

4D

Meeting Date: December 21, 2010 ☐ Consent ☐ Regular
 ☐ Workshop ☒ Public Hearing

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

Motion and Title: Staff recommends motion to adopt: A Resolution to abandon that certain portion of the unimproved 3rd Street in Belle Glade, within the plat of Hoover Park as recorded in Plat Book 16, Page 20, Public Records of Palm Beach County, Florida.

SUMMARY: Adoption of this Resolution will allow the petitioner to utilize that portion of the proposed abandonment of the unimproved portion of 3rd Street, allowing the development to be consistent with the approved site plan and be in compliance with Engineering conditions of approval. The petition site is located north of Avenue L and west of North Main Street.

Background and Policy Issues: The adjacent land owner, Pioneer Growers Cooperative, a Florida corporation, has rezoned their property to light industrial for agricultural use and to modernize the existing packing plant and improve the on-site vehicular circulation. Utility service providers have no objection to the vacation.

Privilege Fee Statement: The petition is not subject to a privilege fee because the application fee is greater than the land value. The calculations are as follows:

Total sq. ft. of Right-of-Way for 3 rd Street	2,299
Average square footage value of parcels abutting the right-of-way.....	\$. 50
Overall value.....	\$1,300.00
80% of value.....	\$1,150.00
Less Filing Fee.....	-\$1,600.00

Total Privilege Fee..... -0-

1. Location Sketch
2. Resolution with Legal Description and Sketch

11/18/2010
Date

11/30/10
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u> * </u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes _____ No _____
Budget Account No.: Fund _____ Agency _____ Org. _____ Object _____
Program _____

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

* No additional fiscal impact as a result of this item.

C. Departmental Fiscal Review: Adwillhite

III. REVIEW COMMENTS

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

[Signature] 12/2/2010
OFMB
12/4/10

[Signature] 12/3/10
Contract Dev. and Control

B. Legal Sufficiency:

Paul F. [Signature] 12/6/10
Assistant County Attorney

C. Other Department Review:

Interim Division Director

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

RESOLUTION NO. R-2010_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING THAT CERTAIN PORTION OF THE UNIMPROVED 3RD STREET IN BELLE GLADE, WITHIN THE PLAT OF HOOVER PARK AS RECORDED IN PLAT BOOK 16, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of Pioneer Growers Cooperative, a Florida Corporation, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on December 21, 2010, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County in and for that portion of unimproved 3rd Street; and

WHEREAS, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on December 5, 2010; and

WHEREAS, any future development of the lots will be subject to the provisions of Palm Beach County's Subdivision Ordinance; and

WHEREAS, this Board, did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.

Attachment # 2

RESOLUTION NO. R-2010-_____

2. The right-of-way is hereby abandoned and closed as right-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the right-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair -

Commissioner Shelley Vana, Vice Chair

Commissioner Paulette Burdick -

Commissioner Steven L. Abrams -

Commissioner Burt Aaronson -

Commissioner Jess R. Santamaria -

Commissioner Priscilla A. Taylor-

RESOLUTION NO. R-2010_____

The Chair thereupon declared the Resolution duly passed and adopted this
____ day of _____, 2010.

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

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk


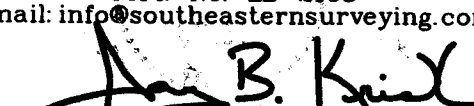
**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
County Attorney

That portion of Third Street, Hoover Park according to the Plat thereof as recorded in Plat Book 16, Page 20 of the Public Records of Palm Beach County, Florida lying Northerly of the Southerly line of the Florida East Coast Railway per Official Record Book 1020, Pages 507 through 512 of the Public Records of Palm Beach County, Florida. Being in the Southeast 1/4 of Section 30, Township 43 South, Range 37 East, Palm Beach County, Florida being more particularly described as follows:

