

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

f:\land\_dev\board actions\bdaction-abandonments\2015\ab32871 walgreens@kings point-consent-1-13-15.doc

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	** -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund\_\_ Dept.\_\_ Unit\_\_ Object  
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

\*\*This item has no fiscal impact.

C. Departmental Fiscal Review: Alii Kovalamen

III. REVIEW COMMENTS

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

Susan Neary 12/15/14  
KID SC #30 OFMB  
12/15 12/15

J. J. Jacobson 12/18/14  
Contract Dev. and Control

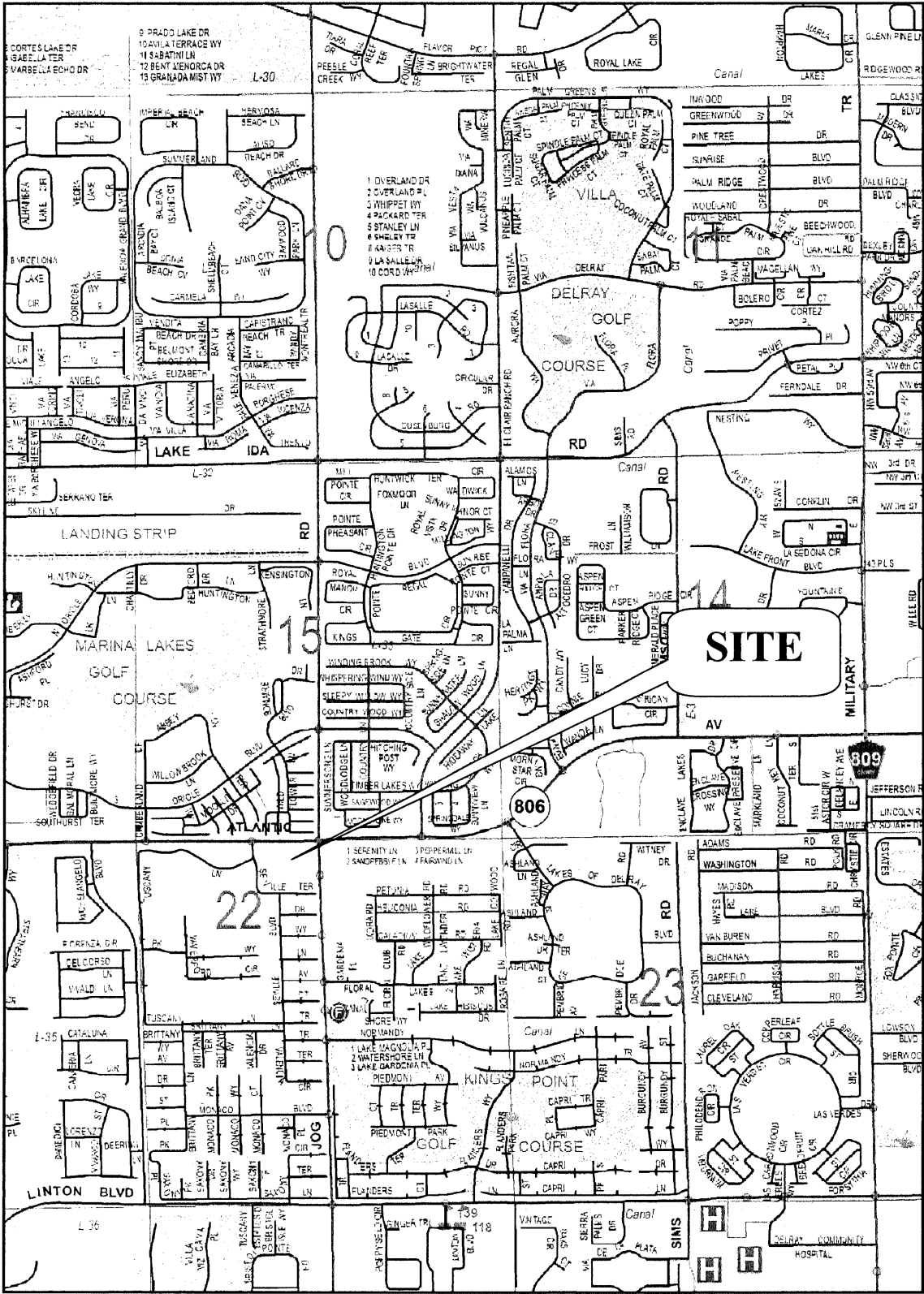
B. Approved as to Form  
and Legal Sufficiency:

