

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	*_____	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

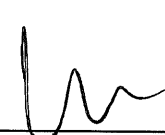
Is Item Included in Current Budget: Yes _____ No _____

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

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

*No fiscal impact.

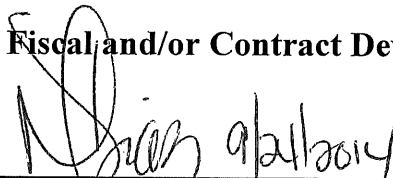
Fixed Assets Number M07066

a.d. 8/19/14
9-12-14


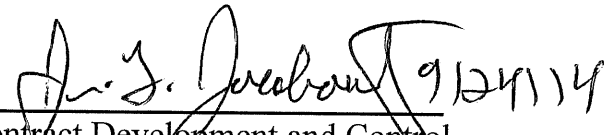
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

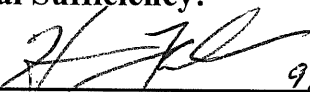


 OFMB *9/23/14*



 Contract Development and Control
7-24-14 B. Wheeler

B. Legal Sufficiency:



 Assistant County Attorney *9/26/14*

C. Other Department Review:

 Department Director

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

TWP 43

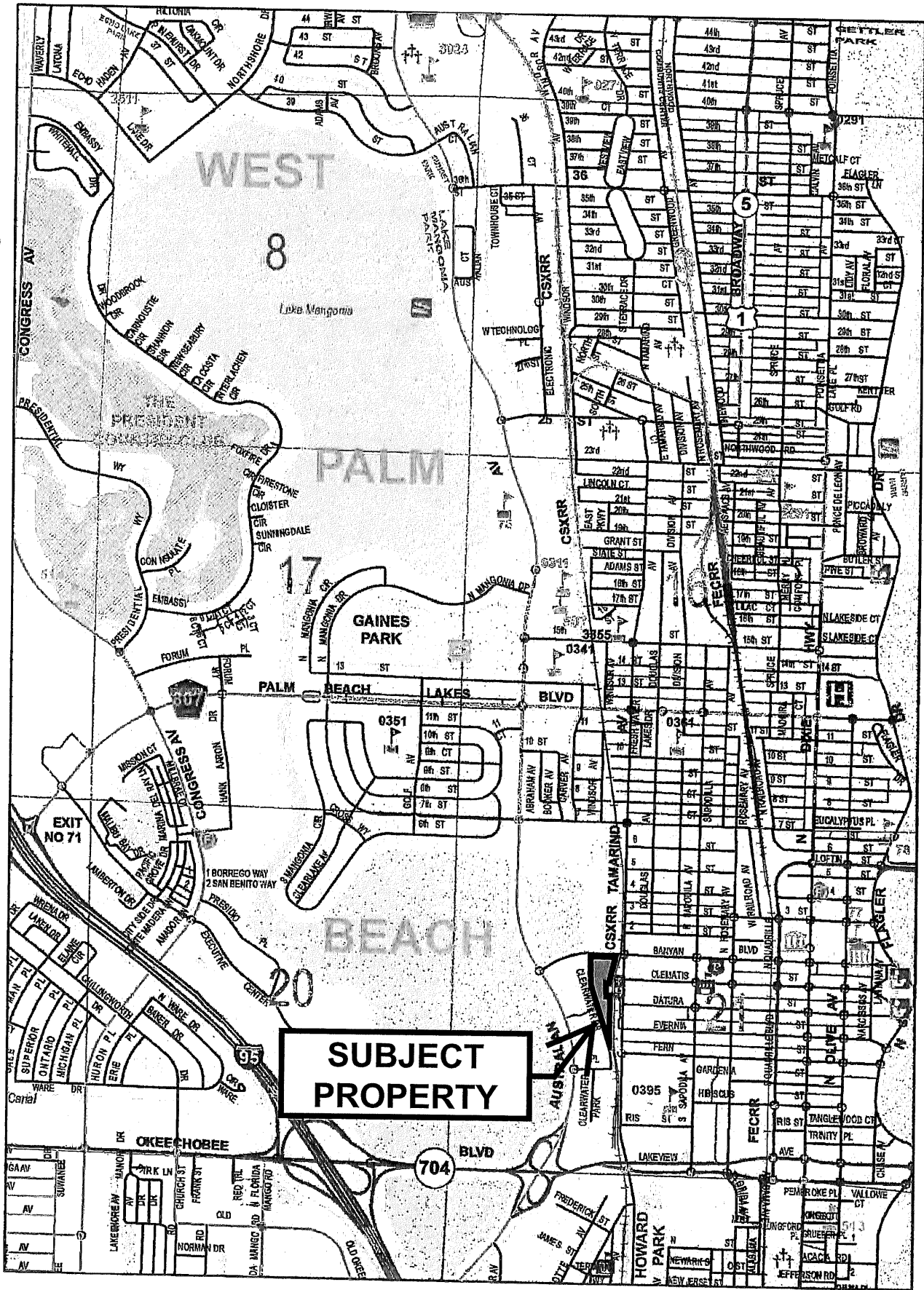
TWP 43

TWP 43

16

17

18



RNG 43

See pg 71

RNG 43

LOCATION MAP

11

This instrument prepared by or
under the direction of:
Laurice C. Mayes, Esq. *LEM 7/15/14*
Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No. **L66 (Part)**
Item/Segment No. **N/A**
Section No. **93220-2403**
Managing District: **Four**
S.R. No. **SFRC**
County: **Palm Beach**

Quitclaim and Release of Interests

This Quitclaim and Release of Interests made and given by the
State of Florida Department of Transportation this 18th day of
July, 2014.

WITNESSETH:

Whereas, the State of Florida, by and through the State of Florida Department of Transportation (FDOT), conveyed certain property to Palm Beach County (County) in 2007 by Quitclaim Deed for Public Purpose, recorded at Official Records Book 21839, Page 0330 in the Public Records of Palm Beach County (Deed) and the sketch and legal being attached hereto as Exhibit "A" (the "Property"); and

Whereas, that Deed required that the Property be used for public purposes in connection with the County's development of an intermodal transfer facility and provided for the Property to revert to FDOT if it ever ceased to be used for the above described purpose; and

Whereas, the County completed construction of the intermodal transfer facility and has entered into a contract ("Contract") with a private developer for development of a transit oriented development ("TOD") that will adjoin and connect the intermodal transfer facility; and

