

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	* <u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</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.
 Fixed Asset No. H07846 *a. d. Pines, PAWS, OFMB 8/4/15*
W 9.8.15

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Sherry Brown
 OFMB *hW*
 9/1/14 *9/1/14*

Dr. J. Jacobson 9/22/15
 Contract Development and Control
B. Wheeler 9-21-15

B. Legal Sufficiency:

H. J. K. 9/23/15
 Assistant County Attorney

C. Other Department Review:

 Department Director

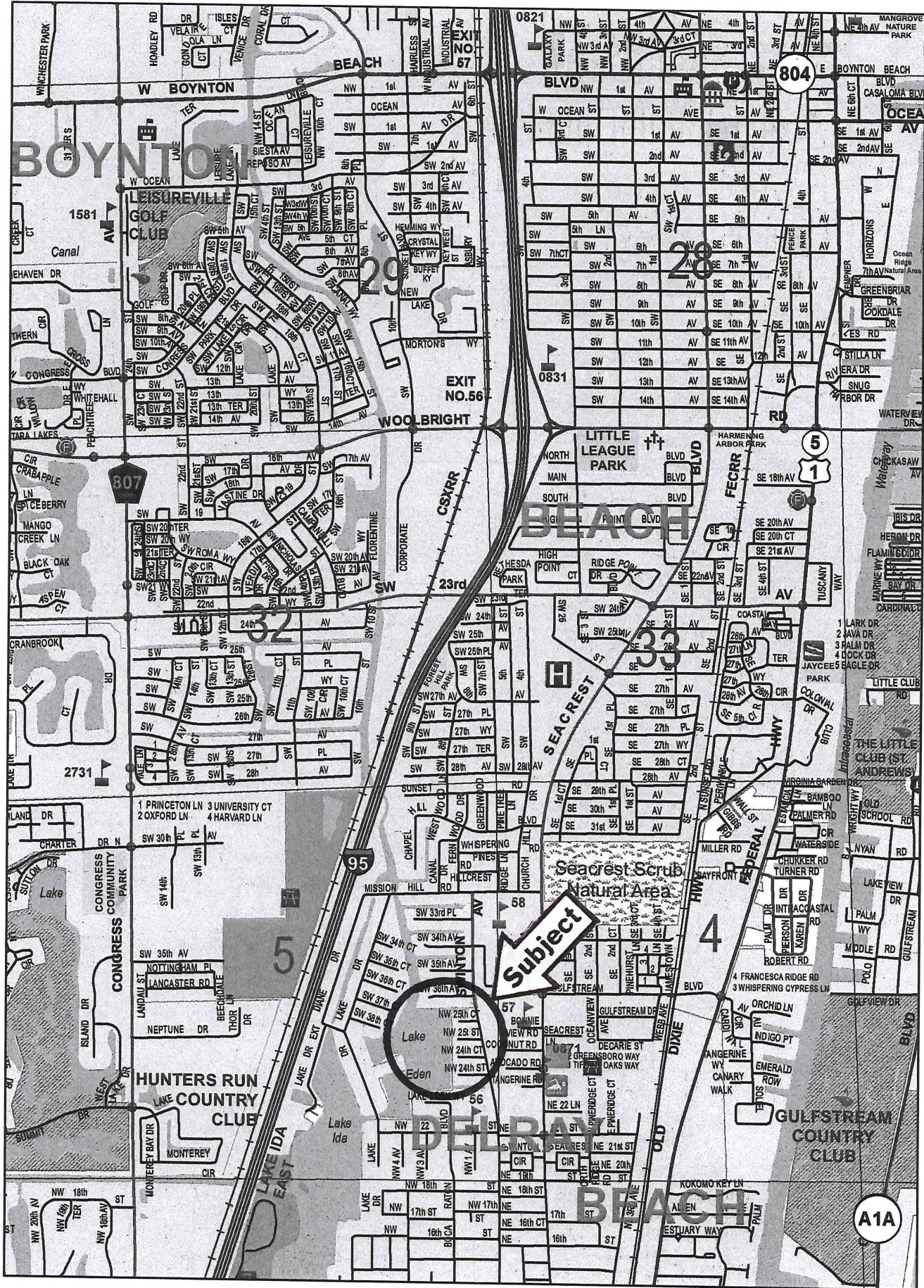
This summary is not to be used as a basis for payment.