Mark R. Pelt 12/19/14  
Assistant County Attorney

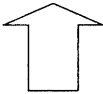
C. Other Department Review:

\_\_\_\_\_  
Department Director

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



LOCATION SKETCH



N (Not to scale)

10 FOOT UTILITY EASEMENT  
ABANDONMENT OF A 10 FOOT UTILITY EASEMENT LYING  
IN LOT 1, PLAT NO. TWO KINGS POINT PLAZA,  
RECORDED IN PLAT BOOK 31, PAGE 174,  
PUBLIC RECORDS, PALM BEACH COUNTY

## RESOLUTION NO. R-2015-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, VACATING THAT CERTAIN 10 FOOT WIDE UTILITY EASEMENT LYING IN LOT 1, PLAT NO. TWO KINGS POINT PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida (Board), has considered the vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034) for the vacation of the hereinafter described; and

**WHEREAS**, petition to vacate said utility easement lying in Lot 1, was submitted by Partners Point LLC; and

**WHEREAS**, this petition substantially complies with the terms and conditions of the vacation as set forth in said Ordinance; and

**WHEREAS**, this Board, while convened in regular session on January 13, 2015, did hold a meeting on said petition to vacate, and this Board determined that said utility easement lying in Lot 1, as shown in Exhibit A, is in excess of the requirements of the local utility companies; and

**WHEREAS**, this Board while convened in regular session on January 13, 2015, did hold a meeting on said Petition to abandon/vacate the utility easement lying in Lot 1, shown in Exhibit A, and this Board determined that said abandonment/vacation conforms to the County's Land Development Code.

**RESOLUTION NO. R-2015-\_\_\_\_\_**

**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.
2. That certain utility easement lying in Lot 1 is hereby vacated and closed as a public easement and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the easement, more fully described in the legal description and sketch as shown in Exhibit A 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 as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

**RESOLUTION NO. R-2015-\_\_\_\_\_**

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 Shelley Vana, Mayor

Commissioner Mary Lou Berger, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Paulette Burdick

Commissioner Steven L. Abrams

Commissioner Melissa McKinlay

Commissioner Priscilla A. Taylor

The Mayor thereupon declared the Resolution duly passed and adopted  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**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

EXHIBIT 1



SPECIFIC PURPOSE SURVEY  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, "PLAT NO. TWO KINGS POINT PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING ALL OF A 10.00 FOOT WIDE UTILITY EASEMENT RECORDED IN SAID PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°27'18" WEST ON THE SOUTH LINE OF SAID LOT 1 FOR 157.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'18" WEST ON SAID SOUTH LINE 10.00 FEET; THENCE NORTH 00°43'03" EAST 45.12 FEET; THENCE SOUTH 89°16'57" EAST 10.00 FEET; THENCE SOUTH 00°43'03" WEST 44.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 450 SQUARE FEET, 0.0103 ACRES.

**NOTES:**

- 1) THIS SITE LIES IN SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 3) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:  
DAVERSITY ATLANTIC LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 4) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS  $\pm 0.2'$ .
- 5) BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 22-46-42 HAVING A GRID BEARING OF S02°10'47"E, AS DERIVED FROM PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTATION. THE BEARING BASE DATUM IS NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE PROJECTION. ROTATION EQUATION: 02°10'47".
- 6) DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 7) SCALE FACTOR IS 1.0000388. GROUND DISTANCE TIMES SCALE FACTOR EQUALS GRID DISTANCE. LINEAR UNITY IS THE U.S. SURVEY FOOT.
- 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO. 13028017 ES, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: FEBRUARY 13, 2014 AT 8:00 AM.

