

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

Meeting Date: July 10, 2007

Consent

Regular

Workshop

Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

**I. EXECUTIVE BRIEF**

PBC # 1993901

**Motion and Title:** Staff recommends motion to Approve: A County Deed in favor of Joan H. Woodson for the northern most portion of a parcel known as Pine Tree Drive in Tequesta.

**Summary:** This item will convey title of County owned property, being the northern most portion of a parcel known as Pine Tree Drive, to the adjacent property owner. This portion is not a roadway and is not maintained by Palm Beach County.

District: 1 (PFK)

**Background and Justification:** Palm Beach County took title to a parcel of land known locally as Pine Tree Drive. It was acquired by Tax Deed through a chancery case. The property runs from Tequesta Drive north to a dead end, being Ms. Woodson property, and lying west of the north fork of the Loxahatchee River. Pine Tree Drive does not provide access to the waterway (detail map 1).

The southern half of the road is maintained by the County under regular maintenance. The northern half is courtesy maintained, except for the portion that Ms. Woodson has requested which is not maintained by the County. County maintenance of the road stops adjacent to Ms. Woodson's south property line (detail map 2).

Staff has reviewed the request and finds it to be acceptable.

**Attachments:**

- 1. Location Map
- 2. Detail Maps 1 and 2
- 3. County Deed

Recommended by: *Donald G. Fanning* 6/14/07 *Wells*  
 Division Director Date

Approved By: *S. J. Wells* 6/18/07  
 County Engineer Date

KAT  
*Kat*

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Cost	-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**

**# ADDITIONAL FTE  
POSITIONS (Cumulative)**

Is Item Included in Current Budget? Yes \_\_\_ No \_\_\_  
 Budget Account No.: Fund \_\_\_ Dept. \_\_\_ Unit \_\_\_ RevSrc/Object \_\_\_  
 Program \_\_\_\_\_

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

This item has no fiscal impact.

**C. Departmental Fiscal Review:** Renew 6/5/07

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

<p><u>Jan. Del 6.20.07</u>                  OFMB                  CN 6/19/07                  (initials) 6/19/07</p>	<p><u>Jim J. Jones 6/21/07</u>                  Contract Dev. and Control                  Jones 6/21/07</p>
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**B. Legal Sufficiency:**

