Agenda Item #: 3H-13

PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS** AGENDA ITEM SUMMARY

Meeting Date:	March 9, 2021	[X] Consent [] Ordinance	[] Regular [] Public Hearing
		[]]	[] =8

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to accept: a Quit-Claim Deed from the City of Pahokee (City) to correct a scrivener's error contained in the legal description of the Warranty Deed as recorded in Official Records Book 9672, pages 1401, of the Public Records of Palm Beach County, Florida (Warranty Deed).

On July 14, 2020, the Board of County Commissioners (Board) approved an Agreement Summary: for Purchase and Sale with Stephanie Iderosa to acquire a 0.34-acre parcel (Property) located at 1759 East Main Street in Pahokee (R-2020-0925). The County closed on said acquisition on August 13, 2020. The City, who was a prior owner of the Property dating back to 1997, conveyed said Property by Warranty Deed, which contained a scrivener's error with a directional call within the legal description. The Quit-Claim Deed corrects the scrivener's error and resolves any potential issue with the chain of title. The Quit-Claim Deed was executed by the City to correct the error in the legal description. (Property & Real Estate Management) District 6 (HJF)

Background and Justification: In August 2019, the County acquired title by foreclosure to an adjacent 2.49-acre parcel located at 1749 East Main Street No. 101, Pahokee upon which a 42-unit apartment complex had been developed. On June 2, 2020, the Board approved allocating up to \$5,000,000 of CARES Act funding for renovating the 42-unit facility. The 0.34-acre parcel acquired from Stephanie Iderosa will allow for future expansion of said facilities. The Quit Claim Deed will be recorded in the Palm Beach County public records.

Attachments:

- 1. Location Map
- 2. Quit-Claim Deed (w/Exhibit "A")

Sami

Recommended By

Department Director

1. And

Approved By:

County Administrator

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023		2024	2025
Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match (County				- - -		
NET FISCAL IMPACT	<u>* 0</u>	0	0	-	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)						
Is Item Included in Current Bu	dget:	Yes		No	<u>X</u>	
Does this item include the use o	f federal fu	nds? Yes		No	<u> </u>	
Budget Account No: Fund	Pro	Dept gram		Unit		Object

B. Recommended Sources of Funds/Summary of Fiscal Impact: * No fiscal impact

Fixed Assets Number N/A

Departmental Fiscal Review; С.

III. <u>REVIEW COMMENTS</u>

A. OFMB Fiscal and/or Contract Development Comments:

215/21

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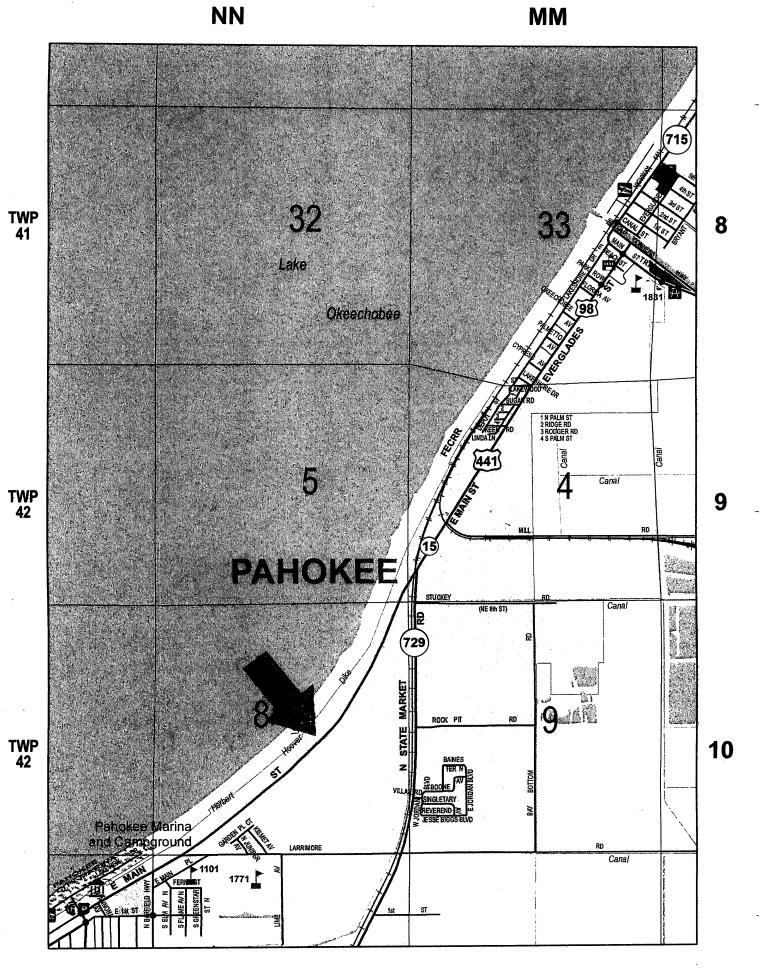
B. Legal Sufficiency: Assistant County Attorney