NOTES CONTINUED ON SHEET 2

FILE: DAVERSITY ATLANTIC LLC

SCALE: NOT TO SCALE

ORDER NO.: 57540

DATE: 05/03/14, REV. 05/19/14, 10/23/14, 11/07/14

10' UTILITY EASEMENT TO BE ABANDONED

PALM BEACH COUNTY, FLORIDA

FOR: WALGREENS

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 THROUGH 4 INCLUSIVE

*Beth Burns*

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

EXHIBIT A

Page 2 of 4

EXHIBIT 1

SPECIFIC PURPOSE SURVEY  
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



NOTES CONTINUED FROM SHEET 1

THE FOLLOWING ARE SCHEDULE B-SECTION II EXCEPTIONS TO SAID COMMITMENT:  
ITEMS 1, 2, 3, 4, 5 & 6-NOT ADDRESSED.  
ITEM 7-RESTRICTIONS, DEDICATIONS AND EASEMENTS IN PLAT BOOK 31, PAGE 174, AFFECT THIS SITE AS DEPICTED HEREON.  
ITEM 8-RESOLUTION IN DEED BOOK 1104, PAGE 158, IS NOT AVAILABLE FOR REVIEW.  
ITEM 9-TERMS, CONDITIONS AND EASEMENT RIGHTS IN O.R.B. 2506, PAGE 950 AFFECT THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 10-TERMS, CONDITIONS, COVENANTS, CHARGES, EASEMENT RIGHTS AND OTHER RIGHTS IN AGREEMENT IN O.R.B. 2227, PAGE 1017, AS AMENDED IN O.R.B. 2882, PAGE 1809, AND ASSIGNMENTS IN O.R.B. 34047, PAGE 1675 AND O.R.B. 3800, PAGE 1449 AFFECT THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 11-TELEPHONE EASEMENT IN O.R.B. 2069, PAGE 1666, AS SUBORDINATED IN O.R.B. 8937, PAGE 868, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.  
ITEM 12-DRAINAGE EASEMENT IN O.R.B. 2075, PAGE 540, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.  
ITEMS 13 & 14-NOT ADDRESSED.  
9) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
10) THE SPECIFIC PURPOSE OF THIS SURVEY IS THE ABANDONMENT OF ALL OF A 10 FOOT WIDE UTILITY EASEMENT IN LOT 1, "PLAT NO. TWO KINGS POINT PLAZA", RECORDED IN PLAT BOOK 31, PAGE 174, P.B.C.R.  
11) BOUNDARY CORNERS HAVE NOT BEEN SET.  
12) STATUS OF THE FACILITIES SHOWN ON THIS SURVEY IS NOT KNOWN.

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.B.C.R.	PALM BEACH COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
	UNDERGROUND SANITARY SEWER LINE
	METAL LIGHT POLE
	SANITARY MANHOLE
	MAHOGANY TREE
⑤	COMMITMENT ITEM NUMBER
N	NORTH
E	EAST

