

Agenda Item #:

3D-2

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 11/20/07

Consent Regular
 Public Hearing

Department

Submitted By: COUNTY ATTORNEY

Submitted For:

I. EXECUTIVE BRIEF

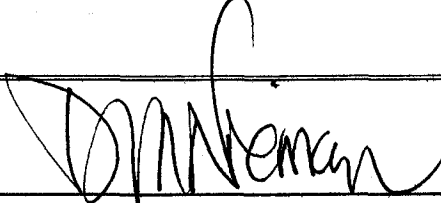
Motion and Title: Staff recommends motion to approve: execution of a Quit-Claim Deed to JCL Management, LLC, a Florida Limited Liability Company, conveying any County interest in certain rights-of-way in Palm Beach Farms Plat #3.

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 approximately 300' north of the northeast corner of Southern Boulevard and Benoist Farms Road in Palm Beach County, 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:  10/18/07
Department Director Date

Approved by: N/A

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

Is Item Included in Current Budget? Yes ___ No X

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 to Palm Beach County.

III. REVIEW COMMENTS

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

Ad. J. Orl 10-23-07
 OFMB
 10/23/07 vq
 10/23

M. J. J. J. J. J. 10/24/07
 Contract Dev. and Control

B. Legal Sufficiency:

Paul F. J. 10/18/07
 Assistant County Attorney

C. Other Department Review:

 Department Director

THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.

THIS INSTRUMENT PREPARED BY
PLEASE RECORD AND RETURN TO:
ELEANOR B. HALPERIN, ESQ.
1601 Forum Place, Suite 300
West Palm Beach, Florida 33401

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the ____ day of _____, 2007, by Palm Beach County, a political subdivision of the State of Florida, first party, to JCL Management, LLC., a Florida Limited Liability Company, whose mailing address is 252 S. Military Trail, West Palm Beach, FL 33415, second party.

WITNESSETH, that the first party, 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 whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the 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 Palm Beach County, State of Florida, to-wit:

That certain 30-foot-wide parcel of land within Block 6, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, page 45, of the Public Records of Palm Beach County, Florida bounded as follows: (a) on the North by the South line of Tract 31; (b) on the South by the North line of Tract 42; (c) on the West by the southerly extension of the West line of said Tract 31; and (d) on the East by the southerly extension of the East line of said Tract 31.

SUBJECT TO all restrictions, reservations and other matters of record.

TO HAVE AND TO HOLD the 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.

First party has caused this Quit Claim Deed to be executed the day and year first above written.

Attest:
Sharon R. Bock,
Clerk & Comptroller

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

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie Greene, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


Assistant County Attorney