

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	February 7, 2023	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 21587 Page 0001.

Summary: Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of the County's interest in the utility easement recorded in the Official Records of Palm Beach County as noted above and located at 2850 Ranch House Road, West Palm Beach. The Property Owner requested release of the portions of the identified easement that are no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Ranch House Road Industrial, these portions of the existing identified utility easement are no longer required. PBCWUD has determined that these portions of the easement are no longer required. PBCWUD has determined that the release of the easement will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore recommends approval of the release. (PBCWUD Project No. 22-516) District 3 (MWJ)

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 00-43-44-05-23-000-0020 on February 6, 2007.

Attachments:

1. Location Map
2. Two (2) Original Partial Release of Utility Easement for ORB 21587, Page 0001

Recommended By: AG: 1304af 1/15/23
 Department Director Date

Approved By: Willy Blum 1/17/2023
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
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: Joony M. Brenton GE

III. REVIEW COMMENTS

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

for review
received
1/9/23
Luz Mat 1/9/2023
OFMB 1/9

Ann J. Jaworski 1/11/23
Contract Development and Control
1/10/23

B. Legal Sufficiency:

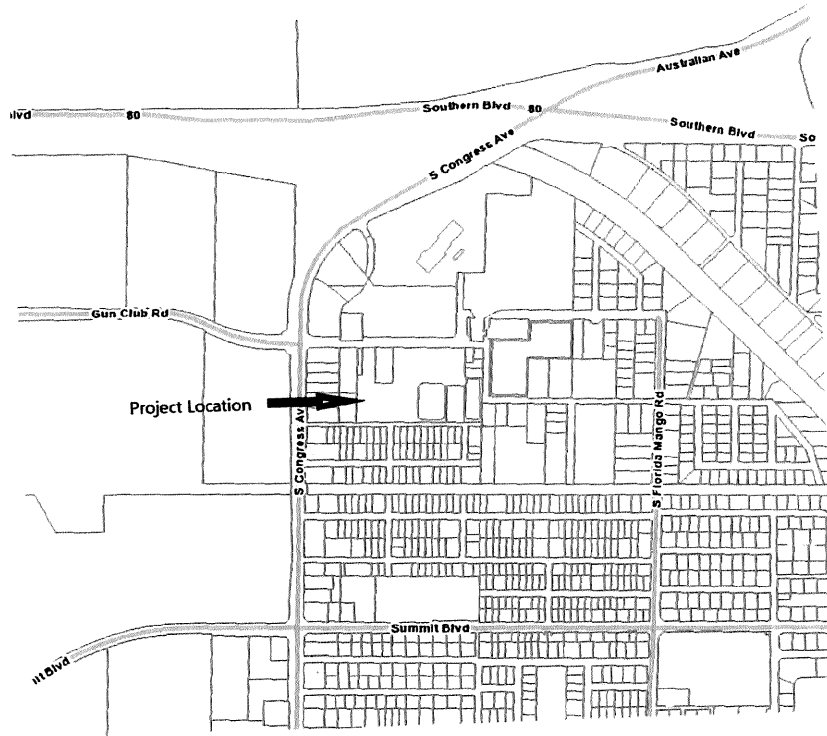
[Signature] 1/12/23
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1
Location Map
PBCWUD Project No. 22-516



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 _____, 2023, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Palm Beach County Water Utilities Department, 8100 Forest Hill Blvd., West Palm Beach, Florida 33413, to DG Palm Beach Airport Property Owner, L.P., whose address is 17304 Preston Rd. Suite 550 Dallas, Texas 75252, 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 21587, Page 0001, 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", "B" and "C"

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:

Joseph Abruzzo,
Clerk of the Circuit Court & Comptroller

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

By: _____
Deputy Clerk

gm By: _____
Gregg K. Weiss, Mayor

A13

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
County Attorney

EXHIBIT "A"

DESCRIPTION:

A PORTION OF PARCEL 2, CHS PROPERTIES, MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178, AND A PORTION OF THE PALM BEACH COUNTY UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 21587 AT PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, NORTH 88°06'11" WEST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 21.83 FEET; THENCE SOUTH 02°54'06" WEST, A DISTANCE OF 51.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°54'06" WEST, A DISTANCE OF 208.70 FEET; THENCE NORTH 88°18'22" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 02°54'06" EAST, A DISTANCE OF 208.91 FEET; THENCE SOUTH 87°05'54" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,088 SQUARE FEET OR 0.0479 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

- E – EASTING
- LB – LICENSED BUSINESS
- N – NORTHING
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PBC– PALM BEACH COUNTY
- PBCR– PALM BEACH COUNTY RECORDS
- PBCUE– PALM BEACH COUNTY UTILITY EASEMENT
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT


NOTES:

1. THIS SKETCH 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. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°19'27"W, NAD 83 1990 ADJUSTMENT. ALONG THE SOUTH LINE OF PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ROTATION ANGLE FROM NAD 83 1990 ADJUSTMENT TO THE PLAT BEARINGS IS CLOCKWISE 00°33'11".
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) U.S. SURVEY FEET.
6. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
7. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

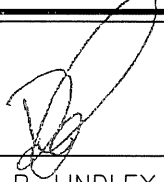
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 20, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



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



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	10-20-2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB2R2

**RANCH HOUSE ROAD PHASE 1
PBC UTILITY EASEMENT ABANDONMENT NO. 1**

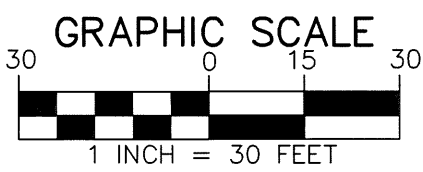
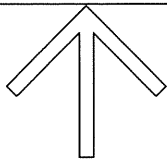
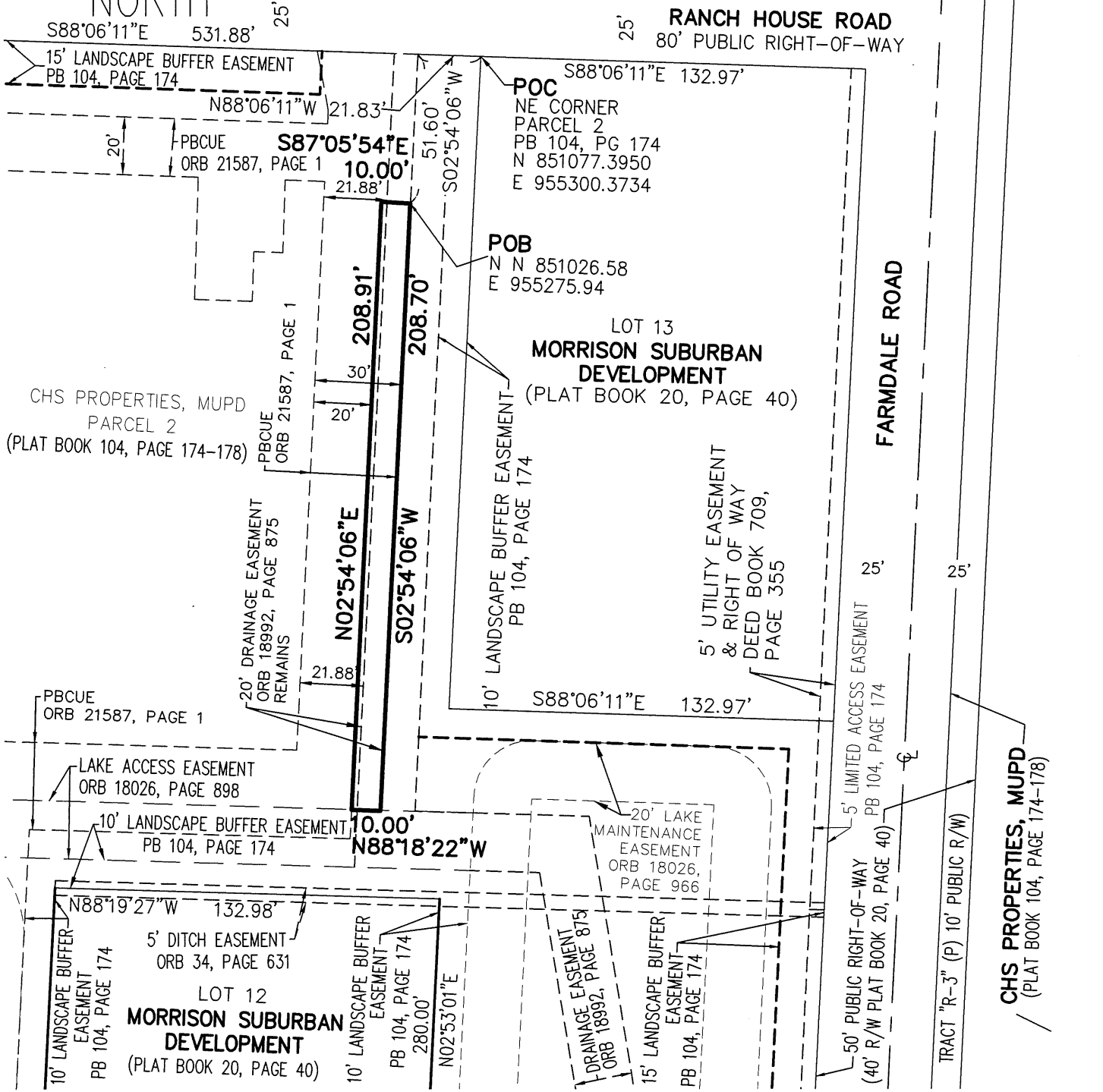



