

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

Meeting Date: **October 1, 2013** ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Unity of Title for County owned property located on the south side of Forest Hill Boulevard, east of the Florida Turnpike and west of Pinehurst Drive in unincorporated Greenacres.

Summary: The County owns 768 acres which supports several County uses including Okeeheelee Park South, the Water Utilities Department (WUD) North Region Operation Center, the Sheriff's K-9 Facility and WUD's Production Wells for Water Treatment Plant #2. The 768 acres is comprised of several different parcels and property control numbers. Upon the recording of the Unity of Title, the County parcels will be considered as a single unified property which will simplify future development of the property for County purposes. **(PREM) District 2 (HJF)**

Background and Justification: The County anticipates future development of the 768 acres currently being used as Okeeheelee Park South, the WUD Administration and North Region Operation Center, the Sheriff's K-9 Facility and WUD's Production Wells for Water Treatment Plant #2. This Unity of Title will combine the various parcels supporting the County uses, which thereafter shall be considered as one plot of land. As a result, any proposed improvements through the Building Permit Review process will be evaluated on the basis of the entire 768 acres rather than as individual parcels that were historically assembled and now lie within the boundary of the overall property. Staff intends to file the Okeeheelee South Boundary Survey and Compilation Map (768 acres) into the Miscellaneous Plat Book and then, in turn, record the Unity of Title into the public records of Palm Beach County. The Miscellaneous Plat Book and page number of the Okeeheelee South Boundary Survey and Compilation Map will be added to the legal description of the Unity of Title prior to recording for cross reference purposes.

Attachments:

1. Location Map
2. Unity of Title

Recommended By:

Department Director

9/6/12
Date /

Approved By:

County Administrator

11/12/13
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u> < </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

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

* No fiscal impact.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 9/12/13 9/16/13
OFMB 9/12/13 Contract Development and Control