Whereas, the County has requested that FDOT release its reversionary interest in the Property; and

Whereas, the subject Property was initially acquired by FDOT with state funds and FDOT has determined, in its discretion, that the reversionary provision is no longer necessary; and

Whereas, the "mineral rights" reservations in the deed may also be released pursuant to Fla. Stat. §270.11; and

Whereas, this Quitclaim Deed and Release of Interests is made upon the express condition that the Property will continue to be used for a public purpose, including, but not limited to, for open space comprising a publically accessible amenity; and

Whereas, it is understood and agreed that if the Property ceases to be used for public purpose, including, but not limited to, for open space comprising a publically accessible amenity, the Property's fair market value shall be paid to FDOT by the then current owner and the restriction and obligation shall be then be released. Until so released, this restriction and obligation shall be deemed a covenant running with the Property and shall be enforceable by the State of Florida Department of Transportation against the then current owner of the Property.

Now Therefore, based on and incorporating the foregoing recitals and for good and proper consideration, FDOT hereby releases its reversionary interest in said Property identified in Exhibit "A" and releases the mineral rights reservations contained in the deed.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District IV and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in our presence as witnesses:

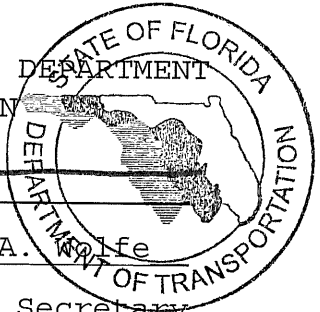
Lynn Lewis

Print Name: LYNN LEWIS

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY:

James A. Wolfe
Name: James A. Wolfe
District Secretary
District IV



Marsha Pugh

Print Name: MARSHA PUGH

ATTEST: Maria Gutierrez
Name: Maria Gutierrez
Executive Secretary

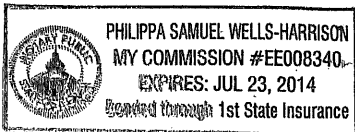
STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared, James A. Wolfe, District Secretary and Maria Gutierrez, Executive Secretary of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 18th day of July, 2014.

