

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
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
 Does this item include the use of federal funds? Yes No X

Budget Account No:

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The abandonment sites are not subject to privilege fees as easements are exempt.

C. Departmental Fiscal Review: Alice Kovalainen

III. REVIEW COMMENTS

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

Rajesh Khanna 8/27/2020 ORMB 8/27
Dr. J. Hubbard 9/3/2020 Contract Dev. and Control 9-2-20 TH

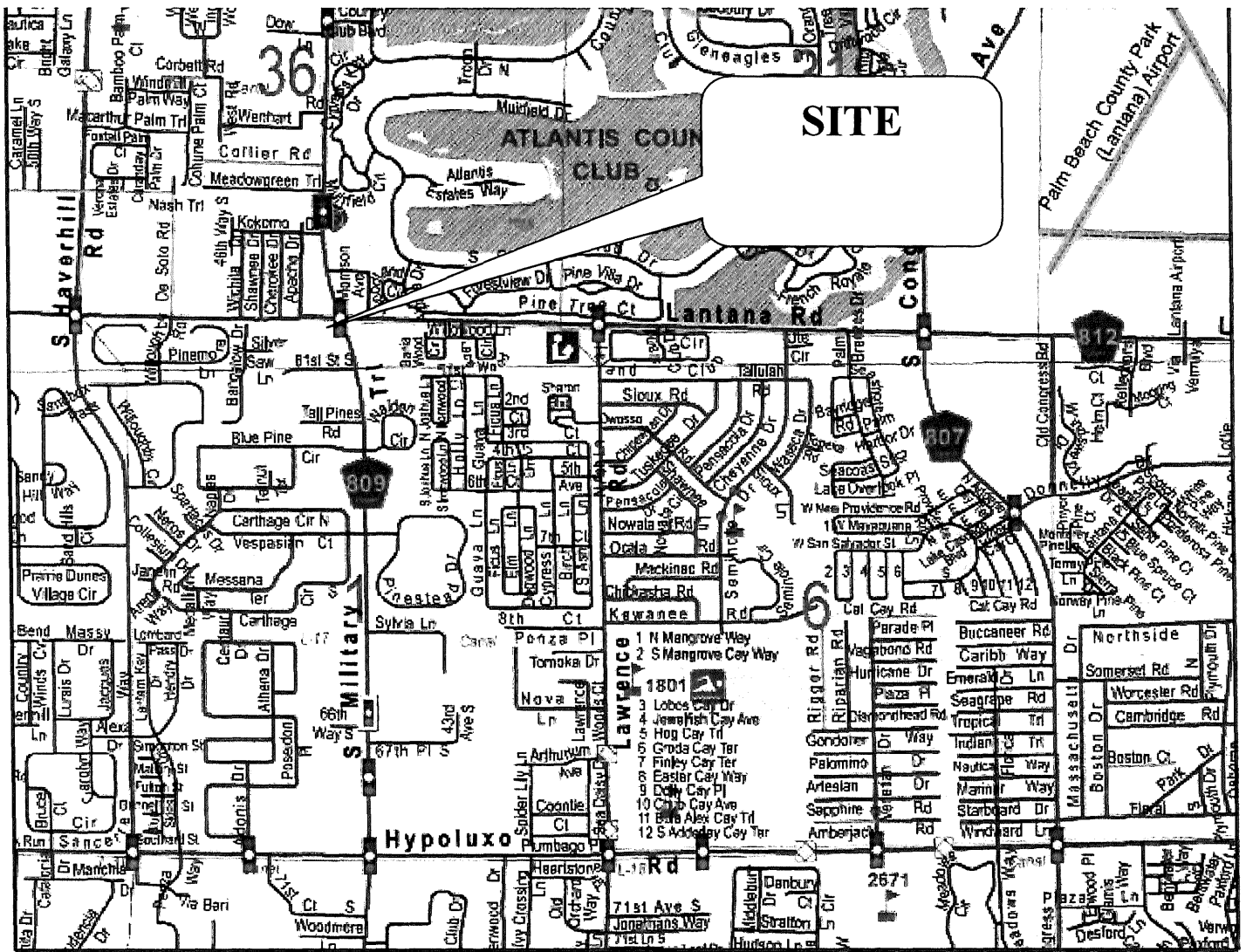
B. Approved as to Form and Legal Sufficiency:

[Signature] 9/4/2020 Assistant County Attorney

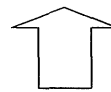
C. Other Department Review:

 Department Director

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



LOCATION SKETCH



N (Not to scale)

A PORTION OF THE 10-FOOT WIDE UTILITY EASEMENT, LYING IN PARCEL A, MILITARY AND LANTANA MUPD – PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 3 AND 4, PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R2020-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE 10-FOOT WIDE UTILITY EASEMENT, LYING IN PARCEL A, MILITARY AND LANTANA MUPD – PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 3 AND 4, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 177.101, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), has considered the abandonment/vacation of any public interest in a portion of the 10-foot wide utility easement, lying in Parcel A, Military and Lantana MUPD – Plat No. 1, according to the plat thereof, as recorded in Plat Book 85, Pages 3 and 4 (Utility Easement), Public Records of Palm Beach County, as shown in **Exhibit A**; and

WHEREAS, a petition to abandon any public interest in the Utility Easement was submitted by Highland Plaza, LLC and 4550 Lantana, LLC; and

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

WHEREAS, the BCC, while convened in regular session on October 6, 2020 did hold a meeting on said petition to abandon the Utility Easement; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

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. Any and all public interest in a portion of the 10-foot wide utility easement, lying in Parcel A, Military and Lantana MUPD – Plat No. 1, according to the plat thereof, as recorded in Plat Book 85, Pages 3 and 4, Public Records of Palm Beach County, is hereby abandoned and closed as a public utility easement, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Utility Easement, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2020-_____

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 Dave Kerner, Mayor

Commissioner Robert S. Weinroth, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2020.

**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: /s/ Yelizaveta B. Herman
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT CERTAIN 10-FOOT WIDE UTILITY EASEMENT LYING IN PARCEL "A", MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 02°15'32" WEST; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2821.79 FEET, A CENTRAL ANGLE OF 01°30'32", AN ARC LENGTH OF 74.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'49", AN ARC LENGTH OF 82.75 FEET; THENCE ALONG A NON-TANGENT LINE AND CONTINUING ALONG SAID NORTH LINE, SOUTH 73°59'49" EAST A DISTANCE OF 56.73 FEET; THENCE NORTH 89°55'18" WEST A DISTANCE OF 36.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY SIDELINE OF THAT CERTAIN 10-FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY SIDELINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 73°59'49" WEST A DISTANCE OF 20.36 FEET TO A POINT ON A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°54'12" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2811.79 FEET, A CENTRAL ANGLE 01°30'27", AN ARC LENGTH OF 73.99 FEET TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22089, PAGE 358 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 65°30'59" EAST; THENCE NORTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 23°40'06", AN ARC LENGTH OF 12.39 FEET TO THE POINT OF BEGINNING.


SAID LANDS LYING AND BEING IN HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,164 SQUARE FEET, MORE OR LESS.

CERTIFICATE:

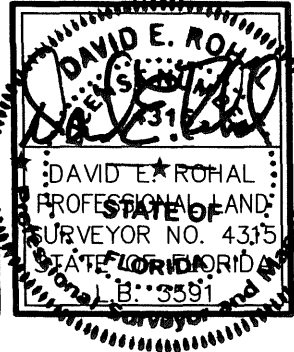
I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 2, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

REVISED: 7-20-2020
SHEET 1 OF 5

THIS IS NOT A BOUNDARY SURVEY



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



DAVID E. ROHAL
PROFESSIONAL LAND SURVEYOR NO. 4335
STATE OF FLORIDA
COMMISSION EXPIRES 12/31/2023

DATE	6/2/20
DRAWN BY	der
B./ PG.	N/A
SCALE	NONE
JOB NO.	3714-11

MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
PORTION OF 10' UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY

EXHIBIT "A"



NOTES:

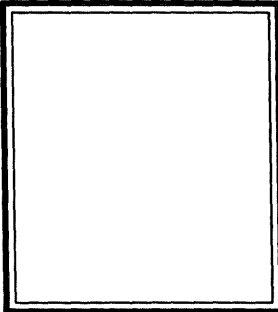
1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No.: 7845316, REVISION NUMBER: C, DATED: APRIL 6, 2020 AT: 11:00 PM, HAS BEEN REVIEWED BY THIS OFFICE AND ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SPECIFIC PURPOSE SURVEY.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 89°26'54" EAST ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST AS SHOWN ON THE MILITARY TRAIL RIGHT-OF-WAY MAP (NO. 83-219). (SEE PLAT BOOK 85, PAGES 3-4, PALM BEACH COUNTY RECORDS).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO SHOW ABOVE GROUND IMPROVEMENTS WITHIN THE AREA OF A 10.00-FOOT UTILITY EASEMENT TO BE ABANDONED. THIS IS NOT A BOUNDARY SURVEY AND MONUMENTATION WAS NOT SET.

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 5



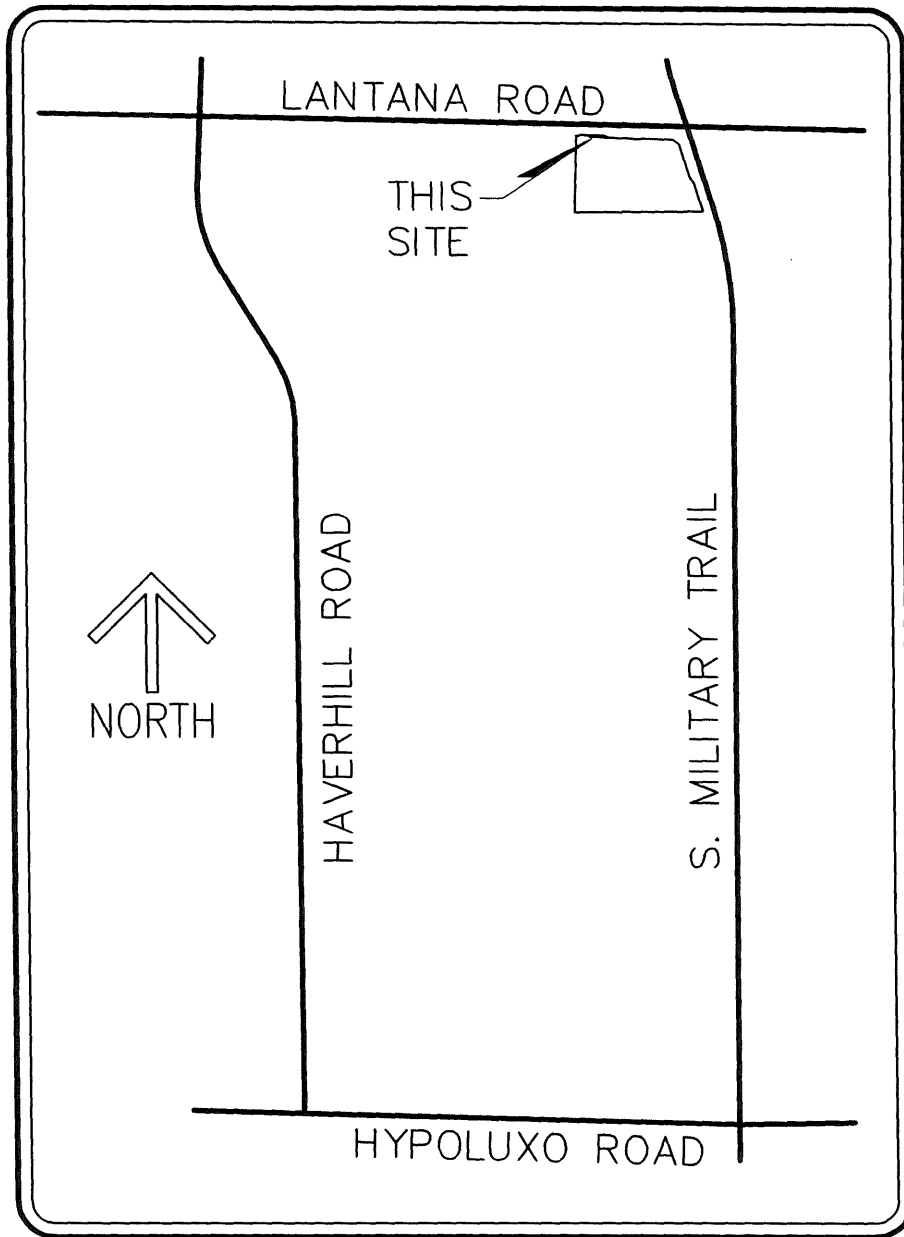
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	8/19/19
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	3714-11

MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
 PORTION OF 10' UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY

EXHIBIT "A"



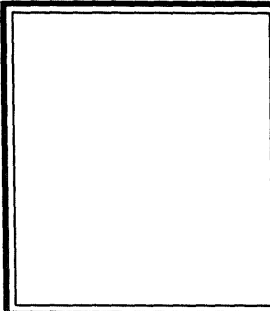
LOCATION MAP
(NOT TO SCALE)

THIS IS NOT A BOUNDARY SURVEY

SHEET 3 OF 5



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



DATE	8/19/19
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	3714-11

MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
 PORTION OF 10' UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS SHOWN OTHERWISE
 SCALE FACTOR = 1.0000374
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

N. 820615.52 DENOTES FLORIDA STATE PLANE
E. 945013.21 COORDINATES


S01°30'18"W (PLAT BEARING) 00°00'07" = BEARING ROTATION COUNTERCLOCKWISE
S01°30'11"W (GRID BEARING) (PLAT BOUNDARIES TO GRID)

LEGEND/ABBREVIATIONS:

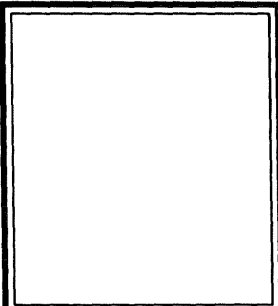
- | | |
|---|---------------------------|
| L.A.E. - LIMITED ACCESS EASEMENT | R - RADIUS |
| LB - LICENSED BUSINESS | Δ - CENTRAL ANGLE (DELTA) |
| MH - MANHOLE | L - ARC LENGTH |
| O.R.B. - OFFICIAL RECORDS BOOK | ⊕ - CENTERLINE |
| P.B. - PLAT BOOK | |
| PBCR - PALM BEACH COUNTY RECORDS | |
| PG. - PAGE | |
| PGS. - PAGES | |
| P.O.B. - POINT OF BEGINNING | |
| P.O.C. - POINT OF COMMENCEMENT | |
| PRM - PERMANENT REFERENCE MONUMENT | |
| R/W - RIGHT-OF-WAY | |
| U.E. - UTILITY EASEMENT | |
| SECTION 1-45-42 - SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST | |

THIS IS NOT A BOUNDARY SURVEY

SHEET 4 OF 5



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



DATE	8/19/19
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	3714-11

MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
 PORTION OF 10' UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY

EXHIBIT "A"

NORTH RIGHT-OF-WAY LINE
(O.R.B. 5731, PG. 1357)

NORTH RIGHT-OF-WAY LINE
(O.R.B. 5731, PG. 1357)

PUBLIC RIGHT-OF-WAY LINE
(WIDTH VARIES)
LANTANA ROAD

(STATE ROAD 812)