C. Other Department Review:

Department Director

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

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RNG 37

RNG 37



Attachment No.1 – Location Map Page 1 of 1

Attachment No.2 Quit-Claim Deed – 3 pages PREPARED BY AND RETURN TO: Marcel Pessoa, Real Estate Specialist PALM BEACH COUNTY PROPERTY & REAL ESTATE MANAGEMENT DIVISION 2633 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411-5605

PCN: 48-37-42-08-01-004-0020

QUIT-CLAIMDEED

THIS QUIT-CLAIM DEED made and executed this T day of ______, 2021, by the City of Pahokee, a municipal corporation, whose post office address is 171 Lake Avenue North, Pahokee, FL 33476, hereinafter called the "Grantor", in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter called the "Grantee".

WITNESSETH

That the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has, if any, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

THIS QUIT-CLAIM DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR CONTAINED WITHIN THE METES AND BOUNDS LEGAL DESCRIPTION ATTACHED TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9672, PAGES 1401-1402, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, if any, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. **IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, this day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

*	CITY OF PAHOKEE, a municipal
Attest: Johanni Blann. Secretary	corporation By: Million
A	
Ally Dem	Chandler F. Williamson, City Marager. Print Name/Title
Witness Signature	
Alexis Brinkley	
Witness Name Printed	(SEAL)
AND	
Witness Signature	NOHEMI POLANCO
TIDUR 182	Notary Public - State of Florida Commission # GG 315494
Witness Name Printed	Bonded through National Notary Assn.
	DURCEARCES
STATE OF <u>Horida</u>	
COUNTY OF Palm Beach.	
The foregoing instrument was sworn t	o, subscribed and acknowledged before me by
means of [] physical presence or [] onlin	ne notarization this day of January,
2021, by <u>Chardler F. Williamson</u>	
known to me or [] who has produced	as
identification and who did take an oath.	Notice Solamon
	Notary Public, State of Florida
	Nohemi Polanco
	Print Notary Name
(Stamp/Seal)	66315494
	Commission Number
A service of the Delve Decel Const	My Commission Expires: 4/19/2023
Approved by the Palm Beach County Board of County Commissioners	

on_____

County Attorney or Designee

G:\PREM\Dev\Open Projects\HES Royal Palm Lakes Apt-Pahokee\Stephanie Iderosa Acquisition\Deed Quit Claim - City of Pahokee to PBC. hf approved 1-7-2021.docx

EXHIBIT "A"

PARCEL 1:

Commence at the 17 foot contour of Lake Okeechobee at the corner of Lot D-2 and D-3, according to Trustees of the Internal Improvement Fund Supplemental Plat of Sections 5, 8, 17 and 18, Township 42 South, Range 37 East, Palm Beach County, Florida, according to the plat thereof on file in the office of the said Trustees at Tallahassee, Florida, thence along the following courses and distances, South 39 degrees, 50 minutes East 100 feet; South 50 degrees, 10 minutes West 45 feet; North 39 degrees, 50 minutes West to the 17 foot contour; along the 17 foot contour North 44 degrees, 12 minutes East; and North 35 degrees, 35 minutes East to the Point of Beginning.

The above parcel of land includes all of Lot D-3, a portion of D-3*, according to the said Trustees Supplemental Plat and portions of Lots 3-A and 3-B, Block 4, Subdivision of Section 8, Township 42 South, Range 37 East, Palm Beach County, Florida, as recorded in the office of the Clerk of the Circuit Court of said County to Plat Book 7, page 29.

PARCEL 2:

The Southwesterly 45 feet of that portion of Lot 2, Block 4, Subdivision of Section 8, Township 42 South, Range 37 East, Palm Beach County, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court of said County in Plat Book 7, page 29, lying Northwesterly of Florida State Road #15, not including the Southeasterly 150 feet thereof.

TOGETHER with an easement for ingress and egress over that portion of the Northwesterly 25 feet of Lot 3-A, Block 4 of said Subdivision of Section 8, Township 42 South, Range 37 East, between the aforementioned parcel and the Northwesterly Right of Way line of State Road #15.