

Agenda Item #:

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

Meeting Date: May 15, 2007 Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Unity of Title for the Wellington Library (R2004-0235).

Summary: On February 24, 2004, the County acquired 1.36 acres from the Village of Wellington for the expansion of the Wellington Library located on Forest Hill Boulevard. As a condition for issuance of the Certificate of Occupancy, the Village is requiring that the County record a Unity of Title over both the existing Library parcel (2.77 acres) and the expansion parcel (1.36 acres) providing that the parcels shall not be sold, transferred, or assigned separately. **(PREM) District 6 (HJF)**

Background and Justification: On February 24, 2004, the Board approved a Purchase & Sale Agreement (R2004-0325) with the Village for the acquisition of 1.36 acres of land adjacent to the Wellington Library. The acquisition was closed in December of 2004. The property was acquired for the expansion of the current Library and to meet parking requirements. Construction is anticipated to be completed May 2007.

Attachments:

1. Location Map
2. Unity of Title

Recommended By: Amy Wolf 5/1/07
 Department Director **Date**

Approved By: [Signature] 5/1/07
 County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	- 0 -	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

No fiscal impact.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Jan B... 5-2-07
 OFMB CN 327
 5/3/07

Ann J. ... 5/3/07
 Contract Development and Control
 5/3/07

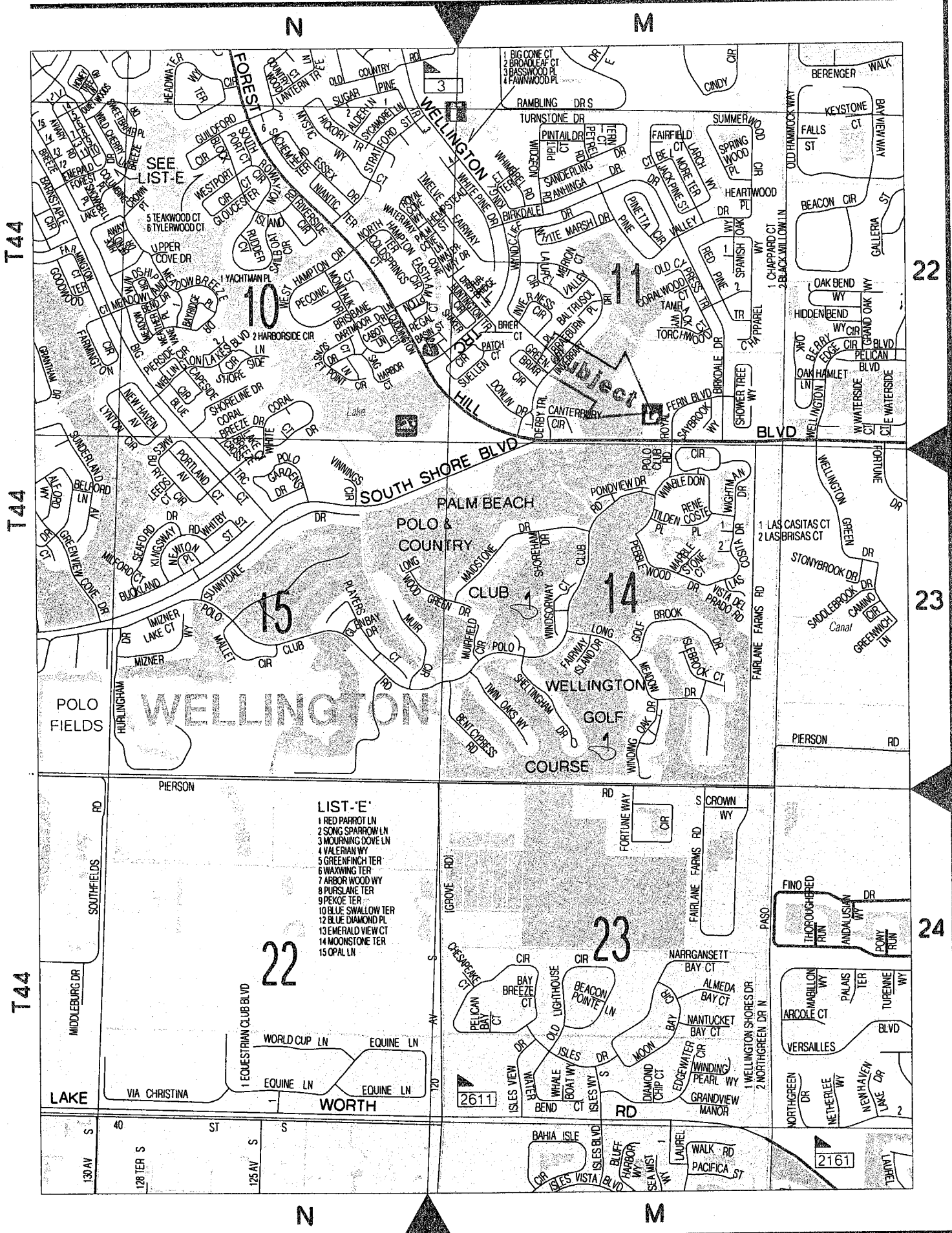
B. Legal Sufficiency:

[Signature] 5/3/07
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



- LIST-E**
- 1 RED PARROT LN
 - 2 SONG SPARROW LN
 - 3 MOURNING DOVE LN
 - 4 VALERIAN WY
 - 5 GREENFINCH TER
 - 6 WAXWING TER
 - 7 ARBOR WOOD WY
 - 8 PURSLANE TER
 - 9 PEKOE TER
 - 10 BLUE SWALLOW TER
 - 12 BLUE DIAMOND PL
 - 13 EMERALD VIEW CT
 - 14 MOONSTONE TER
 - 15 OPAL LN

LOCATION MAP



Return to:
Jeff Bolton, Real Estate Specialist
Palm Beach County – PREM Division
3200 Belvedere Road, Bldg. 1169
West Palm Beach, Florida 33406

PCN: 73-41-44-11-16-000-0010, 73-41-44-11-18-003-0000 and
73-41-44-11-18-006-0000

UNITY OF TITLE

In consideration of the issuance of a Development Permit to Palm Beach County, a political subdivision of the State of Florida, in Palm Beach County, Florida, for site development and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the property legally described in Exhibit "A", attached hereto and made a part hereof, in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their successors and assigns until such time as the same may be released in writing by the Village Manager of the Village of Wellington.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Palm Beach County.
4. The conveyance of right-of-way required by government shall not be deemed to violate this Unity of Title.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

COUNTY:

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

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO TERMS
AND CONDITIONS

By: 
Audrey Wolf, Director
Facilities Development & Operations

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, of Birkdale Civic Site, according to the Plat thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 71, Pages 112 and 113.

Together with:

Tracts "C" and "F" of Birkdale Civic Site Replat No. One, according to the map or plat thereof as recorded in Plat Book 100, Page 130 of the Public Records of Palm Beach County, Florida.