

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
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 _____

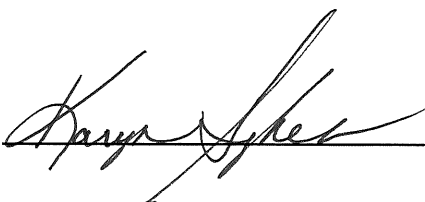
Does this item include the use of federal funds? Yes _____ No X

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

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

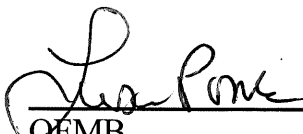
* No fiscal impact.

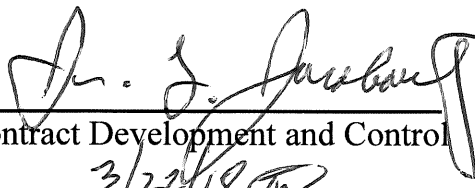
Fixed Asset Numbers: N/A

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 3/23/18
OFMB
3/20 8/3/19

 3/22/18
Contract Development and Control

B. Legal Sufficiency:

 3/23/18
Chief Assistant County Attorney

C. Other Department Review:

Department Director

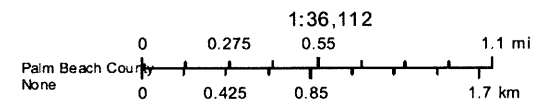
This summary is not to be used as a basis for payment.



ATTACHMENT NO. 1
LOCATION MAP - PAGE 1 OF 1



Created by: Palm Beach County February 28, 2018



ATTACHMENT NO. 2
Unity of Title
(10 pages)

This document was prepared by:
Diane L. McKenzie, AID:26456
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000

PCNs: 00-42-46-27-00-000-7020 - County
00-42-46-27-00-000-7060 - County
00-42-46-27-00-000-7120 - State
00-42-46-27-00-000-7130 - State
00-42-46-27-00-000-7180 - County
00-42-46-27-00-000-7190 - County
00-42-46-28-00-000-5010 - County
00-42-46-28-00-000-5020 - County
00-42-46-28-00-000-5030 - County

UNITY OF TITLE

THIS UNITY OF TITLE, made and entered into this _____ day of _____, 2018, by Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners (“COUNTY”) and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (“TRUSTEES”).

WITNESSETH

WHEREAS, the COUNTY and the TRUSTEES are the fee owners of their respective real properties legally described in Exhibit “A” attached hereto and made a part hereof (the “Morikami Park Property”); and

WHEREAS, the TRUSTEES own a portion of the Morikami Park Property as legally described in Exhibit “B” attached hereto and made a part hereof (the “Trustees Land”); and

WHEREAS, the COUNTY is the lessee of the Trustees Land under Lease No. 3656 with the TRUSTEES (the “leasehold estate”); and

WHEREAS, the COUNTY owns a portion of the Morikami Park Property as legally described in Exhibit “C” attached hereto and made a part hereof (the “County Land”); and

WHEREAS, the Morikami Park Property is comprised of multiple parcels and property control numbers; and

WHEREAS, the COUNTY and TRUSTEES, each to the extent of its ownership interest, have agreed to record a Unity of Title for the Morikami Park Property to unify the County Land and Trustees Land parcels as one plot of land to support the future development of Morikami Park.

NOW THEREFORE, in consideration of future site development by the COUNTY, and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the Morikami Park Property in the following manner:

1. The Morikami Park 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 during the term of COUNTY's leasehold estate.
2. This condition, restriction and limitation shall be deemed a covenant running with the Morikami Park Property and shall expire upon termination of the leasehold estate. A release of this Unity of Title will be executed by the COUNTY and TRUSTEES and recorded, at the COUNTY's expense, in the Public Records of Palm Beach County, Florida, when the Trustees Land is no longer under lease to the COUNTY and therefore no longer a part of the Morikami Park Property.
3. The conveyance of any portion of the Morikami Park Property for public right-of-way shall not be deemed to be a violation of the Unity of Title.
4. This instrument shall be recorded, at the COUNTY's expense, 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 & COMPTRROLLER

PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners

By: _____

By: _____
Melissa McKinlay, Mayor

Signed and delivered in the presence of:

WITNESSES:

APPROVED AS TO TERMS AND CONDITIONS

Witness Signature

By: REH Army WLF
Department Director

Typed/Printed Name of Witness

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Witness Signature

By: [Signature]
Assistant County Attorney

Typed/Printed Name of Witness

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Melissa McKinlay as Mayor, for and on behalf of Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, who is personally known to me or who has produced _____, as identification.

My Commission Expires:

Signature of Notary Public

Notary Public, State of _____

Commission/Serial No.

Printed, Typed or Stamped Name

CONSENT

On this 22nd day of February, 2018, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida hereby consents to this Unity of Title.