(NOTARIAL SEAL)



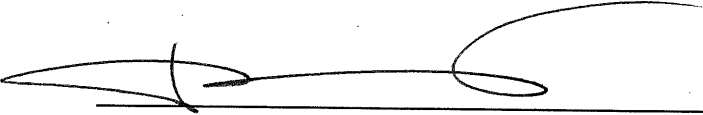
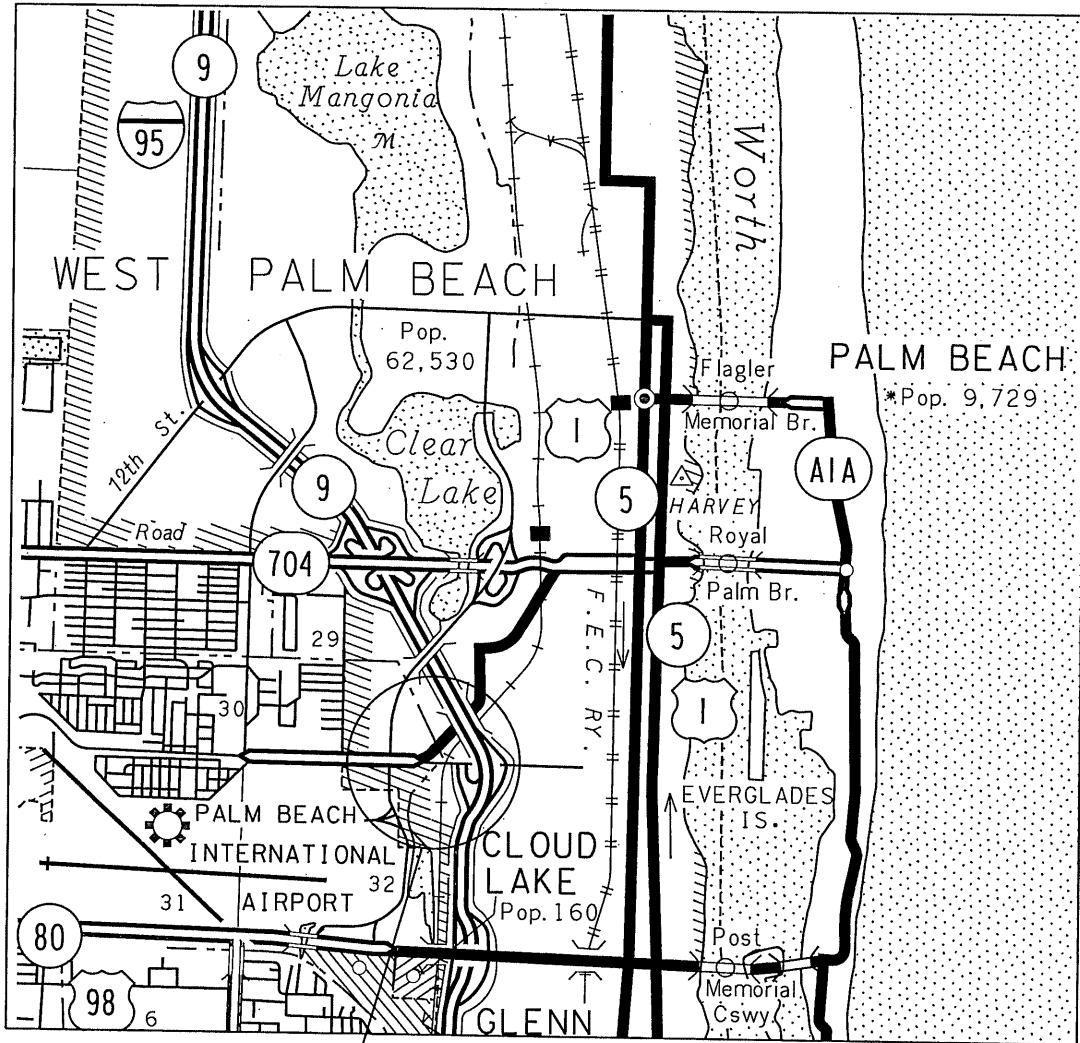

Print name: Philippa S. Wells-Harrison
Notary Public in and for the County
and State last aforesaid.
My Commission Expires: July 23, 2014