EXHIBIT "A"

NORTH

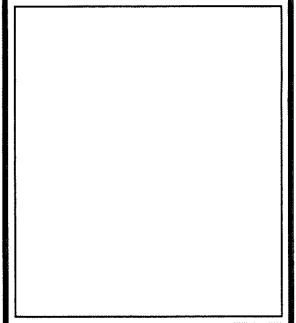


SHEET 2 OF 2

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 PHONE (561)-392-1991 / FAX (561)-750-1452



**RANCH HOUSE ROAD PHASE 1
PBC UTILITY EASEMENT ABANDONMENT NO. 1**



DATE	10-20-2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB2R2

EXHIBIT "B"

DESCRIPTION:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2, SOUTH 88°19'27" EAST, A DISTANCE OF 456.91 FEET; THENCE NORTH 02°55'13" EAST, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 02°55'13" EAST, A DISTANCE OF 253.48 FEET; THENCE NORTH 46°41'53" EAST, A DISTANCE OF 5.38 FEET; THENCE NORTH 43°02'55" WEST, A DISTANCE OF 19.48 FEET; THENCE NORTH 46°57'05" EAST, A DISTANCE OF 6.18 FEET; THENCE NORTH 88°18'22" WEST, A DISTANCE OF 26.89 FEET; THENCE NORTH 01°41'38" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'22" EAST, A DISTANCE OF 74.39 FEET; THENCE NORTH 46°41'53" EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 88°18'22" EAST, A DISTANCE OF 237.97 FEET; THENCE SOUTH 02°54'06" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°18'22" WEST, A DISTANCE OF 120.97 FEET; THENCE SOUTH 02°54'06" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'22" WEST, A DISTANCE OF 128.11 FEET; THENCE SOUTH 46°41'53" WEST, A DISTANCE OF 43.06 FEET; THENCE SOUTH 02°55'13" WEST, A DISTANCE OF 245.45 FEET; THENCE NORTH 87°04'47" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 12,708 SQUARE FEET OR 0.2917 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

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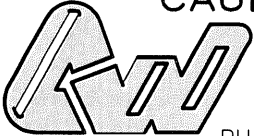
NOTES:

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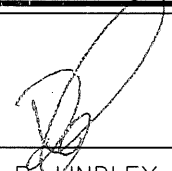
CERTIFICATE:

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SHEET 1 OF 2



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

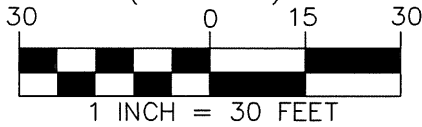


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

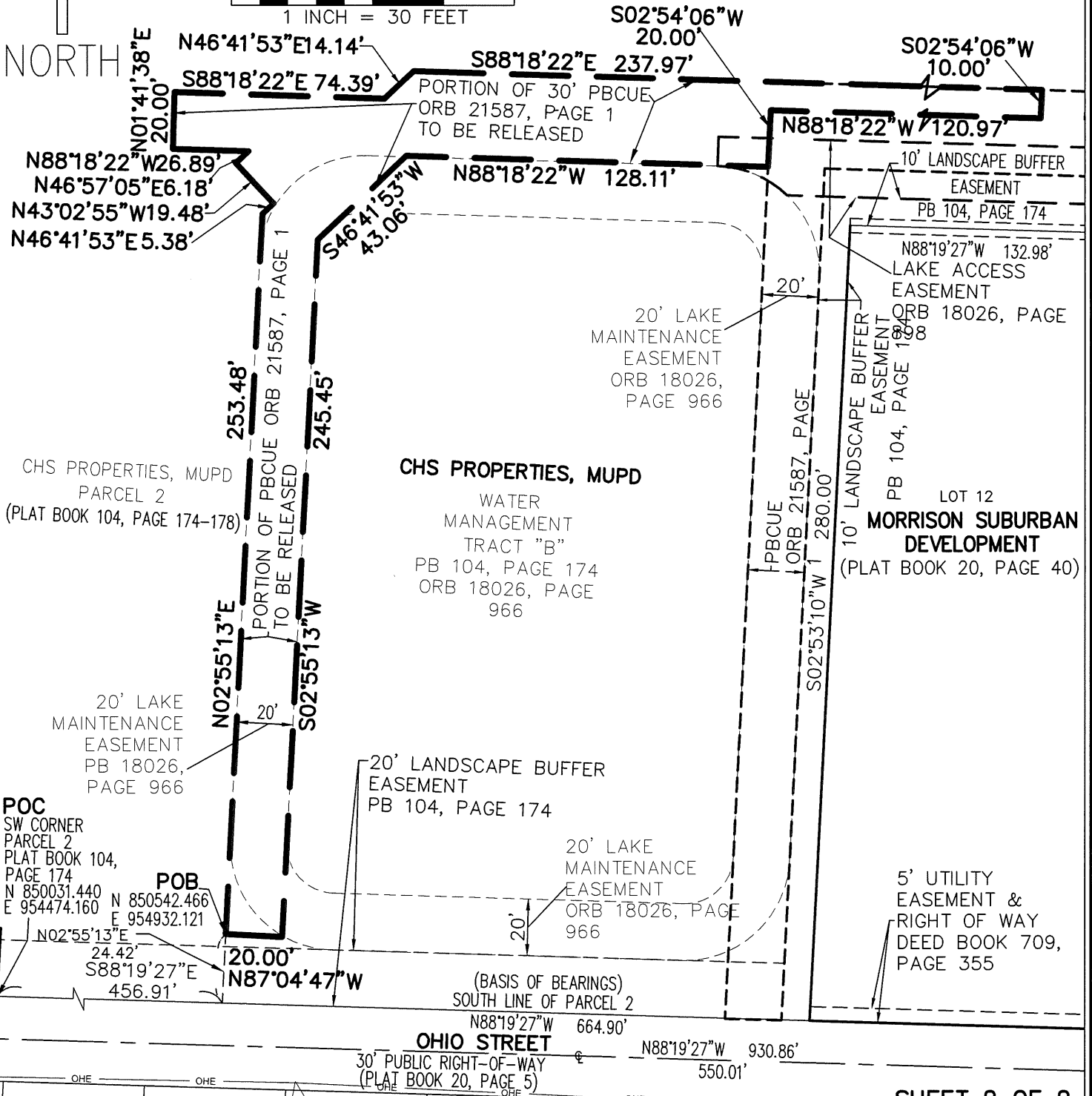
DATE	10-20-2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB1R2

**RANCH HOUSE ROAD PHASE 1
PBC UTILITY EASEMENT ABANDONMENT NO. 2**

GRAPHIC SCALE EXHIBIT "B"
(IN FEET)

