

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 20, 2019 Consent [X] Regular []
Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

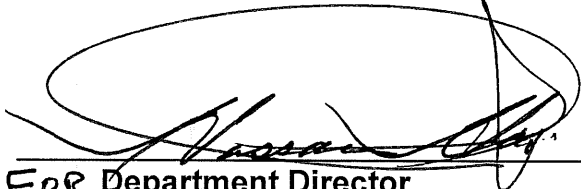
Motion and Title: Staff recommends motion to approve: Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 13396, Page 0092.

Summary: Water Utilities Department (WUD) is seeking the release of the County's interest in a utility easement adjacent to Water Treatment Plant No. 9. The Property Owner is requesting release of the portion of easement that is no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site redevelopment for Residents at Boca Dunes, the existing utility easement is no longer required. WUD has determined that the release of easement will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore recommends approval of the release. District 5 (MJ)

Background and Justification: The utility easement listed above was granted/reserved to the County for public potable water, reclaimed water and wastewater facilities associated with property identified by PCN 00-42-43-27-05-081-0371 on January 30, 2002.

Attachments:

- 1. Location Map
- 2. Two (2) Original Partial Release of Utility Easement for ORB 13396, Page 0092

Recommended By:  8-5-2019
FOR Department Director Date

Approved By:  8/9/19
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund Dept Unit Object

Is Item Included in Current Budget? Yes ___ No ___

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

Reporting Category N/A

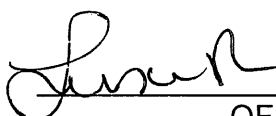
B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact

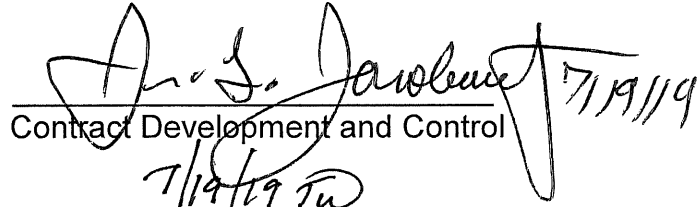
C. Department Fiscal Review: _____

III. REVIEW COMMENTS

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

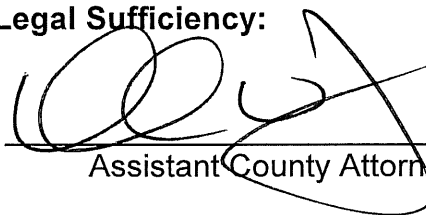
 7/12/19

 OFMB

 7/19/19

 Contract Development and Control

B. Legal Sufficiency:

 7/19/19

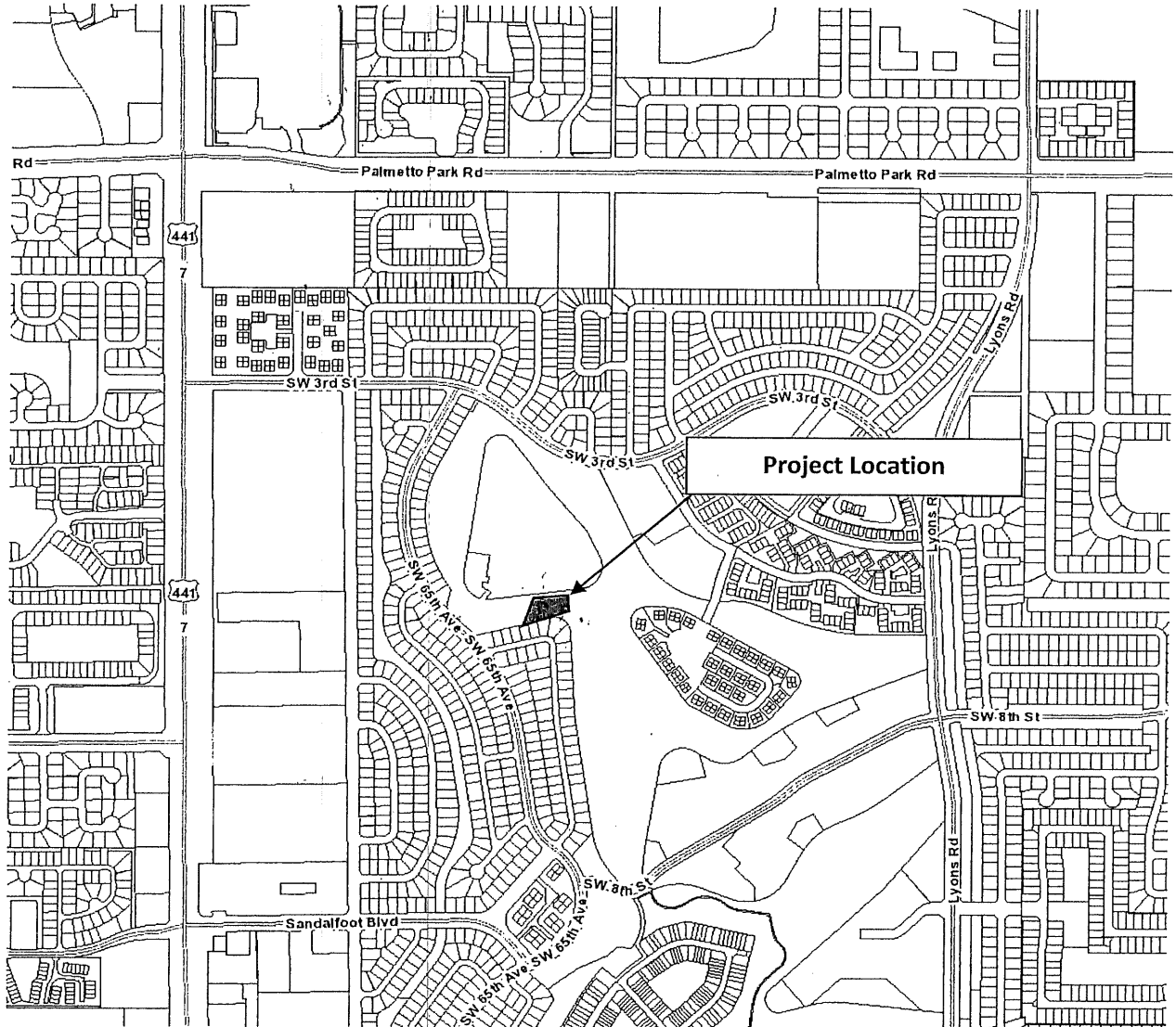
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

ATTACHMENT 1



Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this__ day of _____, 2019, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Cove Club Investors, Ltd., whose address is 1400 Country Club Drive, Boca Raton, Florida 33428 second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 13396, Page 0092, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."


IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
 Mack Bernard, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
County Attorney

EXHIBIT A



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

RESIDENCES AT BOCA DUNES RELEASE OF A PORTION OF UTILITY EASEMENT

LEGAL DESCRIPTION

A portion of an easement for utility purposes lying in Section 30, Township 47 South, Range 42 East, being a portion of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45-54 of the public records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 32, Block 14, Sandalfoot Cove, Section Three, as recorded in Plat Book 29, page 140 of said public records; thence N76° 53'30"E along the Northerly lot lines of Lots 32-25 of said Block 14, a distance of 507.79 feet; thence departing said Northerly lot lines N06° 48'33"W, a distance of 167.09 feet to a point on the Southerly boundary line of Water Treatment Plant #9 as recorded in Official Records Book 3615, page 412 of said public records; thence N83° 11'27"E along said Southerly boundary line, a distance of 214.14 feet; thence departing said Southerly boundary line, N83° 21'19"E, a distance of 134.46 feet to the POINT OF BEGINNING; thence N83° 21'19"E, a distance of 12.00 feet; thence S08° 42'09"E, a distance of 176.49 feet; thence S81° 17'51"W, a distance of 12.00 feet; thence N08° 42'09"W, a distance of 176.92 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING OF N76° 53'30"E ALONG THE NORTH LINE OF SAID LOTS 32-25 BLOCK 14, ACCORDING TO SAID PLAT.

