

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-
# 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:

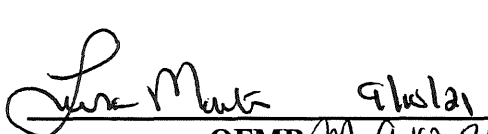
**This item has no fiscal impact. The abandonment site is not subject to a privilege fee as easements are exempt.

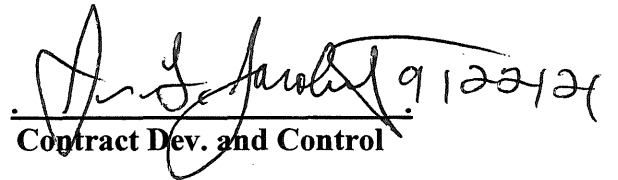
C. Departmental Fiscal Review:



III. REVIEW COMMENTS

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


OFMB 9/10/21
9/10/21
BE9110


Contract Dev. and Control
9/22/21

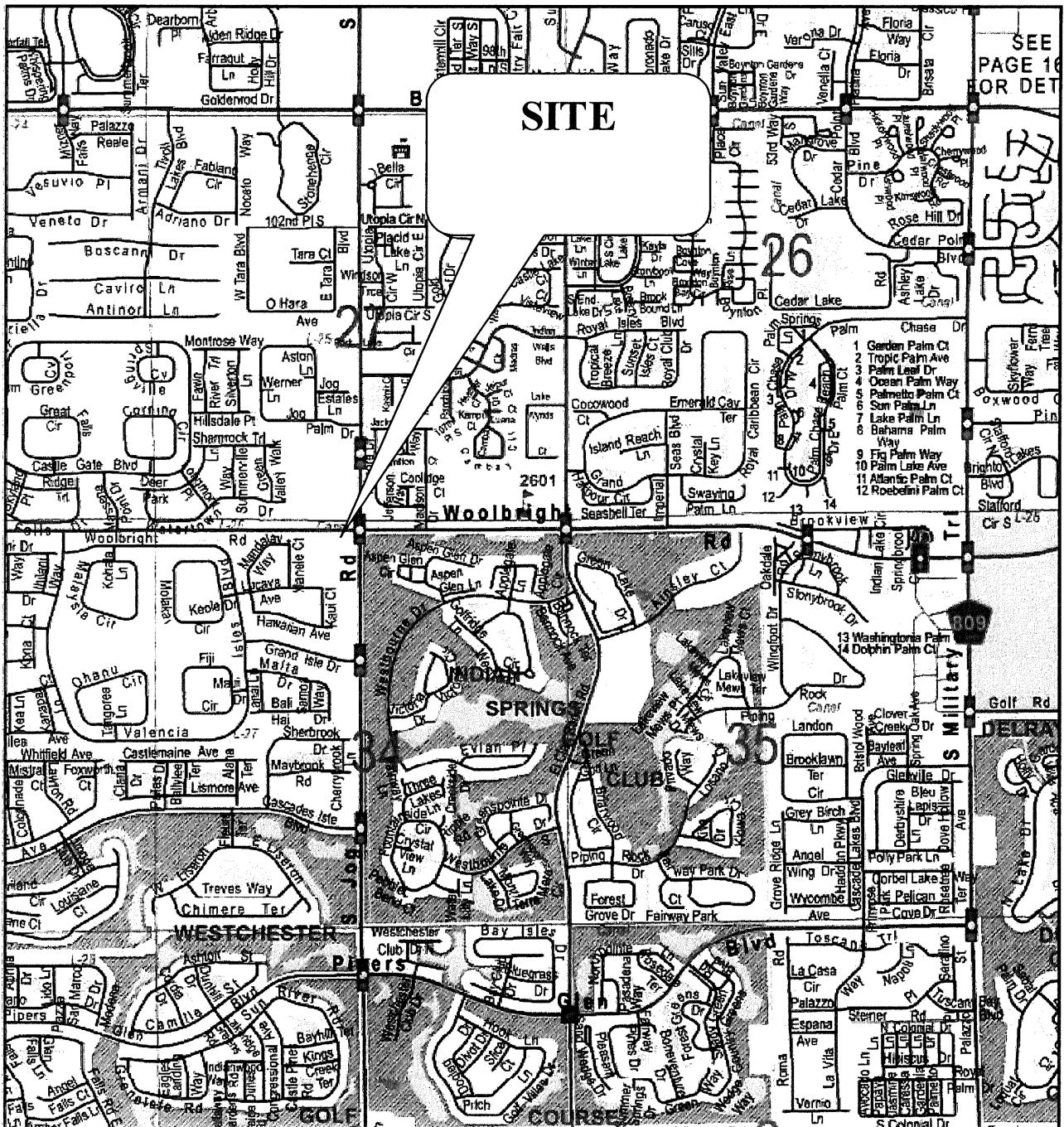
B. Approved as to Form and Legal Sufficiency:


Assistant County Attorney
for Liza Neuman

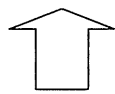
C. Other Department Review:

Department Director

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



LOCATION SKETCH



N (Not to scale)

ALL OF THE PALM BEACH COUNTY UTILITY EASEMENTS LYING WITHIN TRACT A, WOOLBRIGHT OFFICE CENTER - MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 179 THROUGH 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESOLUTION NO. R2021-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL OF THE PALM BEACH COUNTY UTILITY EASEMENTS LYING WITHIN TRACT A, WOOLBRIGHT OFFICE CENTER - MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 179 THROUGH 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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 the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of HDRS, LLC, a Limited Liability Company of the State of Florida, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 19, 2021, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in all of the County utility easements lying within Tract A, Woolbright Office Center - MUPD, according to the plat thereof, as recorded in Plat Book 113, Pages 179 through 181 (Utility Easements), Public Records of Palm Beach County, Florida, as shown in **Exhibit A**; and

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

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on October 3, 2021; and

WHEREAS, the BCC while convened in regular session on October 19, 2021 did hold a meeting on said petition to abandon the Utility Easements; and

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

RESOLUTION NO. R2021-_____

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. All of the County Utility Easements lying within Tract A, Woolbright Office Center - MUPD, according to the plat thereof, as recorded in Plat Book 113, Pages 179 through 181 are hereby abandoned and closed as public utility easements and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to these Utility Easements, 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. R2021-_____

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 Maria G. Marino

Commissioner Gregg K. Weiss

Commissioner Maria Sachs

Commissioner Melissa McKinlay

Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____
Yelizaveta B. Herman,
Assistant County Attorney

BY: _____
Deputy Clerk

EXHIBIT A

DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 34, TOWNSHIP. 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

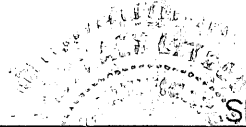
COMMENCING AT THE NORTHWEST CORNER OF TRACT A WOOLBRIGHT OFFICE CENTER—MUPD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113 PAGE 179 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 00° 11' 20" EAST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89° 04' 54" EAST, ALONG A LINE 10' SOUTH OF AND PARALLEL TO, THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 45.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45° 11' 26" EAST, A DISTANCE OF 20.73 FEET; THENCE SOUTH 00° 11' 26" EAST, A DISTANCE OF 105.95 FEET; THENCE SOUTH 89° 48' 34" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 11' 26" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89° 48' 34" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 11' 26" EAST, A DISTANCE OF 278.44 FEET; THENCE NORTH 89° 48' 34" EAST, A DISTANCE OF 247.03 FEET; THENCE NORTH 44° 48' 34" EAST, A DISTANCE OF 17.93 FEET; THENCE NORTH 00° 12' 03" WEST, A DISTANCE OF 236.98 FEET; THENCE NORTH 89° 47' 57" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00° 12' 03" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89° 47' 57" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00° 12' 03" WEST, A DISTANCE OF 73.55 FEET; THENCE SOUTH 89° 48' 14" WEST, A DISTANCE OF 6.53 FEET; THENCE NORTH 00° 11' 46" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89° 48' 03" WEST, A DISTANCE OF 13.47 FEET; THENCE SOUTH 00° 12' 03" EAST, A DISTANCE OF 82.82 FEET; THENCE SOUTH 89° 47' 57" WEST, A DISTANCE OF 38.95 FEET; THENCE SOUTH 00° 12' 03" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89° 47' 57" EAST, A DISTANCE OF 38.95 FEET; THENCE SOUTH 00° 12' 03" EAST, A DISTANCE OF 239.52 FEET; THENCE SOUTH 44° 48' 34" WEST, A DISTANCE OF 1.36 FEET; THENCE SOUTH 89° 48' 34" WEST, A DISTANCE OF 218.75 FEET; THENCE NORTH 00° 11' 26" WEST, A DISTANCE OF 249.91 FEET; THENCE NORTH 89° 47' 57" EAST, A DISTANCE OF 45.62 FEET; THENCE NORTH 00° 12' 03" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89° 47' 57" WEST, A DISTANCE OF 45.62 FEET; THENCE NORTH 00° 11' 26" WEST, A DISTANCE OF 132.77 FEET; THENCE NORTH 45° 11' 26" WEST, A DISTANCE OF 8.22 FEET; THENCE NORTH 89° 04' 54" WEST, A DISTANCE OF 28.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING 21,341.44 SQUARE FEET, OR 0.490 ACRES MORE OF 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 MARCH 29, 2021. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