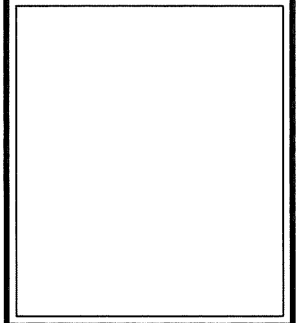


NORTH



SHEET 2 OF 2

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



DATE	10-20-2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB1R2

**RANCH HOUSE ROAD PHASE 1
 PBC UTILITY EASEMENT ABANDONMENT NO. 2**

EXHIBIT "C"

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TOGETHER WITH

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 02°54'06" EAST ALONG THE EAST LINE OF SAID OFFICIAL RECORD BOOK 21587, PAGE 1, A DISTANCE OF 17.07 FEET TO POINT OF BEGINNING #2; THENCE SOUTH 88°05'06" EAST, A DISTANCE OF 225.55 FEET; THENCE NORTH 46°55'09" EAST, A DISTANCE OF 18.29 FEET; THENCE NORTH 02°54'06" EAST, A DISTANCE OF 216.11 FEET; THENCE NORTH 46°55'02" EAST, A DISTANCE OF 2.66 FEET; THENCE SOUTH 43°04'58" EAST, A DISTANCE OF 22.08 FEET; THENCE NORTH 46°55'02" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 43°04'58" WEST, A DISTANCE OF 22.08 FEET; THENCE NORTH 46°55'02" EAST, A DISTANCE OF 30.93 FEET; THENCE SOUTH 88°05'06" EAST, A DISTANCE OF 358.57 FEET; THENCE SOUTH 01°54'54" WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 88°05'06" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°54'54" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88°05'06" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°54'54" EAST, A DISTANCE OF 21.74 FEET; THENCE NORTH 88°06'04" WEST, A DISTANCE OF 5.75 FEET; THENCE NORTH 01°53'56" EAST, A DISTANCE OF 7.49 FEET; THENCE NORTH 88°06'11" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 01°53'49" EAST, A DISTANCE OF 15.76 FEET; THENCE NORTH 88°05'06" WEST, A DISTANCE OF 385.39 FEET; THENCE SOUTH 46°55'02" WEST, A DISTANCE OF 69.96 FEET; THENCE SOUTH 02°54'06" WEST, A DISTANCE OF 217.47 FEET; THENCE NORTH 88°05'06" WEST, A DISTANCE OF 218.26 FEET; THENCE SOUTH 02°52'24" WEST, A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING #2.

TOGETHER WITH

DESCRIPTION CONTINUED ON SHEET 2 OF 5

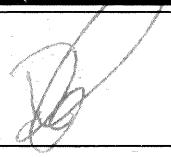
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SHEET 1 OF 5



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DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	10-20-2022
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB3

**RANCH HOUSE ROAD PHASE 2
PBC UTILITY EASEMENT ABANDONMENT NO. 3**

EXHIBIT "C"

DESCRIPTION CONTINUED:

COMMENCING AT AFORESAID SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2, SOUTH 88°19'27" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 282.17 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFORESAID OFFICIAL RECORD BOOK 21587, PAGE 1; THENCE NORTH 01° 40'33" EAST ALONG SAID WEST LINE, A DISTANCE OF 7.00 FEET TO POINT OF BEGINNING #3; THENCE CONTINUING NORTH 01°40'33" EAST ALONG SAID WEST LINE, A DISTANCE OF 38.32 FEET; THENCE SOUTH 88°19'27" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01°40'33" WEST, A DISTANCE OF 38.32 FEET; THENCE NORTH 88°19'27" WEST, A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING #3.

CONTAINING 20,861 SQUARE FEET OR 0.4789 ACRES, MORE OR LESS.