Background & Policy Issues (Cont'd): The County is conveying this property to the LWDD pursuant to the reverter clause in the deed (Deed Book 914, Pg 172) from LWDD. Because the property is reverting to the original party regardless of value, the approval of the Property Review Committee and an appraisal of the property were not obtained. Mineral and petroleum rights are also not being reserved as provided for in Florida Statute Section 270.11. The County's Parks and Recreation and Environmental Resource Management Departments have reviewed this conveyance and have no objections. No Disclosure of Beneficial Interest is required since the transaction is between the County and another governmental entity.

TWP 45

TWP 45

TWP 46



RNG 43

See pg 111

RNG 43

Page 105

LOCATION MAP

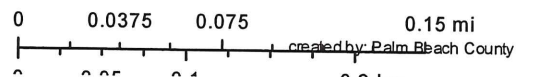
Attachment 1
Page 1 of 2





September 2, 2015

1:4,514



LOCATION MAP

Attachment 1
Page 2 of 2



Attachment 2
Resolution w/Exhibit
5 Pages

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE RECONVEYANCE OF CERTAIN REAL PROPERTY TO LAKE WORTH DRAINAGE DISTRICT, A SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, WITHOUT CHARGE AND WITHOUT MINERAL AND PETROLEUM RIGHTS RESERVATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Worth Drainage District, a Special Taxing District of the State of Florida (“District”), has made a request to the Board of County Commissioners of Palm Beach County asking that Palm Beach County (“County”) re-convey a 0.039 acre of surplus real property to District for use by District for its purposes; and

WHEREAS, District deeded the 0.039 acre parcel to County as part of a larger parcel with a restriction that the property be used for park purposes; and

WHEREAS, the deed to the County provided that title to the land would revert to District if County did not use the property for park purposes, and County is not using the 0.039 acre parcel of land for park purposes; and

WHEREAS, District has requested that the 0.039 acre parcel be re-conveyed to District; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby finds that the 0.039 acre of real property should be re-conveyed to District as requested, and at no charge, as it is not being used for the intended park purposes and title will revert to District; and

WHEREAS, pursuant to Florida Statutes Section 270.11, District has requested that such property be re-conveyed without reservation of phosphate, mineral, metals and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby agrees to re-convey such property without reserving phosphate, mineral, metals and petroleum rights.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Re-convey Real Property

The Board of County Commissioners of Palm Beach County shall re-convey to District without charge and by County Deed, attached hereto and incorporated herein by reference, the real property legally described in such Deed.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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

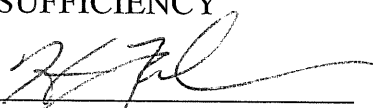
The Mayor thereupon declared the Resolution duly passed and adopted this ___ day of _____, 20__.

PALM BEACH COUNTY, a political
subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

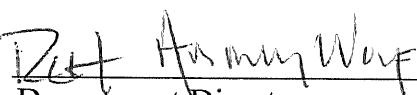
SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: 
Department Director

PREPARED BY AND 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: 00-43-46-05-00-000-5170 (a portion of)
Closing Date: _____
Purchase Price: \$0.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and LAKE WORTH DRAINAGE DISTRICT, a special Taxing District existing under the laws of the State of Florida, whose legal mailing address is 13081 Military Trail, Delray Beach, FL 33484-1105, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Shelley Vana, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: _____
Assistant County Attorney



EXHIBIT "A" DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, LAKE EDEN SUBDIVISION PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 29, PAGE 218, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE PROCEED S01 10'04"E, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 135.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 89 54'17"W, ALONG A LINE BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 12.57 FEET TO THE WET EDGE OF AN EXISTING WOOD SEAWALL; THENCE FOR THE NEXT THREE COURSES ALONG SAID WET EDGE OF SAID SEAWALL, N 15 43'55"W, A DISTANCE OF 7.05 FEET; THENCE N 01 10'04"E, A DISTANCE OF 105.90 FEET; THENCE N 74 27'54"E, A DISTANCE OF 12.34 FEET TO THE WATERS EDGE; THENCE N01 10'04" E, ALONG THE WATERS EDGE, A DISTANCE OF 19.00 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4; THENCE N 88 54'55"E, A DISTANCE OF 2.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,722.75 SQ. FT., .039 ACRE.

