

Agenda Item #: **3D-5**

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

Meeting Date: 9/9/2008

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 Quit-Claim Deed to Jewish Community Facilities Corporation, a Florida non-profit corporation, 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 just south of Glades Road at 95th Avenue in unincorporated Palm Beach County, Florida. **District 5** (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: _____


Department Director

Date

8/11/08

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>0</u>	<u>0</u>	—	—	—
External Revenues		<u>(\$10)</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>(\$10)</u>	<u>0</u>	—	—	—
# ADDITIONAL FTE POSITIONS (Cumulative)		<u>0</u>	<u>0</u>	—	—	—

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 to Palm Beach County.

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:
No Fiscal Impact.

atwillhite 8-13-08
8-13-08 OFMB
8/13/08

Joe J. Jewell 8/13/08
Contract Dev. and Control
8/13/08

B. Legal Sufficiency:

Paul F. J. 8/7/08
Assistant County Attorney

C. Other Department Review:

Department Director

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

PREPARED BY AND AFTER
RECORDING RETURN TO:

George A. Pincus, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard
Suite 2100
Ft. Lauderdale, FL 33301

QUIT CLAIM DEED

THIS 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 **JEWISH COMMUNITY FACILITIES CORPORATION**, a Florida non-profit corporation, whose mailing address is 9901 Donna Klein Boulevard, Boca Raton, Florida 33428-1756, 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:

A portion of 95th Avenue, RAINBERRY P.U.D., PODS A, B, & C, according to the Plat thereof, as recorded in Plat Book 80, at Pages 24 through 26 inclusive, of the Public Records of Palm Beach County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of POD B as shown on said Plat, said point being the POINT OF BEGINNING; Thence South 00°01'09" East, for 4.00 feet to a point on a line 4.00 feet South of and parallel with a North boundary of said Plat; Thence South 89°59'40" West along said parallel line, for 30.00 feet, the following two (2) courses being along the North boundary of said Plat; Thence departing aforesaid parallel line North 00°01'09" West, for 4.00 feet; Thence North 89°59'40" East, for 30.00 feet to the POINT OF BEGINNING.

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 as of the day and year first above written.

Attest:
Sharon R. Bock,
Clerk & Comptroller

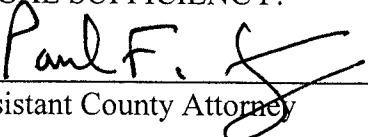
PALM BEACH COUNTY, a political
subdivision of the State of Florida

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie Greene, Chairperson

APPROVED AS TO FORM
LEGAL SUFFICIENCY:



Assistant County Attorney