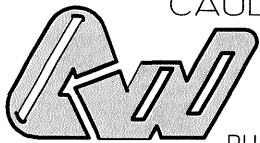
LEGEND/ABBREVIATIONS

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- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- (P) – CHS PROPERTIES, MUPD
- PLAT BOOK 104, PAGES 174–178

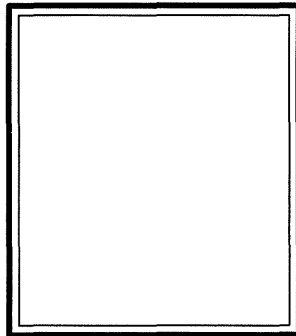
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3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°19'27"E, NAD 83 1990 ADJUSTMENT. ALONG THE SOUTH LINE OF PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ROTATION ANGLE FROM NAD 83 1990 ADJUSTMENT TO THE PLAT BEARINGS IS CLOCKWISE 00°33'11".
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) U.S. SURVEY FEET.
6. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

SHEET 2 OF 5



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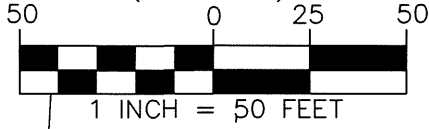
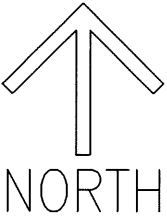


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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB3

**RANCH HOUSE ROAD PHASE 2
 PBC UTILITY EASEMENT ABANDONMENT NO. 3**

GRAPHIC SCALE
(IN FEET)

EXHIBIT "C"



MATCHLINE "A"

LOT 8
MORRISON SUBURBAN DEVELOPMENT
(PLAT BOOK 20, PAGE 40)
N88°05'06"W
218.26'

S02°54'06"W
217.47'
N02°54'06"E
216.11'

POB #2
N: 850790.2935
E: 954555.3858

S02°54'06"E
20.00'

PBCUE
ORB 21587, PAGE 1

N02°54'06"E
17.07'

POC POINT "A" **S88°05'06"E** 225.55'

N: 850773.2446
E: 954554.5216

N: 850782.7559
E: 954780.8195

N02°54'06"E
20.00'

S02°54'06"W
20.00'

POB #1
N: 850753.2694
E: 954553.5091

N46°55'09"E
18.29'

S87°05'54"E
37.66'

N87°05'54"W
37.66'

LOT 6
MORRISON SUBURBAN DEVELOPMENT
(PLAT BOOK 20, PAGE 40)

PARCEL 2
CHS PROPERTIES, MUPD
(PLAT BOOK 104, PAGE 174-178)

20' PBCUE
ORB 21587, PAGE 1

149.88'
N02°54'06"E

48.07'
N02°54'21"E

149.88'
N42°05'39"W
36.20'

S88°19'27"E
20.00'

N: 850068.4887
E: 954757.5347

N01°40'33"E
38.32'

POB #3
N: 850030.1850
E: 954756.4140

S01°40'33"W
38.32'

POC SW CORNER
PARCEL 2
PLAT BOOK 104,
PAGE 174
N: 850031.440
E: 954474.160

S88°19'27"E
93.63'

(BASIS OF BEARINGS)
SOUTH LINE OF PARCEL 2

S88°19'27"E 282.17'

N88°19'27"W
20.00'

PBCUE
ORB 21587,
PAGE 1

15' 15'

OHIO STREET

30' PUBLIC RIGHT-OF-WAY
(PLAT BOOK 20, PAGE 5)

24

23

22

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SHEET 3 OF 5



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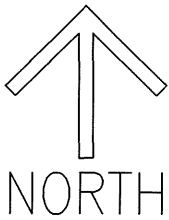
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JOB NO. 8418AB3