Handwritten signature and date: 7/28/21




SHEET 1 OF 8

WOOLBRIGHT OFFICE CENTER SPECIFIC PURPOSE SURVEY - ABANDONMENT OF EASEMENTS SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST	LB4820	PROFESSIONAL SURVEYORS AND MAPPERS ATLANTIC-CARIBBEAN MAPPING, INC. 357 LIANA DR, WEST PALM BEACH, FLORIDA 33415 (561) 964-7884 - FAX (561) 964-1969 - DLTACM@GMAIL.COM	Digitally signed by Donald L. Todd Date: 2021.07.27 12:17:10 -04'00'	SCALE: 1" = 40'
			DRAWN BY: AMS	
			CHECKED BY: DLT	
			DATE: 03/29/21	
			PROJECT No. 2015876 UEAB	
			SHEET No. 1 OF 8	

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THERE ARE NO IMPROVEMENTS EXISTING ON THIS SPECIFIC PURPOSE SURVEY.
7. THE SOUTH LINE OF SAID TRACT A WOOLBRIGHT OFFICE CENTER MUPD IS N89°37'40"W ALL OTHER BEARING ARE RELATIVE THERE TO.
8. THERE ARE NO EXISTING IMPROVEMENTS WITH THE AREA OF THIS SPECIFIC PURPOSE SURVEY.

SHEET 2 OF 8


WOOLBRIGHT OFFICE CENTER SPECIFIC PURPOSE SURVEY - ABANDONMENT OF EASEMENTS SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST	LB4820  ATLANTIC-CARIBBEAN MAPPING, INC. 357 LIANA DR, WEST PALM BEACH, FLORIDA 33415	PROFESSIONAL SURVEYORS AND MAPPERS	SCALE:	1" = 40'
			DRAWN BY:	AMS
			CHECKED BY:	DLT
			DATE	03/29/21
			PROJECT No.	2015876 UEAB
			SHEET No.	2 OF 8

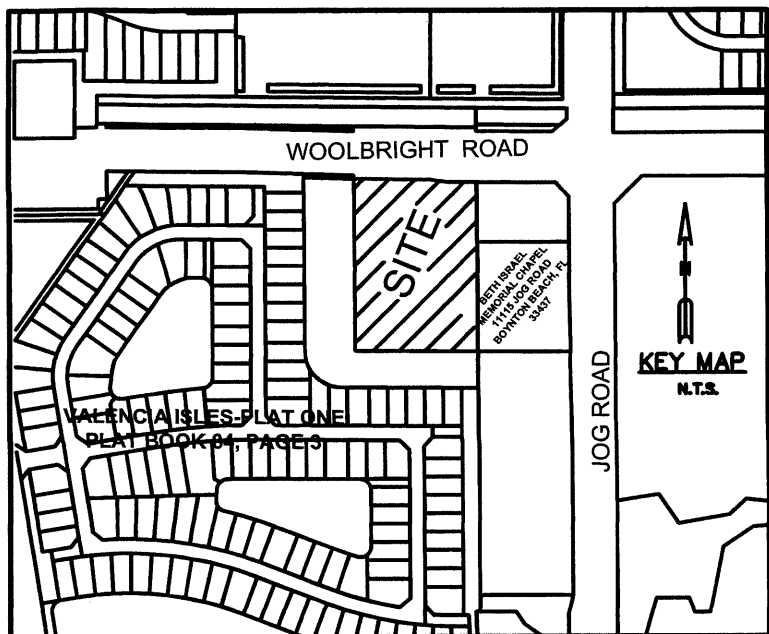
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-919145-ORL, DATED: AUGUST 26, 2020, HAS BEEN REVIEWED BY THIS OFFICE, AND ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS 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 SURVEY.