Commence at the South 1/4 corner of said Section 30; thence North 00° 18' 16" West, along the Westerly line of said Hoover Park also being the West line of said Southeast 1/4 of Section 30 a distance of 659.95 feet to the Northerly line of said Hoover Park also being the North line of the South 1/2 of the South 1/2 of the Southeast 1/4 of said Section 30; thence North 89° 58' 48" East, along said Northerly line, 290.74 feet to a point on the said Southerly line of the Florida East Coast Railway being a non-tangent curve concave Northeasterly, having a radius of 723.00 feet, a central angle of 13° 48' 12" and a chord of 173.76 feet that bears South 51° 14' 14" East; thence leaving said Northerly line, along the arc of said curve and Southerly line a distance of 174.18 feet to the Point of Beginning, being a point on Westerly right of way line of Third Street per said Hoover Park; thence leaving said curve and Southerly line, North 00° 18' 16" West, along said Westerly right of way line 108.84 feet to a point on the aforesaid Northerly line of Hoover Park; thence leaving said Westerly right of way line, North 89° 58' 48" East, along said Northerly line 20.00 feet to the Easterly right of way line of said Third Street per Hoover Park; thence South 00° 18' 16" East, along said Easterly right of way line 120.87 feet to a point on the aforesaid Southerly line of the Florida East Coast Railway being a non-tangent curve concave Northeasterly, having a radius of 723.00 feet, a central angle of 01° 51' 14" and a chord of 23.39 feet that bears North 59° 03' 57" West; thence along the arc of said curve and Southerly line a distance of 23.39 feet to the Point of Beginning.

Said parcel contains 2,299 square feet, more or less.

BOUNDARY SURVEY FOR <div style="text-align: center; font-size: 1.2em;"> Pioneer Growers Cooperative </div>	Date: 08/10/2010 S.S.	CERT. NO. LB2108 53849013 <div style="text-align: center;">  </div>		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Job No.: 53849</td> <td style="width: 50%; text-align: center;">Scale: 1" = 150'</td> </tr> </table>	Job No.: 53849	Scale: 1" = 150'	SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 Cert. No. LB-2108 email: info@southeasternsurveying.com
Job No.: 53849	Scale: 1" = 150'			
	<div style="text-align: center; font-size: 1.1em;"> SHEET 1 OF 3 NOT VALID WITHOUT SHEETS 2 & 3 REVISED 09/07/2010 See Sheet 2 for Notes & Sheet 3 for Details </div>	<div style="text-align: center;">  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245 </div>		

SURVEYORS NOTES

1. Utility locations if shown hereon are based on field location of markings by Utility Company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor or by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Measurement methods used for this survey meet MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING CH. 5J-17.050-.052, requirements.
4. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.
5. Features shown by symbol as indicated in the legend are not to scale.
6. Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 30, Township 43 South, Range 37 East being South 89°58'54" West. (assumed)
7. The electronic image of this map contains horizontal positions for all features shown relative to NAD 83/2007, State Plane Coordinate System, Florida East Zone.
8. This survey was performed without benefit of an abstract, title search, title opinion or title commitment. a title search may reveal additional information affecting the parcel as shown.
9. Unless shown, only those visible features in the immediate vicinity of the above described parcel boundary have been located.
10. Dimensions are shown in feet and decimals thereof.
11. Right of Way information shown hereon was determined by found monumentation, recorded plats, right of way maps and information obtained on the Palm Beach County Property Appraisers web site. No Right of Way documentation was provided.

NOT VALID WITHOUT SHEETS 1 & 3

Drawing No. 53849013

Job No. 53849

Date: 08/10/2010

SHEET 2 OF 3

See Sheet 1 for Description

& Sheet 3 for Details

REVISED 09/07/2010



SOUTHEASTERN SURVEYING & MAPPING CORP.