Paul F. Jones 6/22/07  
 Assistant County Attorney

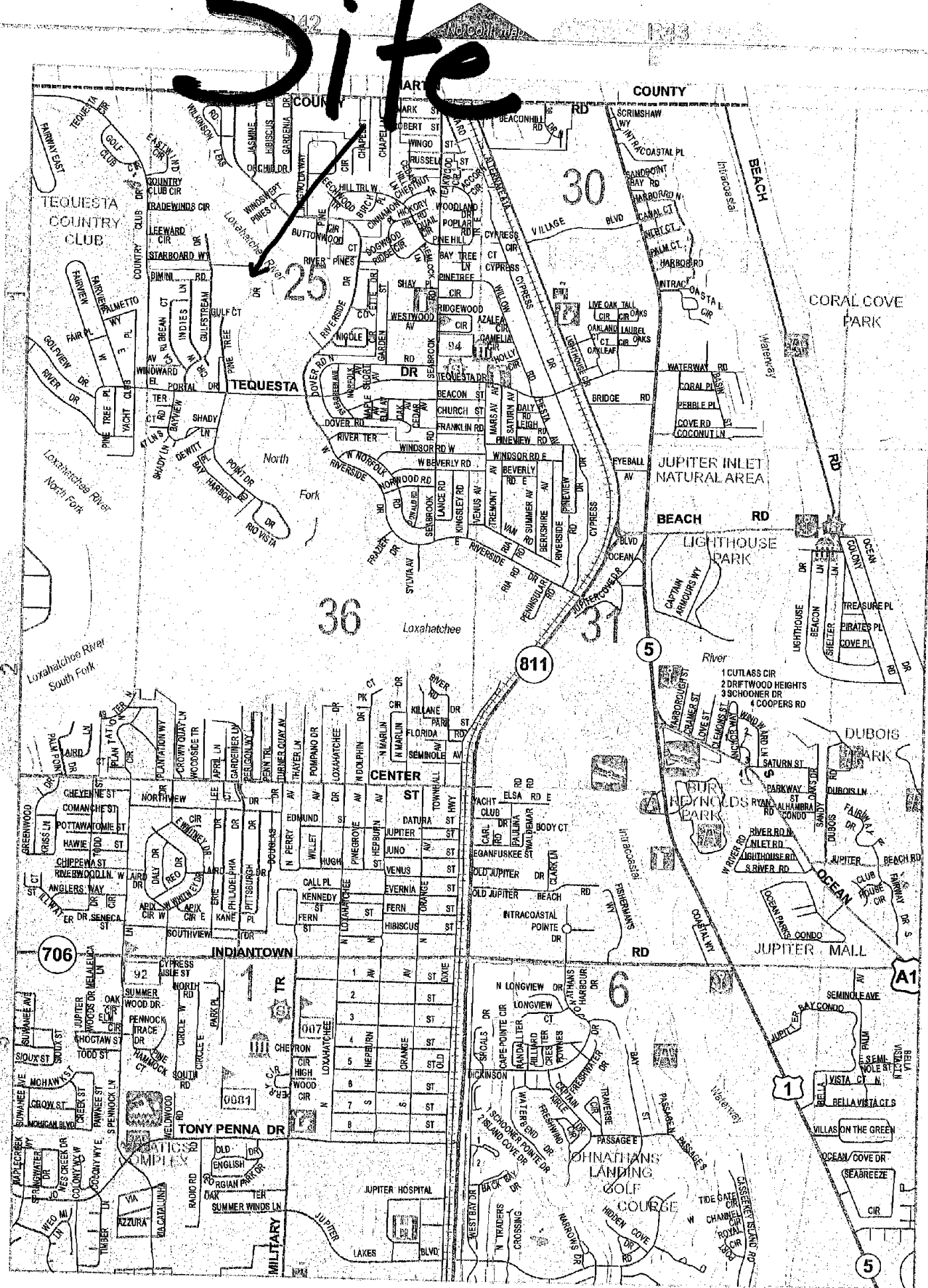
**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