FILE: DAVERSTY ATLANTIC LLC

SCALE: NOT TO SCALE

ORDER NO.: 57540

DATE: 05/03/14, REV. 05/19/14, 10/23/14, 11/07/14

10' UTILITY EASEMENT TO BE ABANDONED

PALM BEACH COUNTY, FLORIDA

FOR: WALGREENS

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 THROUGH 4 INCLUSIVE



EXHIBIT A

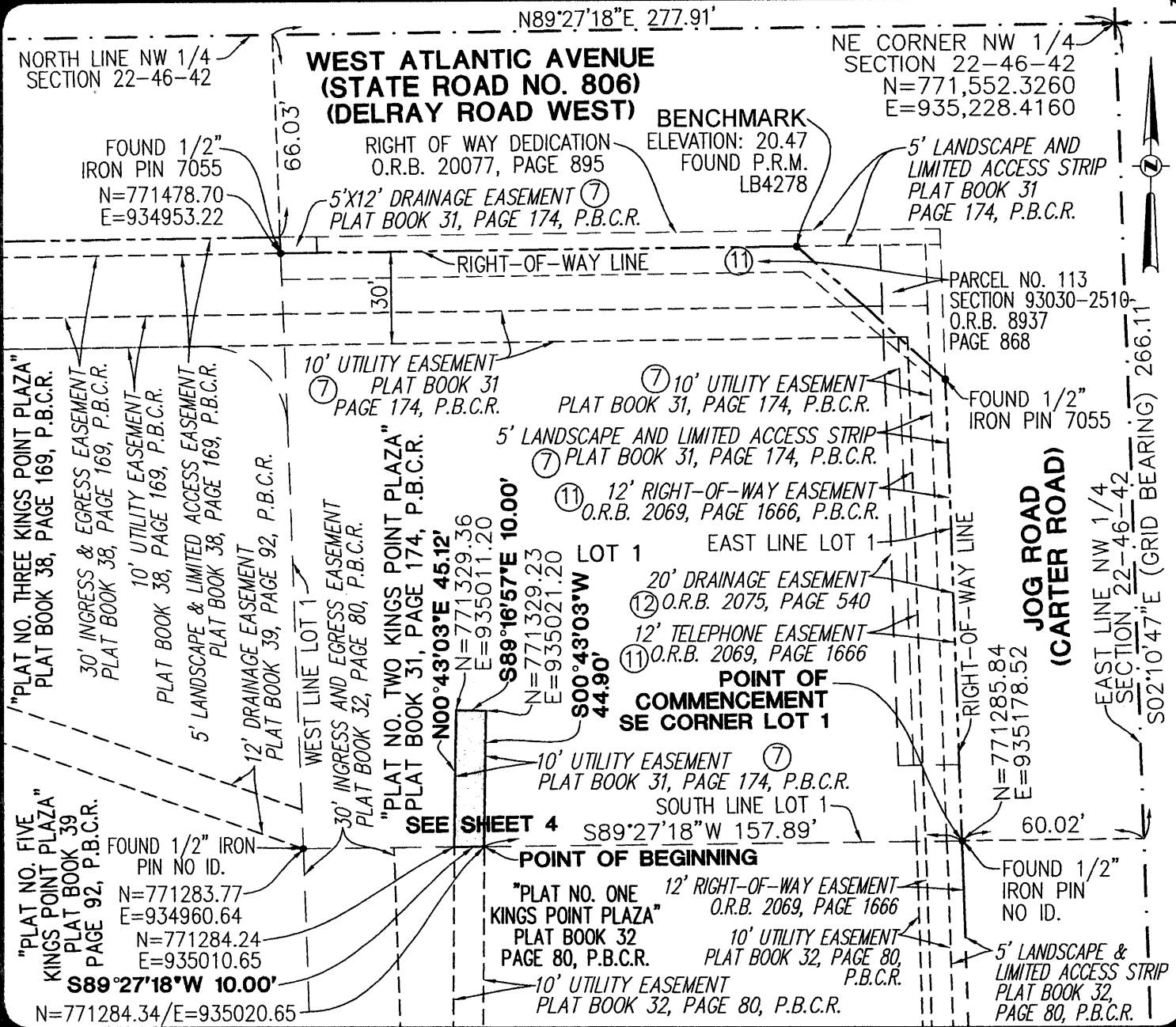
Page 3 of 4

EXHIBIT 1

SPECIFIC PURPOSE SURVEY  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DAVERSITY ATLANTIC LLC

SCALE: 1"=50'