P.O.C.
NORTHWEST CORNER
OF PARCEL "A"
(P.B. 85, PGS. 3-4, PBCR)
5' L.A.E.
(P.B. 85,
PGS. 3-4)
 $R=2821.79'$
 $\Delta=1^{\circ}30'32''$
 $L=74.31'$
(GROUND & GRID)

P.O.B.
N. 820617.47
E. 945087.49
 $R=2821.79'$
 $\Delta=1^{\circ}40'49''$
 $L=82.75'$
(GROUND & GRID)

SOUTH RIGHT-OF-WAY LINE
(O.R.B. 5543, PG. 1966)
NORTH LINE
PARCEL "A"
N. 820617.35
E. 945170.25
SOUTH RIGHT-OF-WAY LINE
(O.R.B. 11076, PG. 534)
 $S73^{\circ}59'49''E$
56.73'

N. 820615.52
E. 945013.21
(P.B. 85, PGS. 3-4)
FOUND PRM
PLS 4828

$N02^{\circ}15'32''W$
(RADIAL)

$R=30.00'$
 $\Delta=23^{\circ}40'06''$
 $L=12.39'$
10' U.E.
(P.B. 85,
PGS. 3-4)

$N65^{\circ}30'59''E$
(RADIAL)

STORM MH
 $L=73.99'$
 $\Delta=1^{\circ}30'27''$
 $R=2811.79'$
SOUTHERLY
SIDELINE OF
10' U.E.

$N00^{\circ}54'12''E$
(RADIAL)

$N89^{\circ}55'18''W$
36.45'

$N73^{\circ}59'49''W$
20.36'

10' U.E.
(P.B. 85,
PGS. 3-4)

TRACT 2
ADDITIONAL R/W
(P.B. 85,
PGS. 3-4)

WEST LINE OF
SPECIAL WARRANTY DEED
O.R.B. 22089, PG. 358

**PORTION 10' U.E.
TO BE ABANDONED**

ACCESS EASEMENT
(O.R.B. 11516, PG. 1063)

SABAL GROVE PLAT TWO

(P.B. 123, PGS. 101-103, PBCR)

$S01^{\circ}30'11''W$ 458.69' (GRID)

$S01^{\circ}30'18''W$ 458.67' (PLAT & GROUND)

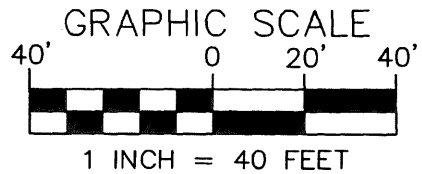
WEST LINE OF PARCEL "A"
(P.B. 85, PGS. 3-4, PBCR)

**MILITARY AND LANTANA
M.U.P.D. - PLAT No. 1**

(P.B. 85, PGS. 3-4, P.B.C.R.)

HIATUS TRACT 37, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST

SOUTHWEST CORNER
OF PARCEL "A"
(P.B. 85, PGS. 3-4, PBCR)
CORNER NOT FOUND
N. 820156.98
E. 945001.18
(P.B. 85, PGS. 3-4)



THIS IS NOT A BOUNDARY SURVEY SHEET 5 OF 5

$S87^{\circ}36'26''W$ 1713.77' (GRID) PBC BRASS DISC IN CONCRETE MONUMENT
 $S87^{\circ}36'33''W$ 1713.71' (GROUND) $N89^{\circ}26'47''E$ 2666.31' (GRID) N. 1/4 CORNER SECTION 1-45-42
 BRASS DISC IN CONCRETE MONUMENT $N89^{\circ}26'54''E$ 2666.22' (GROUND)
 NW CORNER SECTION 1-45-42 $N89^{\circ}26'54''E$ (BASIS OF BEARINGS)
 SOUTH LINE SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST



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

**MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
PORTION OF 10' UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY**

DATE	8/19/19
DRAWN BY	der
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	3714-11