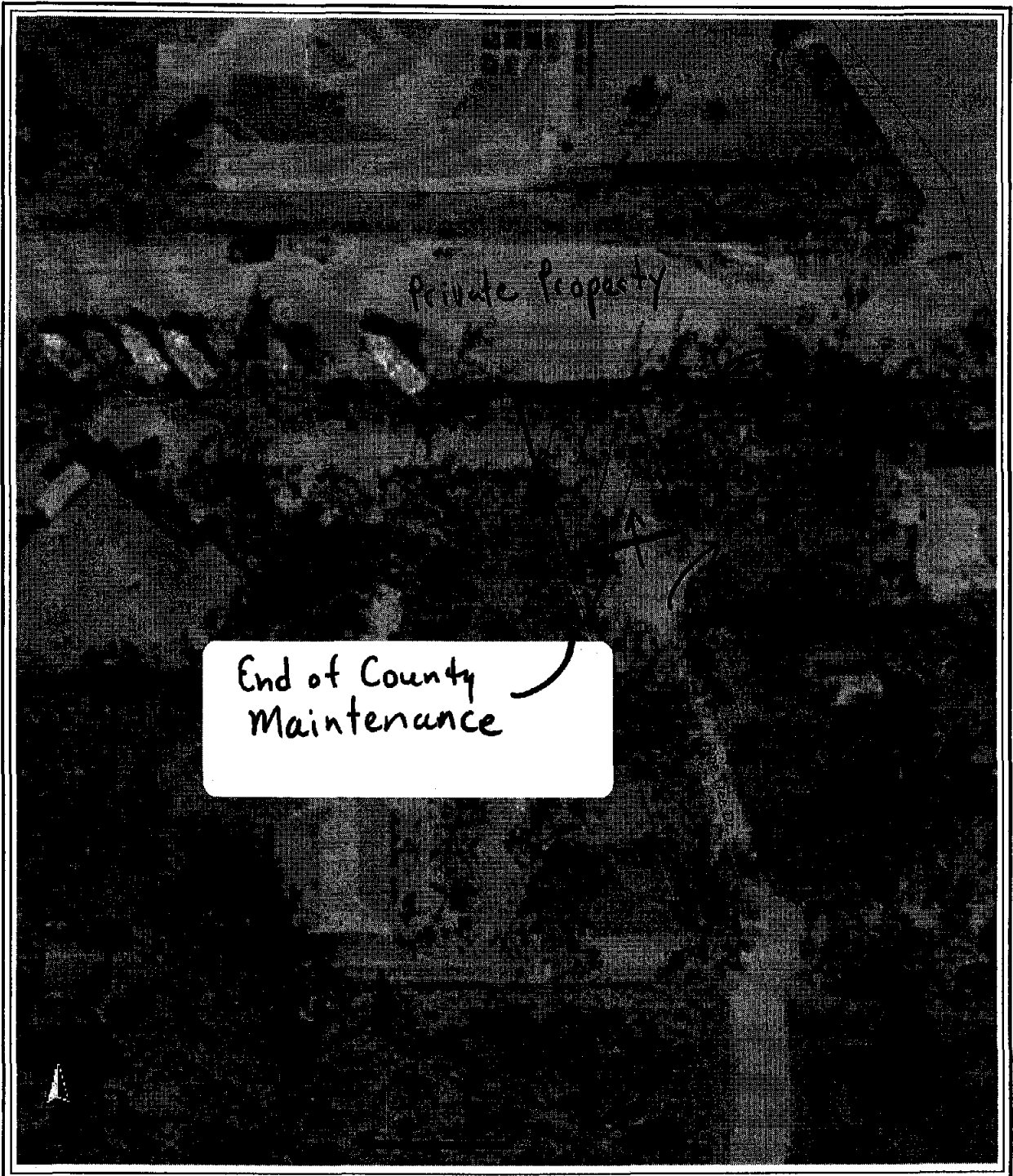
This summary is not to be used as a basis for payment.