ORDER NO.: 57540

DATE: 05/03/14, REV. 05/19/14, 10/23/14, 11/07/14

10' UTILITY EASEMENT TO BE ABANDONED

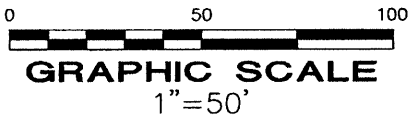
PALM BEACH COUNTY, FLORIDA

FOR: WALGREENS

SHEET 3 OF 4

LEGEND:  
SEE SHEET 2

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 THROUGH 4 INCLUSIVE



## Page 4 of 4

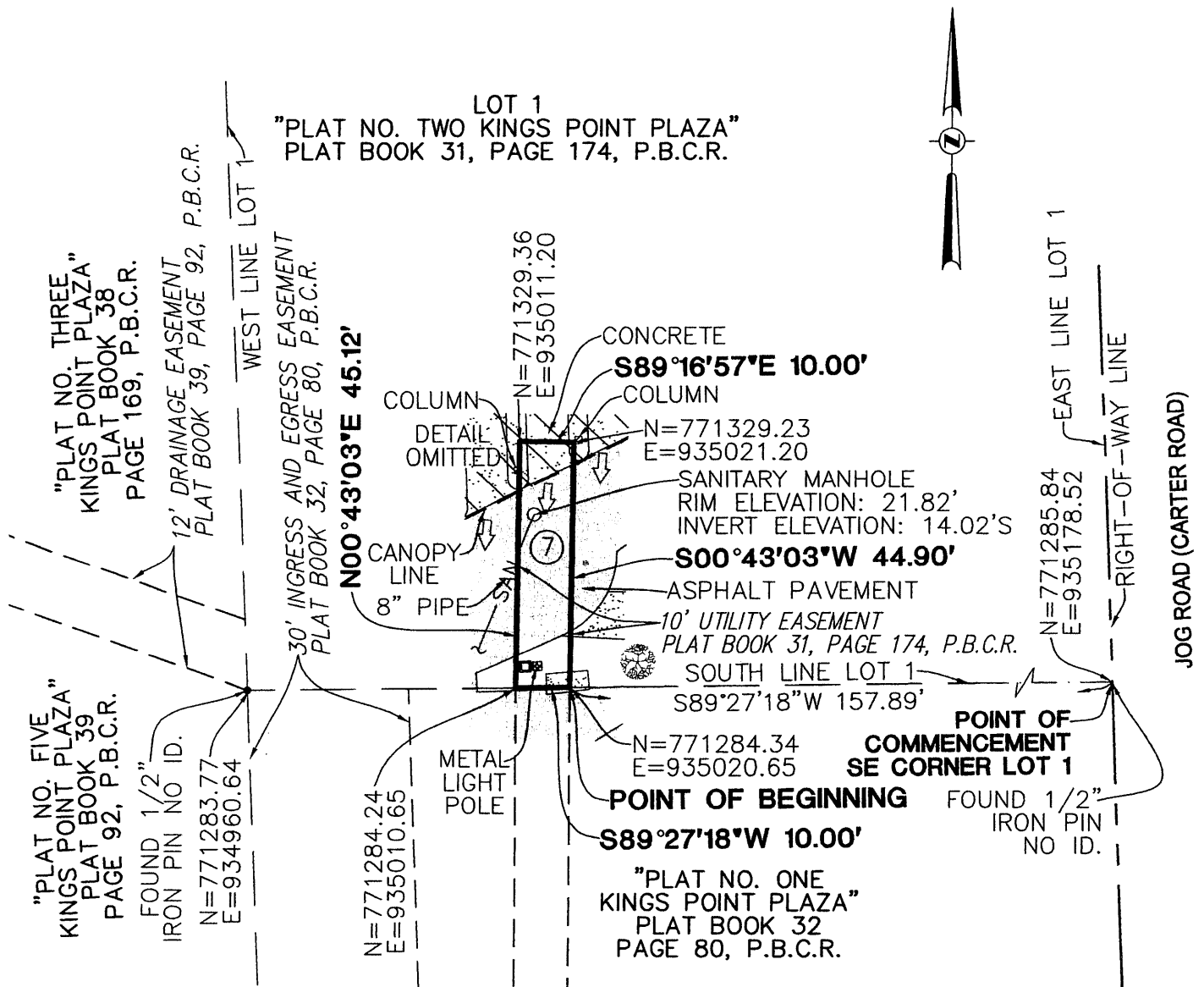
**SPECIFIC PURPOSE SURVEY**  
BY

5381 NOB HILL ROAD

**SUNRISE, FLORIDA 33351**

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



**FOR WALGREENS**

LEGEND:  
SEE SHEET 2

### GRAPHIC SCALE

$$1'' = 30'$$