SCHEDULE B-II
EXCEPTIONS

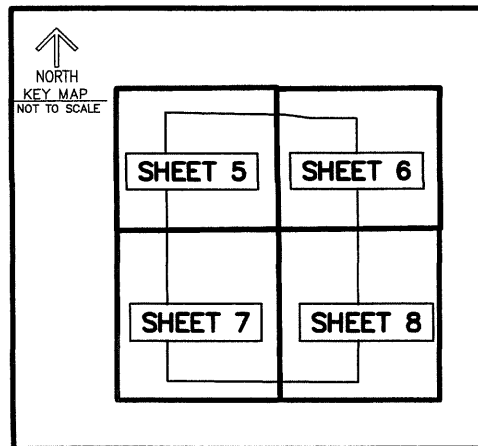
10. MATTERS SHOWN ON THE PLAT OF WOOLBRIGHT OFFICE CENTER-MUPD, RECORDED IN PLAT BOOK 113, PAGE 179.
(AFFECTS PROPERTY SHOWN HEREON)
11. TERMS AND CONDITIONS OF THE UTILITY CROSS EASEMENT AND AGREEMENT BETWEEN HENDRIK SMID AND SYLVIA SMID, HIS WIFE AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, HERBERT F. KAHLERT, INDIVIDUALLY, AND KARL A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED IN OFFICIAL RECORDS BOOK 12947, PAGE 987.
(AFFECTS PROPERTY NOT PLOTTED)
12. DECLARATION OF ACCESS EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 18127, PAGE 1044, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS PROPERTY NOT PLOTTED)
13. TERMS AND CONDITIONS OF THE STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) BETWEEN WOOLBRIGHT INVESTMENT GROUP, LLC AND PALM BEACH COUNTY, A SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 21713, PAGE 183; AS AFFECTED BY CONSENT AND RATIFICATION TO STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22730, PAGE 471.
(AFFECTS PROPERTY NOT ABLE TO PLOT)
14. TERMS AND CONDITIONS OF THE STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT (SDA) BETWEEN WOOLBRIGHT INVESTMENT GROUP, LLC AND PALM BEACH COUNTY, A SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 21713, PAGE 192; AS AFFECTED BY CONSENT AND RATIFICATION TO STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22730, PAGE 459.
(AFFECTS PROPERTY NOT ABLE TO PLOT)
15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
16. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
17. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

SHEET 3 OF 8

WOOLBRIGHT OFFICE CENTER SPECIFIC PURPOSE SURVEY - ABANDONMENT OF EASEMENTS SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST	LB4820  ATLANTIC-CARIBBEAN MAPPING, INC. 357 LIANA DR, WEST PALM BEACH, FLORIDA 33415	PROFESSIONAL SURVEYORS AND MAPPERS	SCALE:	1" = 40'
			DRAWN BY:	AMS
			CHECKED BY:	DLT
			DATE	03/29/21
			PROJECT No.	2015876 UEAB
			SHEET No.	3 OF 8



LOCATION MAP



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 OTHERWISE NOTED
 SCALE FACTOR = 1.0000299
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- RB - RADIAL BEARING
- E - EASTING (WHEN USED WITH COORDINATES)
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- O.R.B. - OFFICIAL RECORD BOOK
- PB. - PLAT BOOK
- PG. - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R - RADIUS

