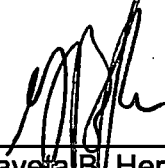
APPROVED AS TO TERMS AND
CONDITIONS

BY: 

Scott B. Cantor, Director
Land Development Division

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 

Yelizaveta B. Herman,
Assistant County Attorney

MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: 

Deputy Clerk



947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988



SPECIFIC PURPOSE SURVEY
UTILITY EASEMENT ABANDONMENT
SECTION 23 TWP. 43 S RNGE. 42 E

LEGAL DESCRIPTION

ALL OF THE 10' FOOT WIDE UTILITY EASEMENT AS RECORDED IN TRACT A-1 OF "REFLECTION BAY, PARCEL 1 A T.N.D., AND PARCEL 2 A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124 AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW LYING IN TRACT Z OF "SOUTHAMPTON PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140 AT PAGES 180 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT Z; THENCE NORTH 45° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID TRACT Z, A DISTANCE OF 14.14 FEET; THENCE NORTH 00° 00' 00" EAST, ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACT Z, A DISTANCE OF 6.12 FEET; THENCE NORTH 45° 00' 00" WEST, ALONG A LINE 10.00 FEET SOUTHWEST OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT Z, A DISTANCE OF 2.83 FEET; THENCE NORTH 00° 00' 00" EAST, ALONG THE WEST LINE OF SAID TRACT Z, A DISTANCE OF 14.14 FEET; THENCE SOUTH 45° 00' 00" EAST, ALONG SAID NORTH LINE OF TRACT Z, A DISTANCE OF 16.97 FEET; THENCE SOUTH 00° 00' 00" WEST, ALONG SAID EAST BOUNDARY OF TRACT Z, A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 231 SQUARE FEET, (0.005 ACRES) MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

1/26/26 ADD REPLAT INFO
3/23/26 REV PER COMMENTS

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD
WORK: AUGUST 25, 2025

SOUTHAMPTON	DWG BY: JSH	3/23/2026
04158		
		SHEET 1 OF 5

Digitally
signed by
Jeff S
Hodapp
Date:
2026.03.24
08:49:49
-04'00'