# Location Map

# Site



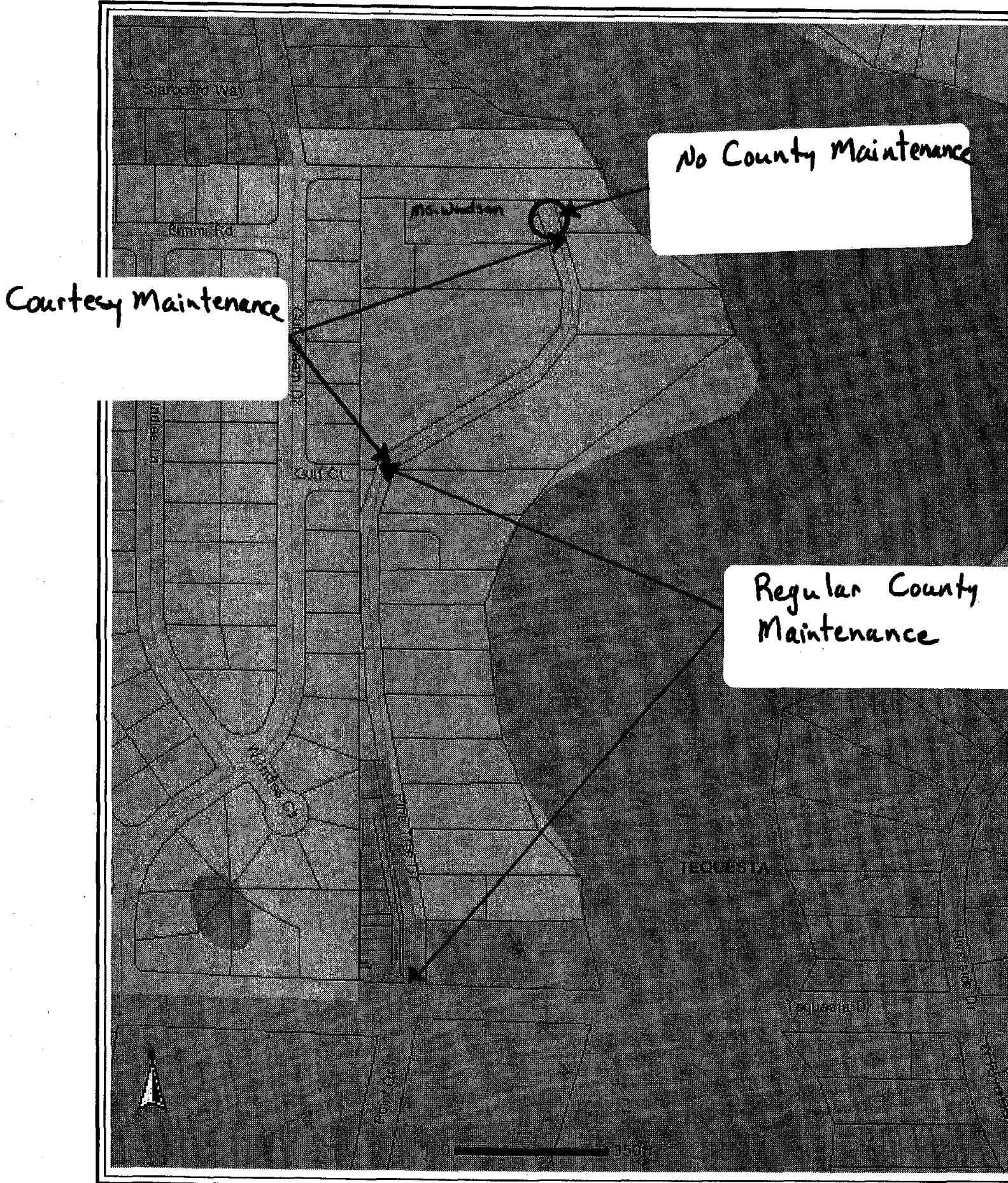
# Detail Map 1



Map Scale 1:642

Map produced on 5/31/2007

# Detail Map 2



Map Scale 1:4202

Map produced on 5/30/2007

RETURN TO:  
PALM BEACH COUNTY  
R/W ACQUISITION SECTION  
POST OFFICE BOX 21229  
WEST PALM BEACH, FLORIDA 33416  
ATTN: KAT  
ACCT. NO.: 1010 W/C BOX 1066

## COUNTY DEED

THIS DEED, made this \_\_\_\_\_ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and JOAN H. WOODSON, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

A parcel of land being more particularly described as follows:

Beginning at a point 40' south of the northeast corner of a parcel of land described in Official Record Book 17813, page 757 to 759, also being the east line of a parcel of land as described in Official record Book 2033, pages 1181 to 1190, being parcel 330, as recorded in the Public Records, Palm Beach County, Florida; thence, northwesterly, along the said east line, a distance of 40' to the aforementioned northeast corner; thence, easterly, along the north line of the parcel described in Official Record Book 17813, pages 757 to 759, a distance of 42', more or less, to a point on the west line of the parcel described in Official record Book 2033, pages 1181 to 1190, being parcel number 330; thence, southeasterly, along the aforementioned west line a distance of 51', more or less, to a point 40' west of, measured at a right angle, the east line of the parcel as described in Official Record Book 2033, pages 1181 to 1190, being parcel 330; thence, northeasterly 40', more or less, to the point of beginning.

The party of the first part hereby reserves mineral rights interests in the property, in accordance with Florida Statute 270.11.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chair of said Board, the day and year aforesaid.

ATTEST:  
SHARON R. BOCK  
Clerk & Comptroller

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

BY: \_\_\_\_\_  
Clerk (or Deputy Clerk)

BY: \_\_\_\_\_  
Chairperson or Vice Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

This instrument prepared by:  
Paul King, Assistant County Attorney  
Palm Beach County  
P.O. Box 21229  
West Palm Beach, FL 33416

BY: \_\_\_\_\_  
County Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ Chair or Vice Chair, Board of County Commissioners, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Typed name of Acknowledger  
Deputy Clerk