EXHIBIT "A"
RANGE 43 EAST



LOCATION MAP
NOT TO SCALE

LEGEND:

- △ = DELTA
- ⊕ = BASELINE
- C.B. = CHORD BEARING
- EXIST. = EXISTING
- L = LENGTH
- (P) = PLAT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVE
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENT
- R = RADIUS
- RGE. = RANGE
- R.R. = RAILROAD
- RT. = RIGHT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWP. = TOWNSHIP

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY MAP FOR THE C.S.X. RAILROAD STATE PROJECT NO. 93220-2403, SHEET 64 OF 75.
2. THIS SKETCH EXIST SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. HATCHED AREA TO BE SURPLUSED. AREA = 10,627 SQUARE FEET.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT FOUR
RIGHT OF WAY MAPPING
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
(954) 777-4550

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. CSX

PALM BEACH COUNTY

	BY	DATE	PREPARED BY: F.D.O.T. DRISTRICT 4	DATA SOURCE: N/A
DRAWN	WALKER	12-01-06		
CHECKED	BROWN	12-01-06	ITEM/SEGMENT: N/A SECTION 93220-2403	SHEET 1 OF 3

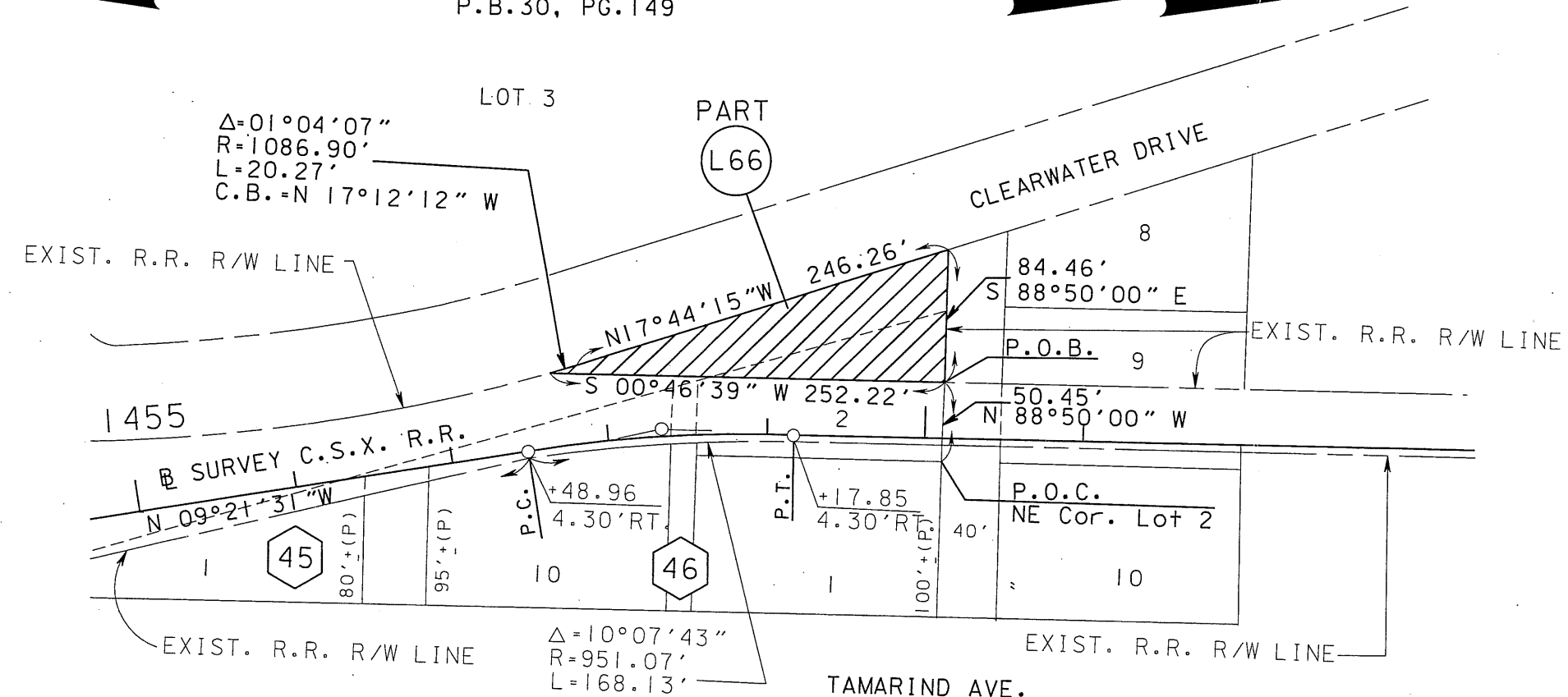
EXHIBIT "A"

SEC. 21, TWP. 43, RGE. 43 E.