APPROVED FOR RECORDATION

DATE

4/03/2024

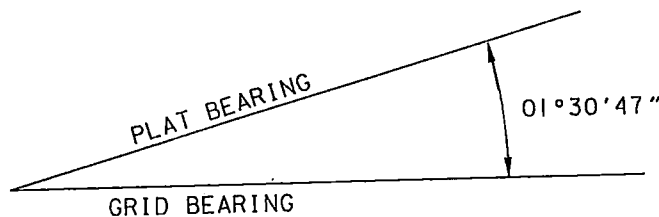
AUTHORIZED SIGNATURE

PALM BEACH COUNTY
SURVEY DIVISION

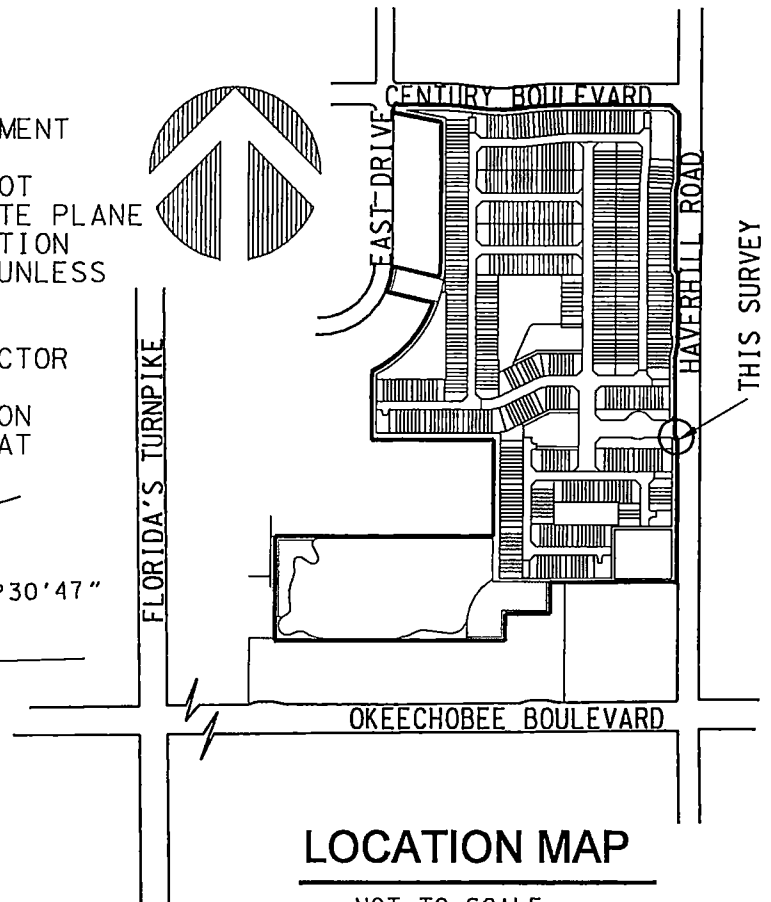
SPECIFIC PURPOSE SURVEY

NOTES: COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS
OTHERWISE NOTED
SCALE FACTOR = 1.00004116
GROUND DISTANCE X SCALE FACTOR
= GRID DISTANCE
ALL BEARINGS AS SHOWN HEREON
ARE BASED ON THE RECORD PLAT



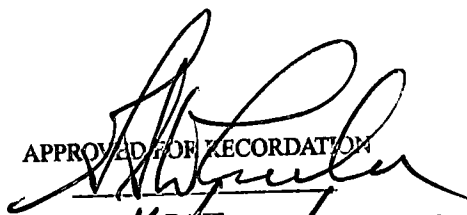
BEARING EQUATION



LEGEND

- CONCRETE UTILITY POLE
- GUY ANCHOR WIRE
- WOOD UTILITY POLE
- SANITARY SEWER MANHOLE
- * LIGHT POLE
- BELL SOUTH RISER
- BELL SOUTH MANHOLE
- ⊗ FIRE HYDRANT
- ⊙ DRAINAGE MANHOLE
- ▽ WIRING PULL BOX
- ⊞ CATCH BASIN
- ⊞ CATCH BASIN (INLET)
- ⊞ WATER METER
- ⊞ ELECTRIC HAND HOLE
- ⊞ MONITORING WELL

APPROVED FOR RECORDATION

A handwritten signature in black ink, appearing to be 'M. L. ...', is written over the 'APPROVED FOR RECORDATION' text and the date.

DATE
04/03/2024

AUTHORIZED SIGNATURE

PALM BEACH COUNTY
SURVEY DIVISION

SPECIFIC PURPOSE SURVEY

NOTES

1. TITLE INFORMATION IS LISTED ON SHEET 3
2. BEARINGS SHOWN HEREON ARE BASED ON
THE RECORD PLAT. SEE SHEET 2 MORE MORE
DETAILED INFORMATION.

ABBREVIATIONS

L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
L.M.E.	=	LAKE MAINTENANCE EASEMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
(P)	=	PLAT
(M)	=	MEASURED

TITLE INFORMATION

TITLE COMMITMENT #110724709
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE APRIL 21, 2025 AT 8:00 A.M.
REVISION 1

ITEM#	DESC.	DOC #	AFFECTS?	PLOTTED?
9	PLAT	P.B. 124, PGS. 1-3	YES	YES
10	AGREEMENT	O.R.B. 1655, PG. 1071	YES	NO
11	R/W ESMT	O.R.B. 1673, PG. 1618	YES	NO
15	AGREEMENT	O.R.B. 24902, PG. 314	YES	NO
16	UNITY OF CONTROL	O.R.B. 27797, PG. 1237	YES	NO
17	EASEMENT	O.R.B. 34689, PG. 334	YES	NO
18	CDD	O.R.B. 34884, PG. 835	YES	NO
18	CDD CORRECTION	O.R.B. 35434, PG. 1194	YES	NO
20	ENV PERMIT	O.R.B. 35239, PG. 911	YES	NO
22	SDA AGREEMENT	O.R.B. 35605, PG. 727	YES	NO

APPROVED FOR RECORDATION

DATE

4/03/2026

AUTHORIZED SIGNATURE

PALM BEACH COUNTY

SURVEY DIVISION

SPECIFIC PURPOSE SURVEY

10' U.E. (P.B. 124,
PGS. 1-3, P.B.C.R.)
TO REMAIN

67.00'

REDROCK AVENUE

TRACT R-1
(80' PRIVATE STREET)

TRACT A-1 (R/W);
(P.B. 124, PGS.
1-3, P.B.C.R.)
(ORB 36096,
PG.96, PBCR)

FOUND PRM
LB7264
N 864976.582
E 943640.573
FOUND PRM
LB7264
N 864964.270
E 943652.252

FENCE

10' U.E.
(P.B.140, PGS.
180-192)

10' U.E.
(P.B.140, PGS.180-192)

SOUTHAMPTON PUD
(P.B.140, PGS.180-192)

5' D.E.
(P.B.140, PGS.
180-192)
N45° 00'00"W
2.83'
N00° 00'00"E
6.12'
N45° 00'00"W
TRACT 14.14'
S-7

55.00'