B. Legal Sufficiency:

 9/17/13
Assistant County Attorney

C. Other Department Review:

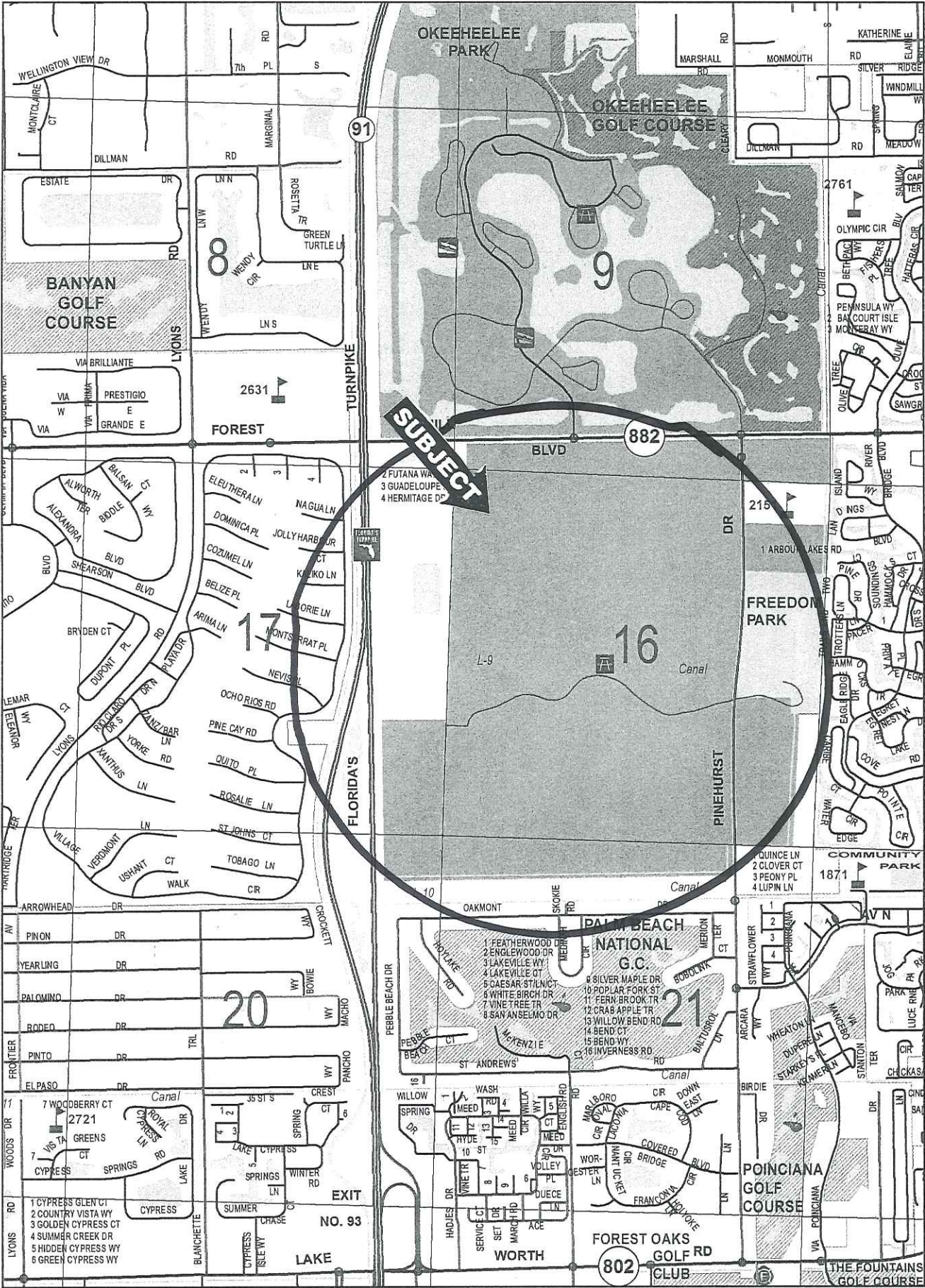
Department Director

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

TWP 44

TWP 44

TWP 44



RNG 42

See pg 88

RNG 42

Prepared by & Return to:
Peter Banting, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-27-05-015-0552 (a portion of)
00-42-43-27-05-014-0410 (a portion of)
00-42-44-16-00-000-1020 (a portion of)
00-42-43-27-05-021-0291 (a portion of)
00-42-43-27-05-021-0040
00-42-43-27-05-021-0201

UNITY OF TITLE

In consideration of future site development by Palm Beach County, a political subdivision of the State of Florida, ("County"), and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the property as legally described in Exhibit "A" (the "County Property") attached hereto and made a part hereof in the following manner:

1. The County Property shall be considered as one plot and parcel of land, and no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their successors and assigns until such time as the same may be released in writing by the County.
3. The conveyance of any portion of the County Property for public right-of-way shall not be deemed to be a violation of this Unity of Title.
4. This instrument shall be recorded in the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the County has caused this Unity of Title to be executed as of the day and year first above written.

ATTEST:

SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

By:  _____
Assistant County Attorney

COUNTY:

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

By: _____
Steven L. Abrams, Mayor

**APPROVED AS TO TERMS
AND CONDITIONS**

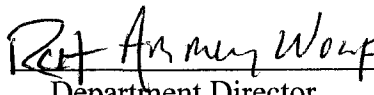
By:  _____
Department Director

Exhibit "A"

LEGAL DESCRIPTION

THAT PORTION OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF PINEHURST DRIVE,

AND

PORTION OF TRACTS 49 THROUGH 58, BLOCK 15, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING SOUTH OF FOREST HILL BOULEVARD, WEST OF PINEHURST DRIVE AND EAST OF THE E-2E CANAL, LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6803, PAGE 1103 AND OFFICIAL RECORD BOOK 11515, PAGE 726, BUT INCLUDING THOSE LANDS RECORDED IN OFFICIAL RECORD BOOK 11624, PAGE 66.

AND

PORTION OF TRACTS 5, 12, 13, 28 AND ALL OF TRACTS 4, 20, 21 AND 29 THROUGH 36, BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING EAST OF THE E-2E CANAL AND WEST OF PINEHURST DRIVE AND NORTH OF THE L-10 CANAL.

AND

THOSE LANDS ABANDONED BY RESOLUTION NO. R-72-425 RECORDED IN OFFICIAL RECORD BOOK 2068, PAGE 689, LYING SOUTH OF FOREST HILL BOULEVARD, WEST OF PINEHURST DRIVE, EAST OF THE E-2E CANAL AND NORTH OF THE L-10 CANAL,

LESS THE RIGHT OF WAY FOR THE E-2E CANAL AND THE L-10 CANAL, SAID CANALS MAY BE DEFINED IN OFFICIAL RECORD BOOK 1585, PAGE 505, AND

LESS THE RIGHT OF WAY FOR FOREST HILL BOULEVARD, AND

LESS THE RIGHT OF WAY FOR PINEHURST DRIVE.

