

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	(\$ 5,680)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	(\$ 5,680)	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
 Does this item include the use of federal funds? Yes No

Budget Acct No.: Fund 3500 Dept. 800 Unit 8005 Rev Src 6425

Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
 Abandonment Ordinance Fees

If approved the petitioner is subject to a privilege fee of \$5,679.54.

C. Departmental Fiscal Review: Alicia Kovalainen

III. REVIEW COMMENTS

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

[Signature] 1/15/19
 OFMB
 [Signature] 1/16/19
 Contract Dev. and Control
 [Signature] 1/14/19

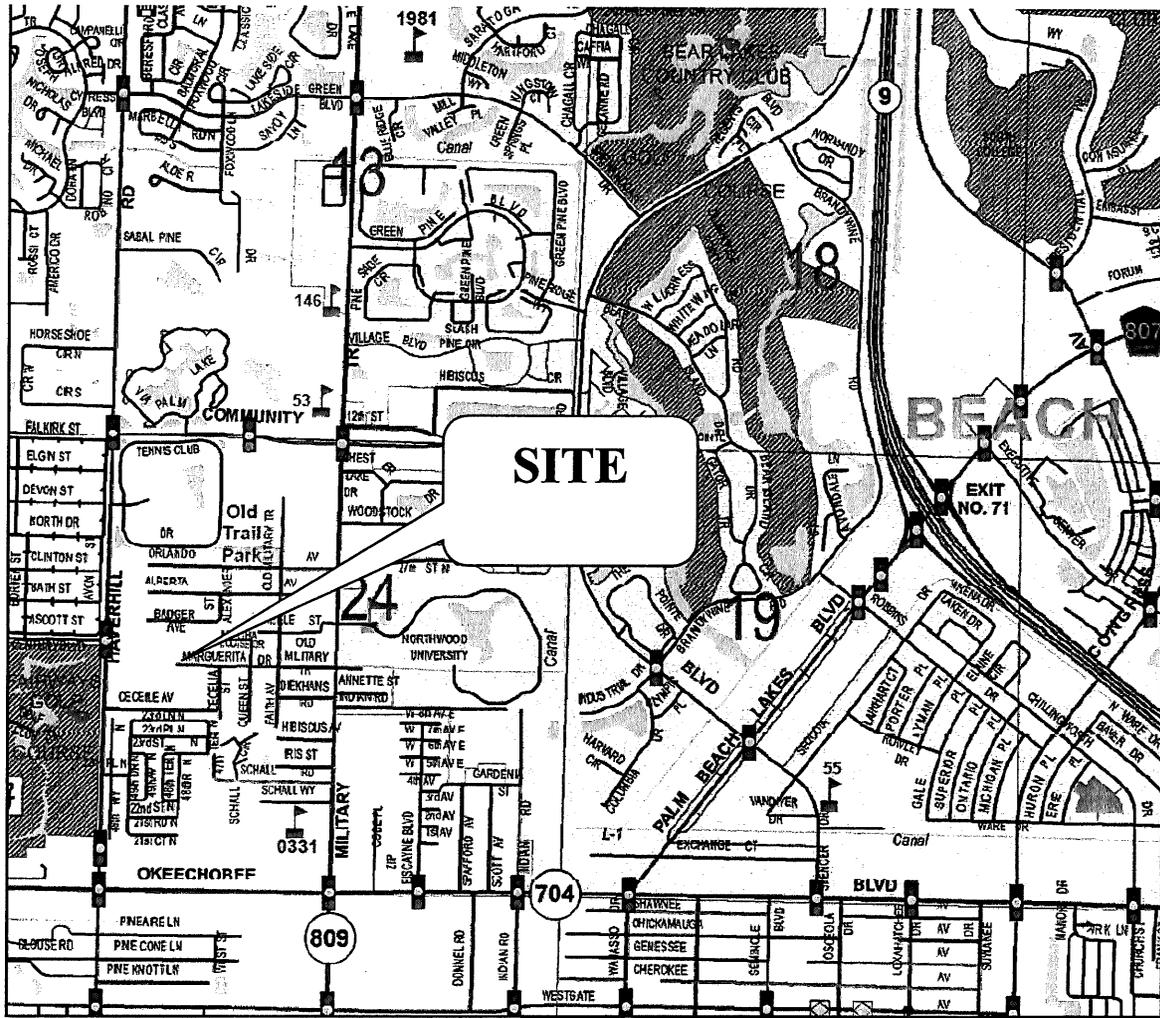
B. Approved as to Form and Legal Sufficiency:

[Signature] 1/17/19
 Assistant County Attorney

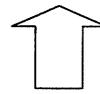
C. Other Department Review:

 Department Director

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



LOCATION SKETCH



N (Not to scale)

A 30 FOOT WIDE BY APPROXIMATELY 154 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY (ROW) OF MARGUERITA STREET, LYING NORTH OF CECEILE AVENUE AND EAST OF NORTH HAVERHILL ROAD (ABANDONMENT SITE) AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 13832, PAGES 1363-1364 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESOLUTION NO. R-2019-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A 30 FOOT WIDE BY APPROXIMATELY 154 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY (ROW) OF MARGUERITA STREET, LYING EAST OF HAVERHILL ROAD AND NORTH OF CECEILE AVENUE, A PORTION OF THE ROW DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 13832, PAGES 1363-1364, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09 Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of AHC of West Palm Beach, LLC called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on February 5, 2019, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Marguerita Street as set forth on the sketch and legal description in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on January 20, 2019; and

WHEREAS, this petition complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

RESOLUTION NO. R-2019-_____

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. The right-of-way is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the right-of-way, more fully described in the legal description and sketch attached hereto as **Exhibit A** and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R-2019-_____

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 Mack Bernard, Mayor

Commissioner Dave M. Kerner, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2019.

**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**

^{ybh}
BY: _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST ONE HALF OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING A PORTION OF THE 30 FOOT RIGHT-OF-WAY FOR MARGUERITA STREET AS RECORDED IN OFFICIAL RECORD BOOK 13832 AT PAGE 1363 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 30 FOOT RIGHT-OF-WAY FOR MARGUERITA STREET; THENCE, ALONG THE NORTH LINE OF SAID 30 FOOT RIGHT-OF-WAY, SOUTH 88°54'59" EAST, A DISTANCE OF 153.95 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 18618, PAGE 865 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY PROJECTION OF SAID WEST LINE, SOUTH 01°27'06" WEST, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID 30 FOOT RIGHT-OF-WAY FOR MARGUERITA STREET; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°54'59" WEST, A DISTANCE OF 153.96 FEET TO THE SOUTHWEST CORNER OF THE 30 FOOT RIGHT-OF-WAY FOR MARGUERITA STREET AS RECORDED IN OFFICIAL RECORD BOOK 13832 AT PAGE 1363 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID 30 FOOT RIGHT-OF-WAY FOR MARGUERITA STREET, NORTH 01°28'36" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,619 SQUARE FEET OR 0.1060 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°54'59"E. ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT). SUPPORTING SECTIONAL INFORMATION IS ON SHEET 3 OF 4.
5. SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL: 120229 0578F; MAP DATE: 10/5/17
6. PLOTTABLE MATTERS CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 518814 A1, EFFECTIVE DATE JANUARY 15, 2018 AT 11:00 P.M. ARE REFLECTED ON THE SURVEY SHOWN HEREON. NO B2 EXCEPTIONS AFFECT THE ABANDONMENT, SHEET SHEET 3 OF 4 FOR LIST OF B2 EXCEPTIONS.

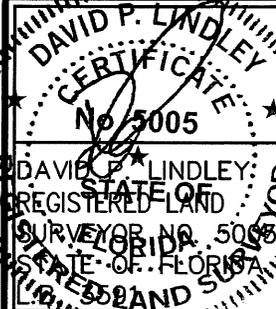
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 5, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