SHEET 4 OF 8

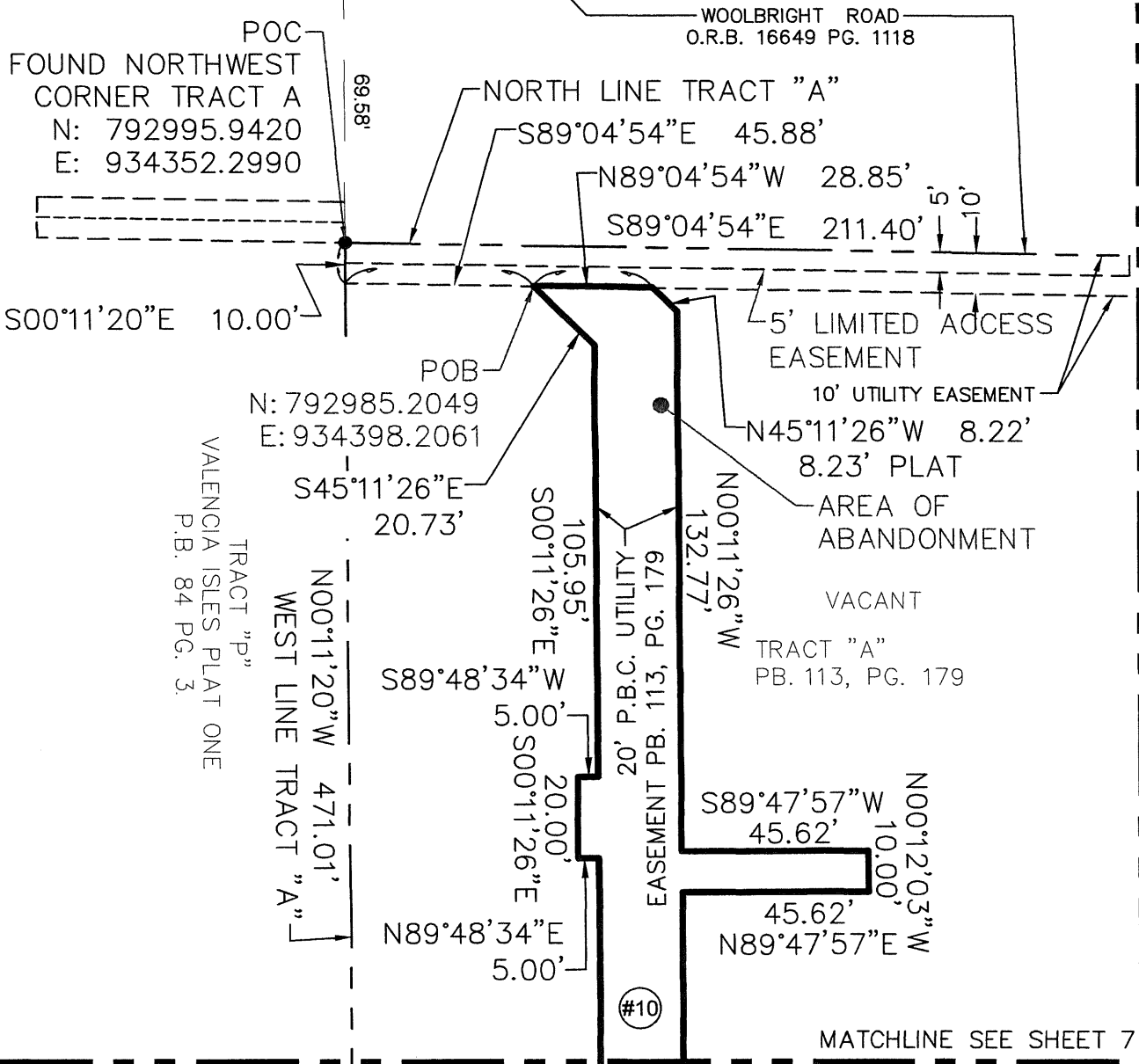
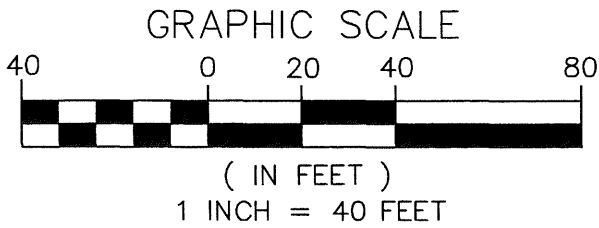
WOOLBRIGHT OFFICE CENTER
 SPECIFIC PURPOSE SURVEY -
 ABANDONMENT OF EASEMENTS
 SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

LB4820



PROFESSIONAL
 SURVEYORS
 AND MAPPERS

SCALE:	1" = 40'
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DATE	03/29/21
PROJECT No.	2015876 UEAB
SHEET No.	4 OF 8



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

SHEET 5 OF 8

WOOLBRIGHT OFFICE CENTER
 SPECIFIC PURPOSE SURVEY -
 ABANDONMENT OF EASEMENTS
 SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