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

BY: Cheryl C. McCall
Cheryl C. McCall, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

Approved subject to proper execution:

By: [Signature] 2-19-2018
DEP Attorney Date

G:\PREM\Dev\Open Projects\PR-Morikami\Unity of Title\hf app 4-3-2017.FINAL DRAFT 1-31-2018

EXHIBIT "A"
MORIKAMI PARK PROPERTY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 27 AND THE EAST ONE-HALF (E.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF NORTH OAKS P.U.D., RECORDED IN PLAT BOOK 80 PAGE 187;
THENCE ALONG THE BOUNDARY OF SAID PLAT, S00°17'09"E A DISTANCE OF 625.20 FEET;
THENCE CONTINUE ALONG SAID BOUNDARY, S89°22'34"W A DISTANCE OF 334.75 FEET;
THENCE S00°17'36"E A DISTANCE OF 0.09 FEET TO THE NORTH LINE OF THE ROSLYN AND RAYMOND SLOMIN CAMPUS, RECORDED IN PLAT BOOK 117 PAGE 34;
THENCE ALONG THE BOUNDARY OF SAID PLAT, S89°23'18"W A DISTANCE OF 334.69 FEET;
THENCE CONTINUE ALONG SAID BOUNDARY, S00°15'53"E A DISTANCE OF 650.10 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, LYING ON THE NORTH LINE OF A ROAD RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORD BOOK 2215, PAGE 454, AS SHOWN ON SAID PLAT;
THENCE ALONG SAID NORTH LINE, S89°23'51"W A DISTANCE OF 177.00 FEET TO THE EAST LINE OF RIGHT-OF-WAY ABANDONMENT PARCEL 2, RECORDED IN OFFICIAL RECORD BOOK 29199, PAGE 1182, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF, S00°36'09"E A DISTANCE OF 60.45 FEET TO THE SOUTH LINE OF A ROAD RIGHT-WAY RECORDED IN OFFICIAL RECORD BOOK 2233, PAGES 1957 THROUGH 1964, AND OFFICIAL RECORD BOOK 2447, PAGE 103, SAID SOUTH LINE LYING 60.00 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE PLAT OF NORTH OAKS P.U.D., RECORDED IN PLAT BOOK 80, PAGE 187, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTH LINE, N89°23'14"E A DISTANCE OF 2455.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, RECORDED IN OFFICIAL RECORD BOOK 29043, PAGE 961 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY LINE, S45°35'51"E FOR 35.35 FEET;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S00°34'56"E A DISTANCE OF 1210.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-38, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, LYING 84.48' NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SECTION 27, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA;
THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S89°17'16"W A DISTANCE OF 301.97 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W.1/2), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 27;
THENCE ALONG SAID EAST LINE, N00°17'19"W A DISTANCE OF 0.52 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CANAL L-38, RECORDED IN DEED BOOK 129, PAGE 1, LYING 85.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID SOUTH LINE OF SECTION 27;
THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S89°17'16"W A DISTANCE OF 334.84 FEET TO THE WEST LINE OF THE SAID WEST ONE-HALF (W.1/2), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 27;
THENCE ALONG SAID WEST LINE, S00°17'05"E A DISTANCE OF 0.52 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-38, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, LYING 84.48' NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SECTION 27;

BSM APPROVED

[DESCRIPTION CONTINUES ON NEXT PAGE]

By: J.A. Date: 02/13/2018

EXHIBIT "A"
MORIKAMI PARK PROPERTY
(continued)

THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S89°17'16"W A DISTANCE OF 669.68 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4), OF SAID SECTION 27, PER PALM BEACH COUNTY DRAWING NO.C-3-90-035;

THENCE ALONG SAID EAST LINE, N00°16'38"W A DISTANCE OF 2.31 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF CANAL L-38, LYING 86.79 FEET NORTH OF, AND PARALLEL WITH, THE SAID SOUTH LINE OF SECTION 27;

THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S89°17'16"W A DISTANCE OF 1313.90 FEET TO THE EAST LINE OF SAID SECTION 28, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA;

THENCE ALONG SAID EAST LINE, N00°31'57"W A DISTANCE OF 0.33 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF SAID CANAL L-38, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, LYING 87.12 FEET NORTH OF, AND PARALLEL WITH, THE SAID SOUTH LINE OF SAID SECTION 28;

THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S88°58'34"W A DISTANCE OF 1342.86 FEET TO THE EAST LINE OF ADDISON RESERVE PLAT FOUR, RECORDED IN PLAT BOOK 79, PAGE 76;

THENCE ALONG SAID EAST LINE, N00°42'39"W A DISTANCE OF 2576.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-37, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, LYING 55.44 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF SAID SECTION 28, AS SHOWN ON ADDISON RESERVE PLAT ONE, RECORDED IN PLAT BOOK 75 PAGE 143;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N89°01'23"E A DISTANCE OF 1351.16 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, LYING 55.44 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 27, AS SHOWN ON SAID ADDISON RESERVE PLAT ONE, N89°18'38"E A DISTANCE OF 990.47 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID NORTH OAKS P.U.D.;

THENCE ALONG SAID NORTHERLY EXTENSION, S00°17'09"E A DISTANCE OF 3.47 FEET TO THE POINT OF BEGINNING.