SCALE 1"=100'

PLAT OF CLEAR LAKE PARK

P.B.30, PG.149



MAP OF THE TOWN OF WEST PALM BEACH

P.B. 1, PG. 2

HATCHED AREA TO BE SURPLUSUED.
AREA = 10,627 SQUARE FEET.

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. C.S.X.

PALM BEACH COUNTY

				BY	DATE	PREPARED BY:	DATA SOURCE:
				DRAWN	WALKER	12-06-06	F.D.O.T. DISTRICT 4
				CHECKED	BROWN	12-06-06	N/A
REVISION	BY	DATE				ITEM/SEGMENT: N/A	SECTION 93220-2403
							SHEET 2 OF 3

Item/Segment No. N/A
 Section No. 93220-2403
 Parcel No. L66 (PART)
 Surplus Property

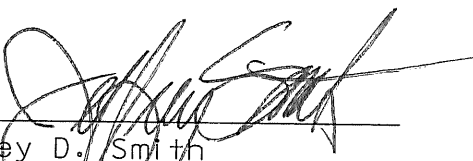
That part of Lot 2, Block 46, MAP OF THE TOWN OF WEST PALM BEACH, according to the plat thereof, as recorded in Plat Book 1, Page 2 of the Public Records of Palm Beach County, Florida and that part of Section 21, Township 43 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of said Lot 2; thence North 88°50'00" West along the North line of said Lot 2, a distance of 50.45 feet to the POINT OF BEGINNING; thence South 00°46'39" West, a distance of 252.22 feet to a point on the Westerly Existing Railroad Right of Way line for the C.S.X. Railroad and a point on a curve concave Westerly, having a chord bearing of North 17°12'12" West; thence Northwesterly along said Westerly Existing Railroad Right of Way line and said curve, having a radius of 1,086.90 feet, through a central angle of 01°04'07", an arc distance of 20.27 feet to the end of said curve; thence North 17°44'15" West along said Westerly Existing Railroad Right of Way line, a distance of 246.26 feet; thence South 88°50'00" East continuing along said Westerly Existing Railroad Right of Way Line, a distance of 84.46 feet to the POINT OF BEGINNING.

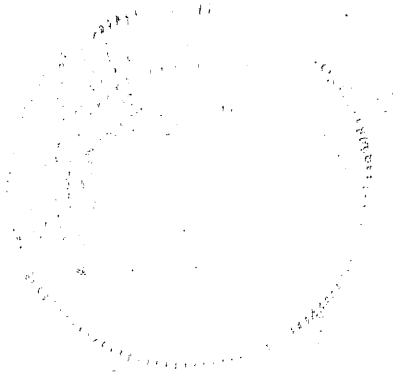
Containing 10,627 square feet, more or less.

I hereby certify that to the best of my knowledge and belief the attached legal description of Parcel No. L66 (PART), as shown on the Right of Way Parcel Sketch for the C.S.X. Railroad, Section No. 93220-2403 is true, accurate and was prepared under my direction.

I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to Section 472.027 Florida Statutes.



Jeffrey D. Smith
 Florida Surveyor and Mapper No. 4805
 Date: 3/27/07
 Florida Department of Transportation



FLORIDA DEPARTMENT OF TRANSPORTATION										
PARCEL SKETCH - NOT A SURVEY										
STATE ROAD NO. CSX					PALM BEACH COUNTY					
		BY	DATE	PREPARED BY:			DATA SOURCE:			
		DRAWN	WALKER	12-01-06	F.D.O.T. DISTRICT 4			N/A		
REVISION	BY	DATE	CHECKED	BROWN	12-01-06	ITEM/SEGMENT: N/A SECTION 93220-2403			SHEET 3 OF 3	