50.00'

TRACT Z

P.O.B.
SE CORNER TRACT Z
(P.B.140, PGS.180-192)

AREA OF
ABANDONMENT

HAVERHILL ROAD

105' PUBLIC RIGHT-OF-WAY
55' R/W (D.B. 1006, PG. 472)
(P.B. 30, PG. 156)
(O.R.B. 7711, PG. 1368)

E. LINE SECTION 23-43-42

584

20' D.E.
(P.B.140, PGS.
180-192)

12'x24'
1 STORY CBS, TRACT B-1

TRACT S-6
N00° 00'00"E 671.65'(P) & (M)
2' C&G

10' U.E. (P.B. 124,
PGS. 1-3, P.B.C.R.)
TO REMAIN

APPROVED FOR RECORDATION

DATE

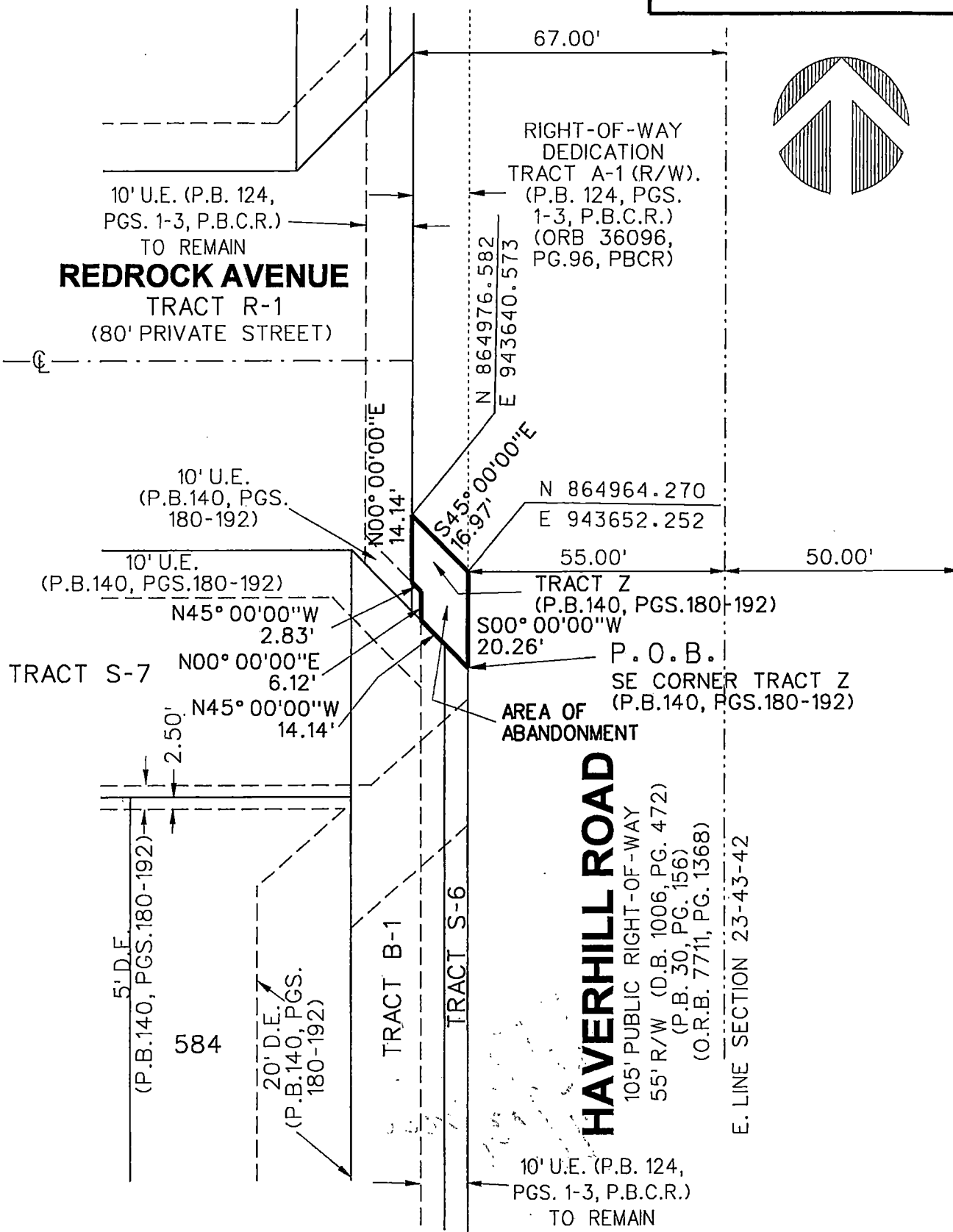
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