

Agenda Item #: 3D3

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 7/10/07 [X] Consent [] Regular
[] Public Hearing

Department

Submitted By: COUNTY ATTORNEY

Submitted For:

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: execution of a Quit-Claim Deed to Jeffrey Lawrence Kugler and Elizabeth M. Smart-Kugler, husband and wife, conveying any County interest in certain rights-of-way in Palm Beach Farms Plat #3.

Summary: Recent recorded quit-claim deeds to the County from West Peninsular Title Company and Absolute, Inc. have raised a title issue. County Quit-Claim Deeds have been used to resolve this title issue with other affected property owners. This Quit-Claim Deed covers certain Palm Beach Farms Plat No. 3 strips that had lost public dedication through the West Peninsular federal lawsuit. The property is located at 562 Whippoorwill Way, West Palm Beach, Florida. District 6 (PFK)

Background and Justification: The Quit-Claim Deed covers certain Palm Beach Farms Plat No. 3 right-of-way strips that had lost their public dedication through the West Peninsular federal lawsuit.

Attachments:

- 1. Quit-Claim Deed

Recommended by: Tom Brennan 6/18/07
County Attorney Date

Approved by: N/A
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	_____	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes ___ No ___

Budget Account No.: Fund ___ Department ___ Unit ___ Object ___

Reporting Category _____

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

C. Departmental Fiscal Review: No fiscal impact.

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

[Handwritten signatures and dates]
 OFMB Contract Development and Control
 Legal Sufficiency: 6-20-07 6/21/07

[Handwritten signature]
 Paul F. J. 6/18/07
 Assistant County Attorney

C. Other Department Review:

 Department Director

THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.
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Prepared by and Return to:
Charles S. Bolz, Esq.
Horizon Title Services, Inc.
5 Harvard Circle, Suite 100
West Palm Beach, FL 33409

Property Control No:

PALM BEACH COUNTY QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed this ____ day of _____, 2007, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, First Party and **JEFFREY LAWRENCE KUGLER and ELIZABETH MERRITT SMART-KUGLER**, husband and wife, whose mailing address is 562 Whippoorwill Way, West Palm Beach, FL 33411, Second Party

(Whenever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, that said First Party, pursuant to Section 255.22, Florida Statutes, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the said Second Party, the receipt of whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim, and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

That 30-foot-wide road strip lying between Tracts 28 and 29, Block 10, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County.

TO HAVE AND TO HOLD that same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year first above written.

Signed, sealed and delivered
In the presence of

PALM BEACH COUNTY FLORIDA
BY ITS BOARD COUNTY
COMMISSIONERS

ATTEST

SHARON R. BOCK
CLERK & COMPROLLER.

By: _____
Addie Greene, Chairperson

By: _____
Deputy Clerk

Witnesses:

Witness

Type or print name of witnesses

Witness

Type or print name of witnesses

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: Paul F. King
Paul F. King, Assistant County
Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this ____ day of _____, 2007, by Addie
Greene, as Chairperson of the Board of County Commissioners of Palm Beach County,
Florida, on behalf of the County. She is personally known to me.

NOTARY PUBLIC

(SEAL)

(Printed name)
My Commission Expires _____
Commission No _____