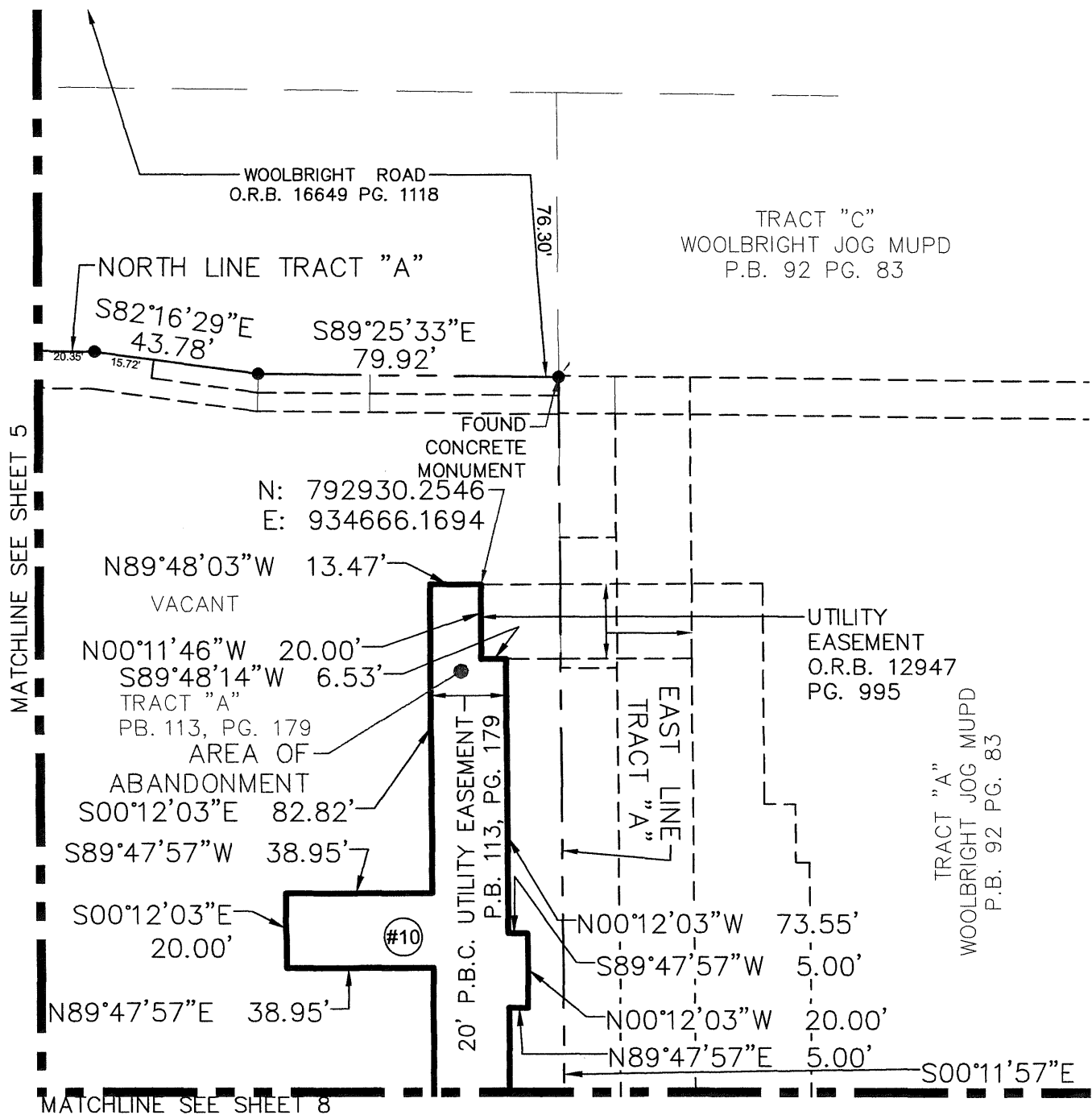
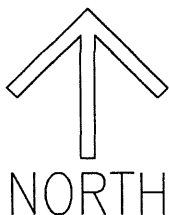
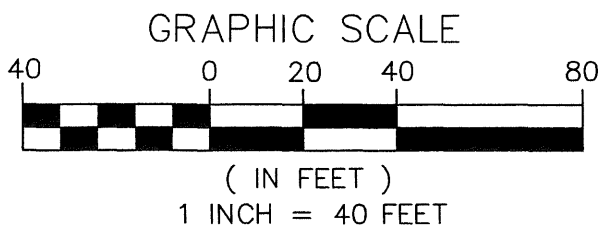
LB4820



PROFESSIONAL
 SURVEYORS
 AND MAPPERS

SCALE:	1" = 40'
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PROJECT No.	2015876 UEAB
SHEET No.	5 OF 8

EXHIBIT A



SHEET 6 OF 8

WOOLBRIGHT OFFICE CENTER
SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF EASEMENTS
SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