ALL REFERENCES TO RECORDED DOCUMENTS ARE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BSM APPROVED

CONTAINING 173.16 ACRES, MORE OR LESS.

By: J.A. Date: 02/13/2018

Note: The legal description above is legally described and depicted in the Boundary Survey for Morikami Park prepared by Brown & Phillips, Inc., under Project Number 14-078 as recorded in Miscellaneous Plat Book _____, Page _____ of the Public Records of Palm Beach County, Florida.

[DESCRIPTION CONTINUES ON NEXT PAGE]

EXHIBIT "B"
TRUSTEES LAND

LEGAL DESCRIPTION:

11 A - The East half of the Southwest quarter of the Southeast quarter of the Southwest quarter (less the East 20' thereof) of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1963; recorded in Deed Book 1017, page 1. Subject to easements, exceptions and reservations included therein.

11 B - The West half of the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1965; recorded in Deed Book 1252, page 589. Subject to easements, exceptions and reservations included therein.

11 C - The East half of the Northwest quarter of the Southeast quarter of the Southwest quarter (less the East 20' thereof) In Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1965; recorded in Deed Book 1252, page 591. Subject to easements, exceptions and reservations included therein.

11 D - The East half of the Northeast quarter of the Southwest quarter of the Southwest quarter of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 10 January 1966; recorded in Deed Book 1319, page 7. Subject to easements, exceptions and reservations included therein.

11 E - The East half (E1/2) of the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The West half (W1/2) of the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The East half (E1/2) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The East half (E1/2) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 27 December 1966; recorded in Deed book 1470, page 503. Subject to easements. exceptions end reservations included therein.

ABOVE TRACTS SUBJECT TO FOLLOWING EASEMENT:

#248 - Easement for electric distribution line granted to FLORIDA POWER & LIGHT COMPANY, on 13 December 1966; recorded in Deed took 1472, page 450; affecting Tracts 11 A, 11 B, 11 C, 11 D and 11 E, Palm Beach County.

BSM APPROVED

By: J.A. Date: 02/13/2018

EXHIBIT "C"
COUNTY LAND

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 27 AND THE EAST ONE-HALF (E.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S00°34'56"E A DISTANCE OF 1210.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-38, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, LYING 84.48' NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SECTION 27, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA;
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THENCE ALONG SAID EAST LINE, N00°17'19"W A DISTANCE OF 0.52 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CANAL L-38, RECORDED IN DEED BOOK 129, PAGE 1, LYING 85.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID SOUTH LINE OF SECTION 27;
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[DESCRIPTION CONTINUES ON NEXT PAGE]

BSM APPROVED

By: J.A. Date: 02/13/2018

EXHIBIT "C"
COUNTY LAND
(continued)

THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S89°17'16"W A DISTANCE OF 669.68 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4), OF SAID SECTION 27, PER PALM BEACH COUNTY DRAWING NO.C-3-90-035;

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THENCE ALONG SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY LINE, S88°58'34"W A DISTANCE OF 1342.86 FEET TO THE EAST LINE OF ADDISON RESERVE PLAT FOUR, RECORDED IN PLAT BOOK 79, PAGE 76;

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THENCE ALONG SAID NORTHERLY EXTENSION, S00°17'09"E A DISTANCE OF 3.47 FEET TO THE POINT OF BEGINNING.

ALL REFERENCES TO RECORDED DOCUMENTS ARE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 173.16 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIPTION:

11 A - The East half of the Southwest quarter of the Southeast quarter of the Southwest quarter (less the East 20' thereof) of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1963; recorded in Deed Book 1017, page 1. Subject to easements, exceptions and reservations included therein.

11 B - The West half of the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1965; recorded in Deed Book 1252, page 589. Subject to easements, exceptions and reservations included therein.

[DESCRIPTION CONTINUES ON NEXT PAGE]

BSM APPROVED

By: J.A. Date: 02/13/2018

EXHIBIT "C"
COUNTY LAND
(continued)

11 C - The East half of the Northwest quarter of the Southeast quarter of the Southwest quarter (less the East 20' thereof) In Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 1 April 1965; recorded in Deed Book 1252, page 591. Subject to easements, exceptions and reservations included therein.

11 D - The East half of the Northeast quarter of the Southwest quarter of the Southwest quarter of Section 27, Township 46 South, Range 42 East; being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 10 January 1966; recorded in Deed Book 1319, page 7. Subject to easements, exceptions and reservations included therein.

11 E - The East half (E1/2) of the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The West half (W1/2) of the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The East half (E1/2) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); The East half (E1/2) of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4); being the same parcel as purchased from GEORGE S. MORIKAMI, a single man, on 27 December 1966; recorded in Deed book 1470, page 503. Subject to easements. exceptions end reservations included therein.

BSM APPROVED

By: J.A. Date: 02/13/2018