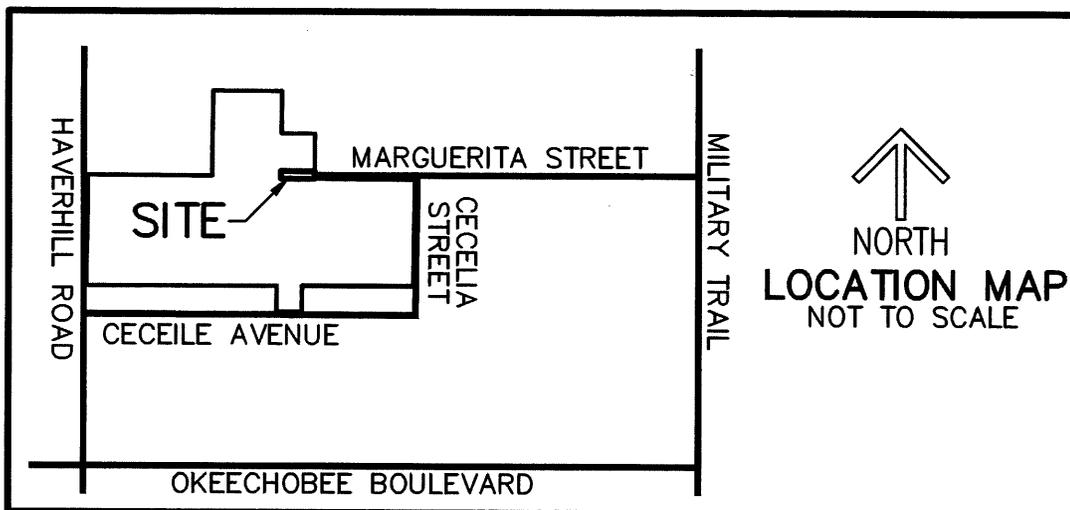


DAVID P. LINDLEY
 CERTIFICATE
 No. 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.S. 352 AND SUB

DATE	11/19/18
DRAWN BY	DLS
F.B./ PG.	ELEC
SCALE	N/A
JOB NO.	8094-RWA

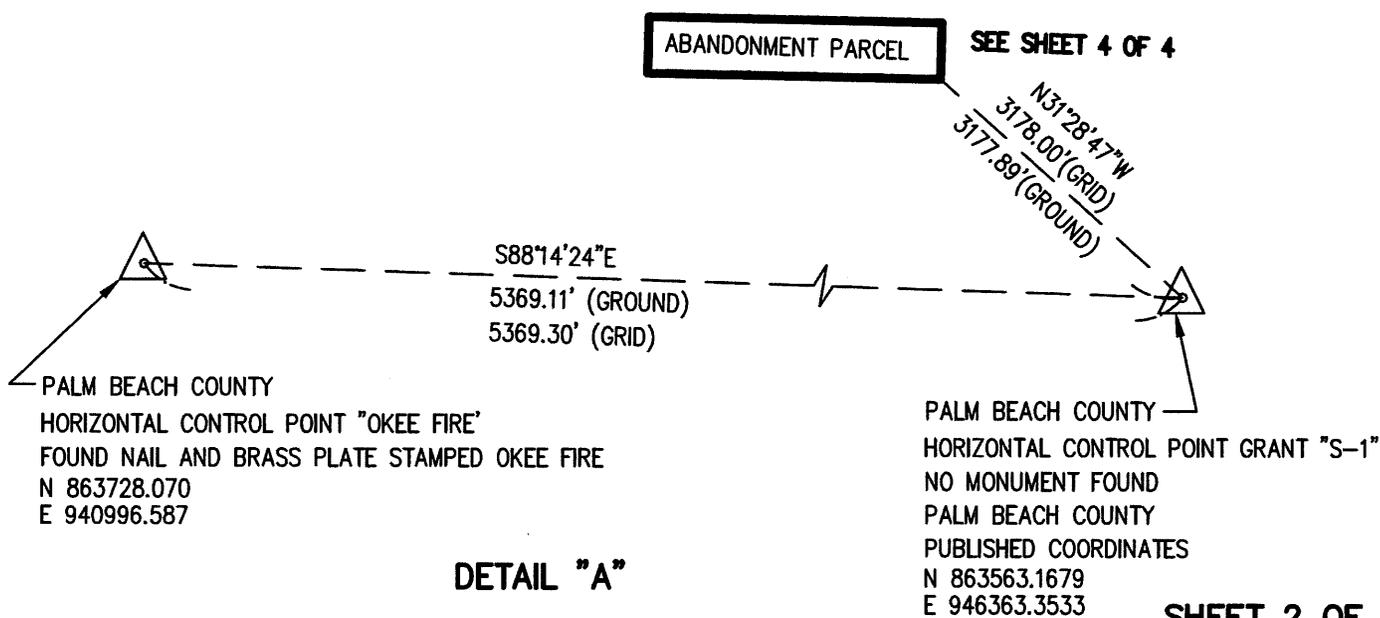
**Haverhill Residential
 Portion of Marguerita Street Abandonment
 Boundary Survey**

EXHIBIT "A"



**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000360
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

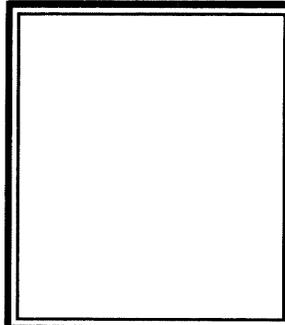


DETAIL "A"

SHEET 2 OF 4

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**HAVERHILL RESIDENTIAL
 PORTION OF MARGUERITA STREET ABANDONMENT
 BOUNDARY SURVEY**