ABBREVIATIONS

L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name:	BOCA DUNES NORTH	DATE:	6/14/2019
JOB NO.	18142	DWG BY:	JSH
		CK'D By:	GY
			SHEET 1 OF 2

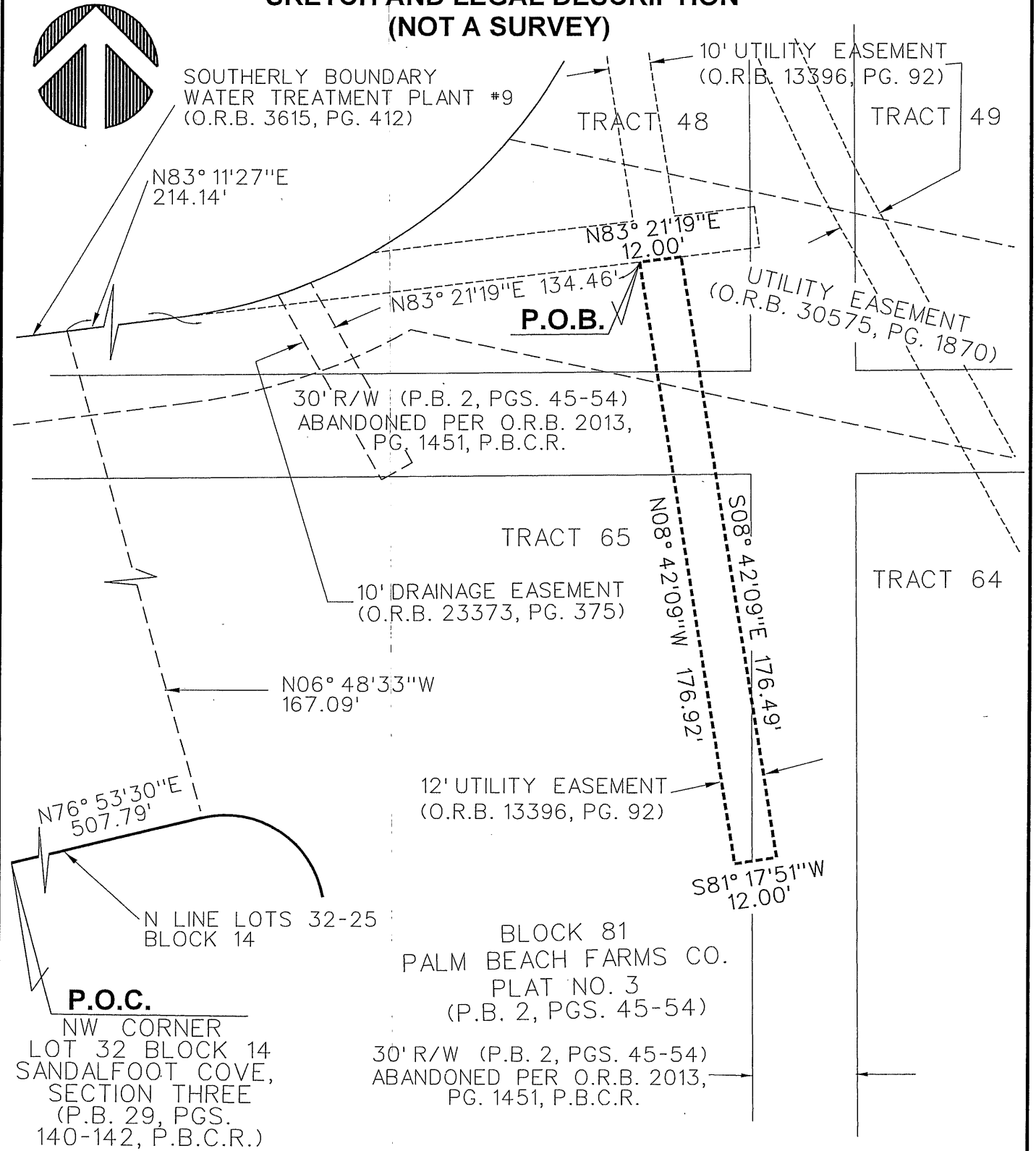
PERIMETER

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Boca Raton, Florida 33487

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Certificate of Authorization No. LB7264

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SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO. 18142	Project Name: BOCA DUNES NORTH	DWG BY: JSH	SCALE: 1"=40'	DATE: 6/14/2019
		CK'D By: GY		SHEET 2 OF 2