L.W.D.D. PROJECT NO. 14-0589F-01

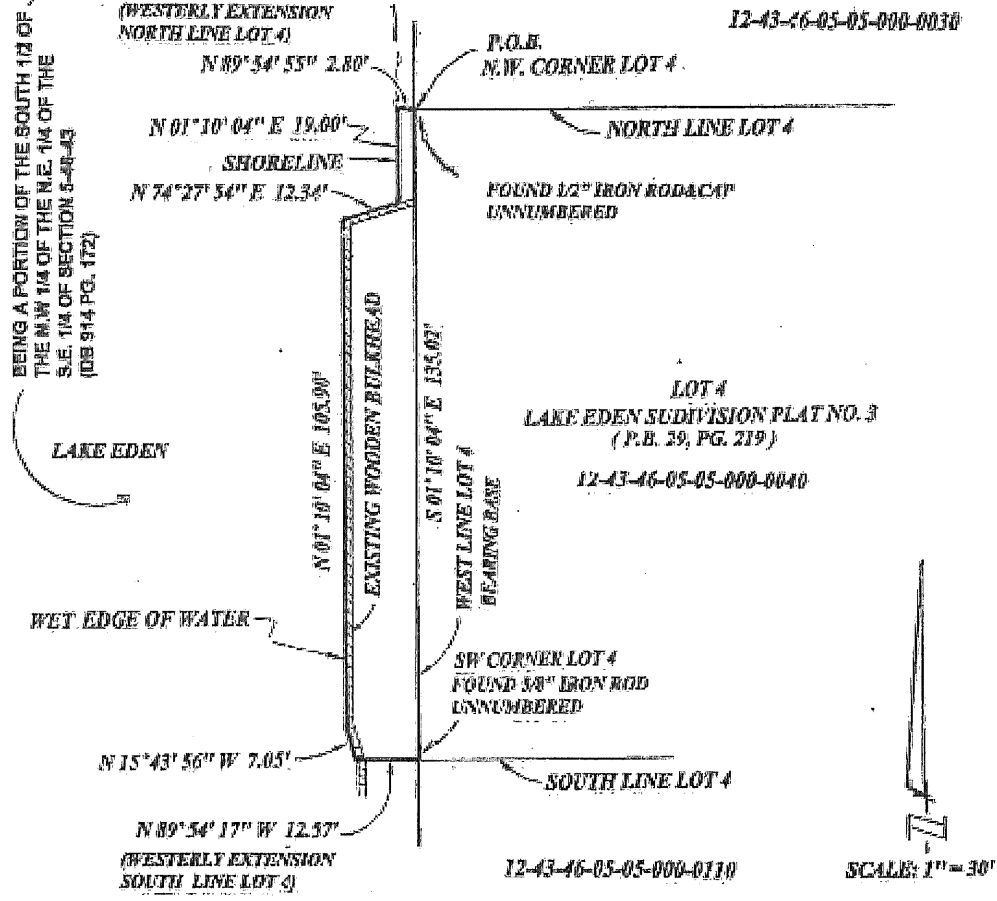
THIS IS NOT A SURVEY

	Renner, Burgess, Inc.	Not valid unless sealed with embossed surveyor's seal
	1 S.E. 4th Ave., Suite 205 Delray Beach, FL 33483 Phone 561-243-4624 Fax 243-4869	Authorization Number LB2204 I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the minimum technical standards set forth in Chapter 51-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statute.
	 Harry A. Burgess	P.L.S. No. 5088

L.W.D.D. COMMENTS NAS/DAB 52573

EXHIBIT "A" SKETCH OF DESCRIPTION

BEING A PORTION OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 5-48-43 (JOB 914 PG. 172)



THE WEST LINE OF LOT 4 IS ASSUMED TO BEAR $S 01^{\circ} 10' 04'' E$ ALL OTHER BEARINGS ARE RELATIVE THERETO

L.W.D.D. PROJECT NO. 14-9588P-01

THIS IS NOT A SURVEY



Renner, Burgess, Inc.

1 S.E. 4th Ave., Suite 205
 Delray Beach, FL 33483
 Phone 561-243-4624
 Fax 243-4889

Authorization Number: LRS504

I hereby certify that the SKETCH OF DESCRIPTION shown herein meets the minimum technical standards set forth in Chapter 5J-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Harry S. Burgess

P.L.S. No. 5089

L.W.D.D. COMMENTS NASDAB 3/25/15

Attachment 3

County Deed w/Exhibit
3 Pages

PREPARED BY AND 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: 00-43-46-05-00-000-5170 (a portion of)
Closing Date: _____
Purchase Price: \$0.00

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and LAKE WORTH DRAINAGE DISTRICT, a special Taxing District existing under the laws of the State of Florida, whose legal mailing address is 13081 Military Trail, Delray Beach, FL 33484-1105, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Shelley Vana, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

EXHIBIT "A" DESCRIPTION

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CONTAINING 1,722.76 SQ. FT., .039 ACRE.