OVERALL BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 15 AND BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 42 EAST; BEGINNING AT THE 4" X 4" CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST LINE OF TRACT 55, SAID BLOCK 15 AND A LINE 45.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 55; THENCE SOUTH 89°02'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 329.10 FEET TO THE NORTHEAST CORNER OF A ROAD RIGHT OF WAY PER PALM BEACH COUNTY RESOLUTION R-88-1865D; THENCE SOUTH 00°57'50" EAST ALONG THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°02'10" WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, A DISTANCE

OF 47.53 FEET; THENCE SOUTH 49°32'32" EAST ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 11624, PAGE 66 SAID PUBLIC RECORDS, A DISTANCE OF 46.31 FEET; THENCE SOUTH 08°07'14" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 288.04 FEET TO THE EAST LINE OF PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6803, PAGE 1103, SAID PUBLIC RECORDS; THENCE SOUTH 01°28'12" WEST ALONG SAID EAST LINE A DISTANCE OF 137.60 FEET; THENCE SOUTH 29°32'29" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 203.27 FEET; THENCE SOUTH 02°27'31" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 362.15 FEET TO THE SOUTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6803, PAGE 1103, SAID PUBLIC RECORDS; THENCE SOUTH 02°27'31" EAST ALONG THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11515, PAGE 726, SAID PUBLIC RECORDS, A DISTANCE OF 228.47 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°02'29" WEST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 893.64 FEET TO A LINE 25.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 57, SAID BLOCK 15; THENCE SOUTH 00°55'44" EAST ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 57, SAID BLOCK 15, A DISTANCE OF 66.57 FEET TO THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 89°02'29" WEST ALONG SAID SOUTH LINE OF BLOCK 15, A DISTANCE OF 9.82 FEET TO NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 15.18 FEET OF TRACT 4, SAID BLOCK 21; THENCE SOUTH 00°55'44" EAST ALONG SAID EXTENSION AND EAST LINE, A DISTANCE OF 685.00 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE NORTH 89°02'39" EAST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 9.82 FEET; THENCE SOUTH 00°55'44" EAST ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 5, 12 AND 13, SAID BLOCK 21, A DISTANCE OF 2,010.00 FEET TO THE SOUTH LINE OF SAID TRACT 13, SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE NORTH 89°03'10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF THE WEST 65.00 FEET OF SAID TRACT 13; THENCE SOUTH 00°55'44" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°03'10" WEST ALONG THE NORTH LINE OF SAID TRACT 20, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20; THENCE SOUTH 00°55'44" EAST ALONG THE WEST LINE OF SAID TRACTS 20, 21, 28 AND 29, A DISTANCE OF 2,370.00 FEET TO THE NORTH LINE OF THE SOUTH 300.00 FEET OF SAID TRACT 29; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.18 FEET TO A LINE 15.18 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT ANGLES TO) THE WEST LINE OF SAID TRACT 29; THENCE SOUTH 00°55'44" EAST, A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF SAID TRACT 29; THENCE NORTH 89°04'16" EAST ALONG THE SOUTH LINE OF TRACTS 29 THROUGH 36, SAID BLOCK 21, A DISTANCE OF 5,076.09 FEET TO THE MONUMENTED WEST RIGHT OF WAY LINE OF PINEHURST DRIVE AS SHOWN ON PALM BEACH COUNTY DRAWING NUMBER 4-75-312B; THENCE NORTH 00°57'50" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1897.86 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST HAVING A RADIUS OF 11,499.16 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 06°30'00", A DISTANCE OF 1,304.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°32'10" EAST CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 511.80 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST HAVING A RADIUS OF 11,419.16 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°30'00", A DISTANCE OF 1,295.46 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°57'50" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 1,693.25 FEET TO A LINE 45.00 FEET SOUTH OF A PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 49 THROUGH 54, SAID BLOCK 15; THENCE SOUTH 89°02'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,974.91 FEET TO THE POINT OF BEGINNING.

Note: The legal description above is legally described and depicted in the Okeeheelee South Boundary Survey and Compilation Map prepared by Palm Beach County under Project No. 2011009-04 (Drawing No. S-3-10-3166, 5 Sheets) as recorded in Miscellaneous Plat Book _____, Page _____ of the Public Records of Palm Beach County, Florida.