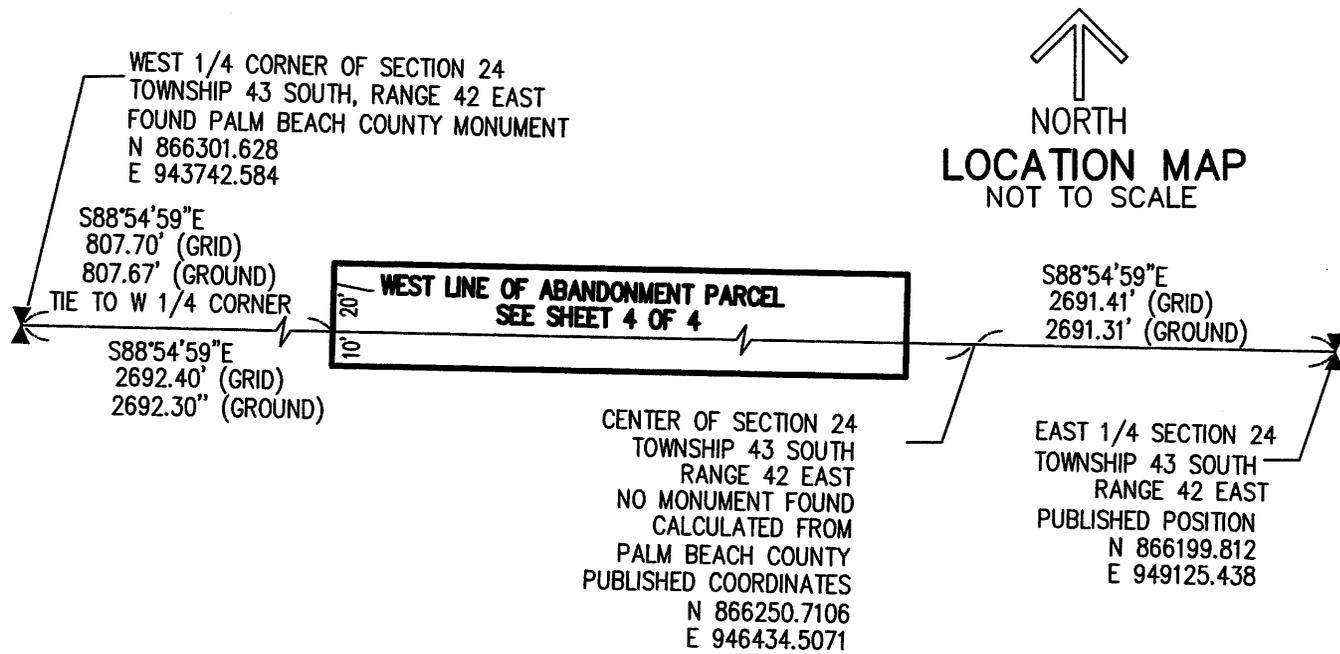


DATE	11/19/18
DRAWN BY	DLS
F.B./ PG.	ELEC
SCALE	N/A
JOB NO.	8094-RWA

EXHIBIT "A"

B2 EXCEPTIONS FROM OVERALL TITLE

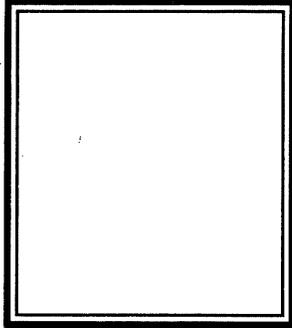
6. ALL MATTERS CONTAINED ON THE PLAT OF THE GABLES OF WEST PALM BEACH (P.U.D.), AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 1) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
7. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 3135, PAGE 1446, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 1) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
8. UNITY OF TITLE RECORDED IN O.R. BOOK 6000, PAGE 676, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 1) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
9. STANDARD DEVELOPERS AGREEMENT RECORDED IN O.R. BOOK 8596, PAGE 1613, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 1) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
10. EASEMENTS FOR ROADWAY PURPOSES CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 2185, PAGE 1145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 2) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
11. RIGHT-OF-WAY EASEMENT IN FAVOR OF PALM BEACH COUNTY RECORDED IN O.R. BOOK 13832, PAGE 1334, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 6) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
12. EASEMENT FOR INGRESS AND EGRESS CONTAINED IN INSTRUMENTS RECORDED APRIL 24, 1963, UNDER O.R. BOOK 884, PAGE 1056; O.R. BOOK 884, PAGE 1060 AND O.R. BOOK 884, PAGE 1058, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 8) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
13. UTILITY PIPELINE EASEMENT AGREEMENT REGARDING NON-EXCLUSIVE PERPETUAL EASEMENT FOR UTILITY PIPELINES RECORDED IN O.R. BOOK 2878, PAGE 562, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 8) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**
14. UNITY OF TITLE RECORDED IN O.R. BOOK 1733, PAGE 382 AND O.R. BOOK 1807, PAGE 946, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 8) **(DOES NOT AFFECT THE PROPOSED RIGHT-OF-WAY ABANDONMENT)**