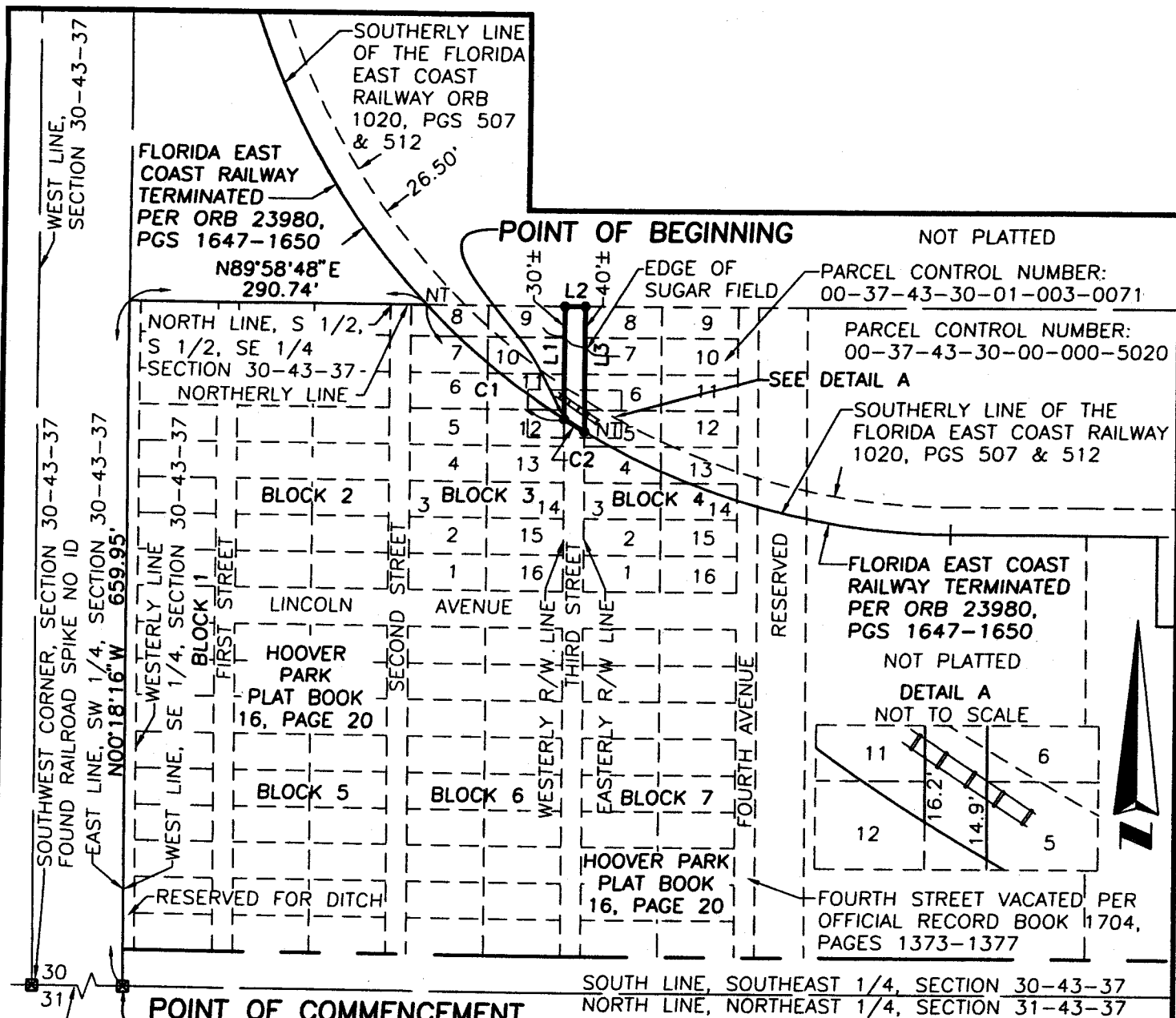
6500 All American Boulevard

Orlando, Florida 32810-4350

(407)292-8580 fax(407)292-0141

Cert. No. LB-2108

email: info@southeasternsurveying.com



POINT OF COMMENCEMENT

SOUTH 1/4 CORNER, SECTION
30, TOWNSHIP 43 SOUTH,
RANGE 37 EAST
FOUND RAILROAD SPIKE
NO ID

SOUTH LINE, SOUTHWEST
1/4, SECTION 30-43-37
S89°58'54"W (BEARING BASE)

1" = 150'
GRAPHIC SCALE

0 75 150 300

LEGEND AND ABBREVIATIONS

- = SET 5/8" IRON
ROD LB2108
- ▬ = 5.0' WIDE
RAILROAD TRACKS
- PGS = PAGES
- C1 = CURVE NUMBER
- L1 = LINE NUMBER
- R/W = RIGHT OF WAY
- NT = NON-TANGENT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK

AIRPORT ROAD
(AVENUE L) (ICE PLANT ROAD)
70.00' RIGHT OF WAY
STATE OF FLORIDA STATE ROAD
DEPARTMENT RIGHT OF WAY MAP
SECTION 93720-2601
DATED 9-11-63

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	723.00'	13°48'12"	174.18'	S51°14'14"E	173.76'
C2	723.00'	1°51'14"	23.39'	N59°03'57"W	23.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°18'16"W	108.84'
L2	N89°58'48"E	20.00'
L3	S00°18'16"E	120.87'

NOT VALID WITHOUT
SHEETS 1 & 2
Drawing No. 53849013
Job No. 53849
Date: 08/10/2010
SHEET 3 OF 3
See Sheet 1 for
Description & Sheet 2
for Notes
REVISED 09/07/2010



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax (407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com