LB4820

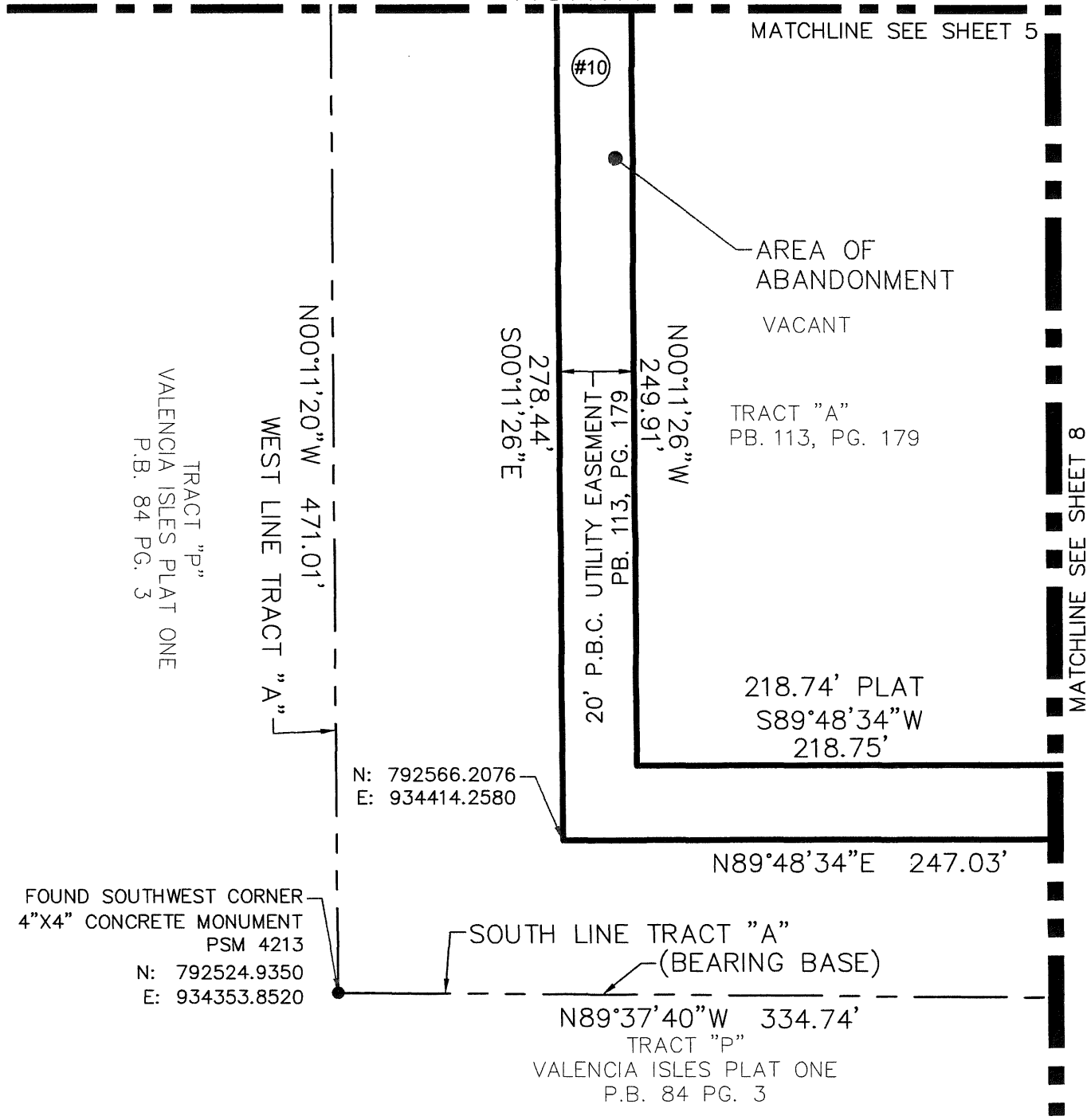
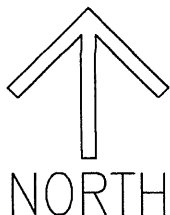
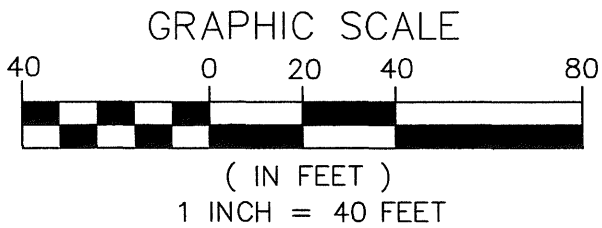


PROFESSIONAL
SURVEYORS
AND MAPPERS

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PROJECT No.	2015876 UEAB
SHEET No.	6 OF 8

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EXHIBIT A



SHEET 7 OF 8

WOOLBRIGHT OFFICE CENTER
SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF EASEMENTS
SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