DETAIL "B"

	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452
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**HAVERHILL RESIDENTIAL
PORTION OF MARGUERITA STREET ABANDONMENT
BOUNDARY SURVEY**



DATE	11/19/18
DRAWN BY	DLS
F.B. / PG.	ELEC
SCALE	N/A
JOB NO.	8094-RWA

EXHIBIT "A"

UNPLATTED

N. LINE OF THE S. 1/4 OF THE S.E. 1/4
OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 24

S88°53'42"E 153.88' 22.91' S88°53'42"E 184.50'

UNPLATTED

W. 1/2 ACRE OF THE E. 4/5 OF
THE S. 1/4 OF THE S.E. 1/4
OF THE S.W. 1/4 OF THE
N.W. 1/4 OF SECTION 24
LESS THE SOUTH 20 FEET

UNPLATTED
(O.R.B. 18618, PAGE 865)

WEST LINE OF LANDS DESCRIBED
IN O.R.B. 18618, PAGE 865

(BASIS OF BEARINGS)
NORTH RIGHT-OF-WAY LINE
MARGUERITA STREET
(O.R.B. 13832, PAGE 1363)

FENCE CORNER
10.0' NORTH
5.3' EAST

FENCE CORNER
11.3' NORTH
0.6' EAST

SOUTH LINE OF THE N.W.
1/4 OF SECTION 24
SEE DETAIL B SHEET 3

NORTH RIGHT-OF-WAY LINE
(O.R.B. 13832, PAGE 1297)
S88°54'59"E 184.50'

P.O.B.
NW. CORNER
MARGUERITA
STREET
(O.R.B. 13832,
PAGE 1363)
N 866306.35
E 944550.65
SIRC

WEST 1/4 CORNER OF SECTION 24
TOWNSHIP 43 SOUTH, RANGE 42 EAST
FOUND PALM BEACH COUNTY MONUMENT
N 866301.628
E 943742.584

UNPLATTED

W. 1/5 OF THE S. 1/2 OF
THE S.E. 1/4 OF THE S.W. 1/4
OF THE N.W. 1/4 OF SECTION 24

SOUTH LINE OF THE N.W.
1/4 OF SECTION 24

N01°28'36"E
30.00'

S01°28'36"W

S01°27'06"W

FIRE HYDRANT

18' ASPHALT ROADWAY

S88°54'59"E 153.95'

S01°27'06"W
30.00'

S88°54'59"E 184.50'

MARGUERITA STREET

30' PUBLIC RIGHT-OF-WAY

S88°54'59"E 384.51'

N88°54'59"W 153.96'
RIGHT-OF-WAY EASEMENT
(O.R.B. 2185, PAGE 1145)

S88°54'59"E
N 866273.44
E 944703.81

S88°54'59"E
275.00'
NORTH LINE OF
THE S.W. 1/4
OF SECTION 24

WEST RIGHT-OF-WAY LINE
MARGUERITA STREET
(O.R.B. 13832, PAGE 1363)

SW. CORNER SIRC
MARGUERITA STREET
(O.R.B. 13832, PAGE 1363)

SOUTH RIGHT-OF-WAY LINE
MARGUERITA STREET
(O.R.B. 13832, PAGE 1363)

UNPLATTED

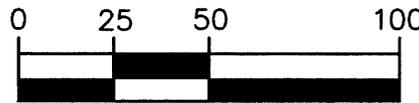
SEE DETAIL "A" SHEET 2 OF 3

LEGEND/ABBREVIATIONS

- Ⓢ - CENTERLINE
- E - EASTING (WHEN USED WITH COORDINATES)
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- O.R.B. - OFFICIAL RECORD BOOK
- SIRC ● - DENOTES SET 5/8" IRON ROD WITH CAP STAMPED "LB#3591"
- FIRC ● - DENOTES FOUND 5/8" IRON ROD WITH CAP
- △ - DENOTES HORIZONTAL CONTROL POINT



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

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HAVERHILL RESIDENTIAL
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