

Agenda Item #:

301

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

Meeting Date: 7/08/2008

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 Corrective 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:** On November 20, 2007 (R-2007-2063) a Quit-Claim Deed was conveyed to JCL Management, LLC covering certain Palm Beach Farms Plat No. 3 strips that had lost public dedication through the West Peninsular federal lawsuit. That Quit-Claim Deed had an error in the legal description. This Corrective Quit-Claim Deed will correct that error. 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 Corrective 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 and corrects an error in the legal description.

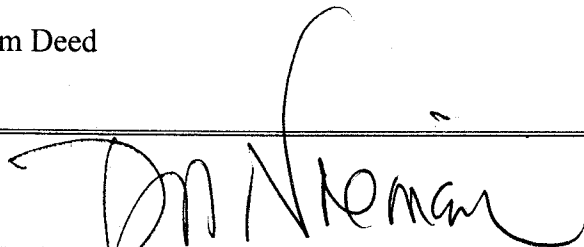
**Attachments:**

- 1. Corrective Quit-Claim Deed

Recommended by: \_\_\_\_\_

Department Director

Date

 6/17/08

Approved by: \_\_\_\_\_

N/A

**II. FISCAL IMPACT ANALYSIS**

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

	Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures		<u>0</u>	<u>0</u>	—	—	—
Operating Costs		<u>10</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>	—	—	—
<b>NET FISCAL IMPACT</b>		<u>10</u>	<u>0</u>	—	—	—
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>		<u>0</u>	<u>0</u>	—	—	—

Is Item Included in Current Budget? Yes \_\_\_ No X

Budget Account No.: Fund \_\_\_ Department \_\_\_ Unit \_\_\_ Object \_\_\_


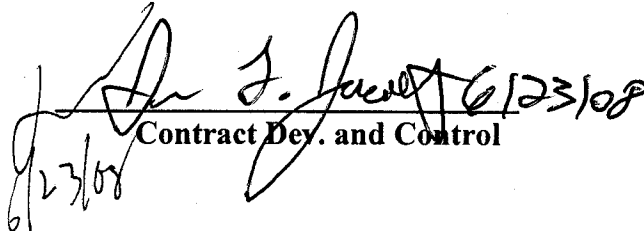
Reporting Category \_\_\_

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

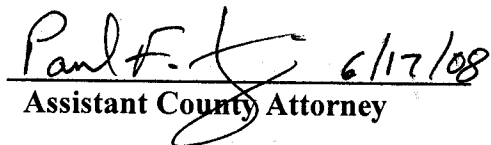
**C. Departmental Fiscal Review: No fiscal impact to Palm Beach County.**

**III. REVIEW COMMENTS**

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

**B. Legal Sufficiency:**

  
 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

**CORRECTIVE  
QUIT-CLAIM DEED\***

**\*This Corrective Quit-Claim Deed is being recorded to correct an error in the legal description of that certain Quit-Claim Deed recorded in Official Records Book 22309, at Page 1858, of the Public Records of Palm Beach County, Florida.**

THIS CORRECTIVE QUIT-CLAIM DEED, executed as of the \_\_\_\_ day of \_\_\_\_\_, 2008, 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:

SEE EXHIBIT "A" ANNEXED HERETO AND MADE A PART HEREOF.

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

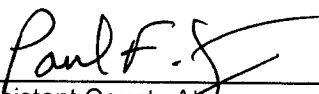
PALM BEACH COUNTY, a political  
subdivision of the State of Florida

BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie Greene, Chairperson

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
Assistant County Attorney

THE SOUTH 15 FEET OF 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 ON THE EAST AND WEST BY THE EXTENSION OF THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PARCEL:

THAT CERTAIN PARCEL OF LAND IN TRACT 42, BLOCK 6 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 42, RUN EAST ALONG THE NORTH LINE OF SAID TRACT 42 A DISTANCE OF 275.04 FEET; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 42 A DISTANCE OF 265.00 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT 42 A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 42 A DISTANCE OF 55.97 FEET; THENCE RUN EAST ON A LINE MAKING AN ANGLE WITH THE LAST DESCRIBED COURSE FROM NORTH TO EAST OF 92 DEGREES 47 MINUTES 52 SECONDS A DISTANCE OF 19.74 FEET; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 42 A DISTANCE OF 112.6 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 80, AS SAID RIGHT-OF-WAY IS CONVEYED BY DEED RECORDED IN DEED BOOK 1027, PAGE 398, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 80 A DISTANCE OF 170.53 FEET TO THE WEST LINE OF SAID TRACT 42; THENCE RUN NORTH ALONG THE WEST LINE OF SAID TRACT 42 A DISTANCE OF 426.78 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT 42 AND THE POINT OF BEGINNING;

LESS THE WEST 35 FEET THEREOF.