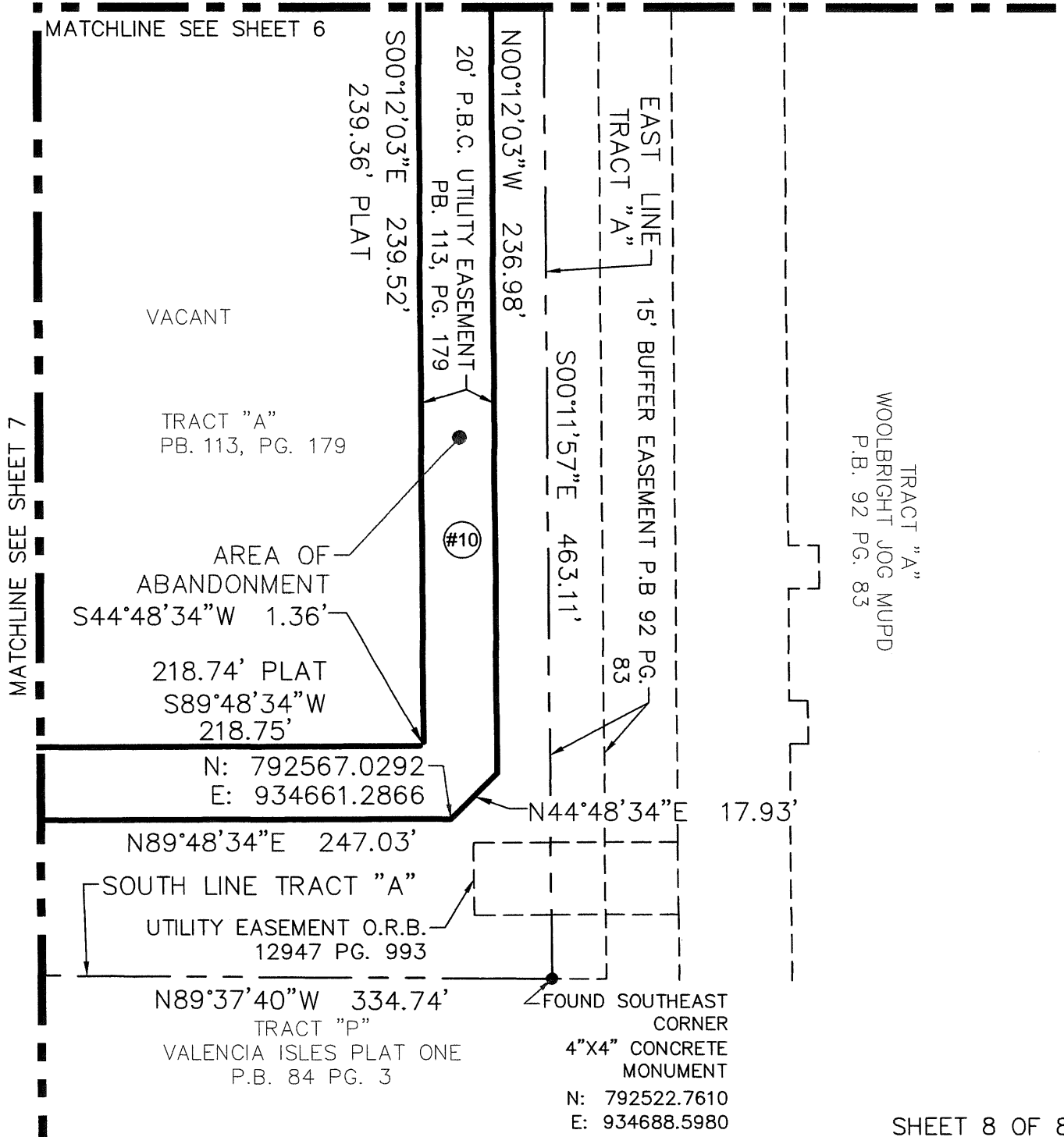
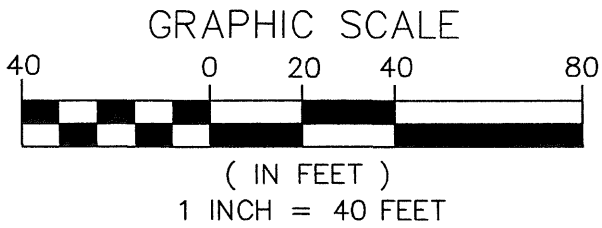
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PROFESSIONAL
SURVEYORS
AND MAPPERS

SCALE:	1" = 40'
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PROJECT No.	2015876 UEAB
SHEET No.	7 OF 8

EXHIBIT A



WOOLBRIGHT OFFICE CENTER
SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF EASEMENTS
SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST

LB4820



PROFESSIONAL
SURVEYORS
AND MAPPERS

SHEET 8 OF 8

SCALE:	1" = 40'
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SHEET No.	8 OF 8