L.W.D.D. PROJECT NO. 14-9589P-01

THIS IS NOT A SURVEY



Renner, Burgess, Inc.

1 S.E. 4th Ave., Suite 205
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

Authorization Number LB6504

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the minimum technical standards set forth in Chapter 5J-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Harry A. Burgess

P.L.S. No. 5089

Not valid unless
sealed with embossed
surveyor's seal

L.W.D.D. COMMENTS NAS/DAB 3/25/15

EXHIBIT "A" SKETCH OF DESCRIPTION

BEING A PORTION OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 5-46-43 (DB 914 PG. 172)

(WESTERLY EXTENSION NORTH LINE LOT 4)

12-43-46-05-05-000-0030

N 89° 54' 55" E 2.80'

P.O.B. N.W. CORNER LOT 4

N 01° 10' 04" E 19.00'

NORTH LINE LOT 4

SHORELINE

N 74° 27' 54" E 12.34'

FOUND 1/2" IRON ROD & CAP UNNUMBERED

LAKE EDEN

LOT 4
LAKE EDEN SUDIVISION PLAT NO. 3
(P.B. 29, PG. 219)

12-43-46-05-05-000-0040

N 01° 10' 04" E 105.90'

EXISTING WOODEN BULKHEAD

S 01° 10' 04" E 135.02'

WEST LINE LOT 4
(BEARING BASE)

WET EDGE OF WATER

SW CORNER LOT 4
FOUND 5/8" IRON ROD UNNUMBERED

N 15° 43' 56" W 7.05'

SOUTH LINE LOT 4

N 89° 54' 17" W 12.57'

(WESTERLY EXTENSION SOUTH LINE LOT 4)

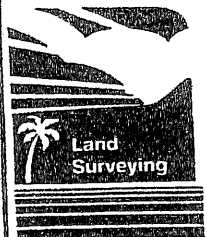
12-43-46-05-05-000-0110

SCALE: 1" = 30'

THE WEST LINE OF LOT 4 IS ASSUMED TO BEAR S01 10'04"E ALL OTHER BEARINGS ARE RELATIVE THERETO

L.W.D.D. PROJECT NO. 14-9589P-01

THIS IS NOT A SURVEY



Renner, Burgess, Inc.

1 S.E. 4th Ave., Suite 205
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869

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I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the minimum technical standards set forth in Chapter 5J-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Harry A. Burgess

P.L.S. No. 5089

L.W.D.D. COMMENTS NAS/DAB 3/25/15



LAKE WORTH DRAINAGE DISTRICT

13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484 -1105

Board of Supervisors
James M. Alderman
Joyce D. Haley
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Robert M. Brown
Attorney
Mark A. Perry, P.A.

May 12, 2015

Ross C. Hering, Director, PREM, FD&O
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

**Re: Proposed Conveyance of a portion of Deed Book 914, PG 172
North of Lake Ida Road; Located on the east side of Lake Eden
Adjacent to Lots 4, LAKE EDEN SUBDIVISION PLAT NO 3, PB 29, PG 219
LWDD E-4 Canal (flowage through Lake Eden)
LWDD Project No. 14-9589P.01**

Dear Mr. Hering:

Based on conversations with Mr. Peter Banting, and a request from Mr. Gallik, the adjacent property owner, the Lake Worth Drainage District (LWDD) would like to request a portion of Deed Book 914, PG 172 to be conveyed back to LWDD.

In a deed recorded July 20, 1950 LWDD conveyed lands to Palm Beach County for park purposes. Said deed recorded in Deed Book 914, PG 172, stated that if said lands were not used for park purposes then they are to revert to LWDD.

The portion of Deed Book 914, PG 172, that LWDD is requesting to be conveyed back to LWDD contains 1,722.76 square feet, more or less, and is shown on the attached signed and sealed sketch of description.

If you have any questions or concerns, please contact me at this office.

Sincerely,

Nicole A. Smith
Right-of-Way Coordinator II

: Enclosures

Attachment 4
Page 1 of 1