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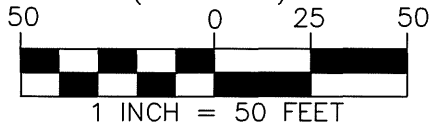
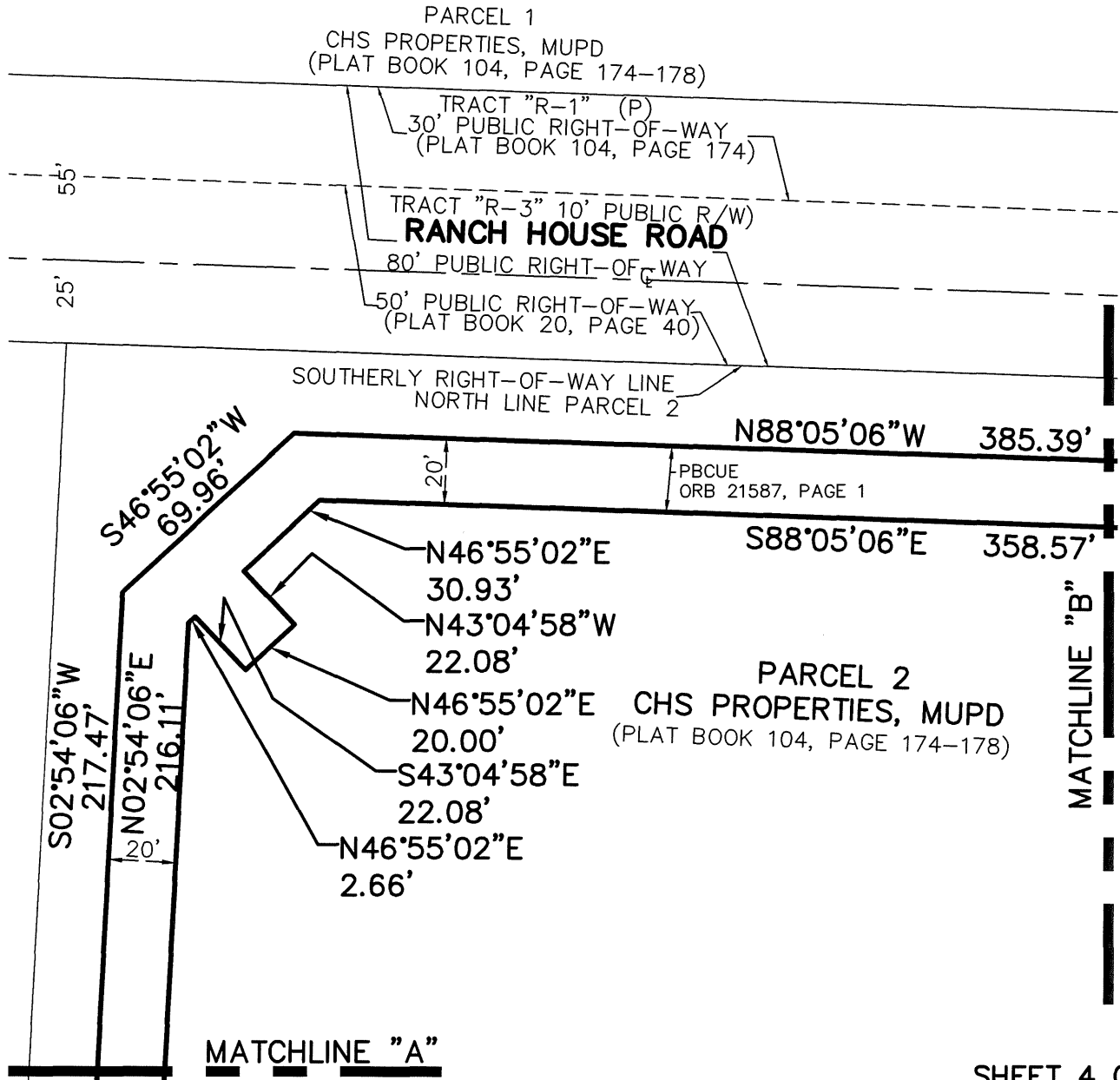


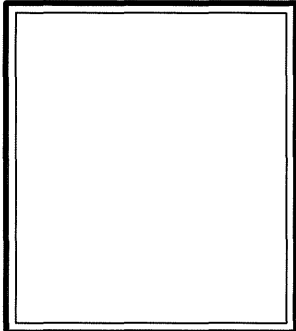
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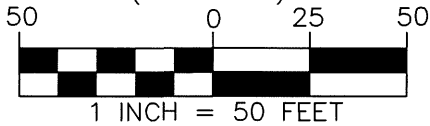
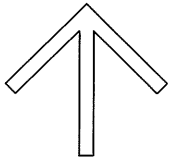


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JOB NO.	8418AB3

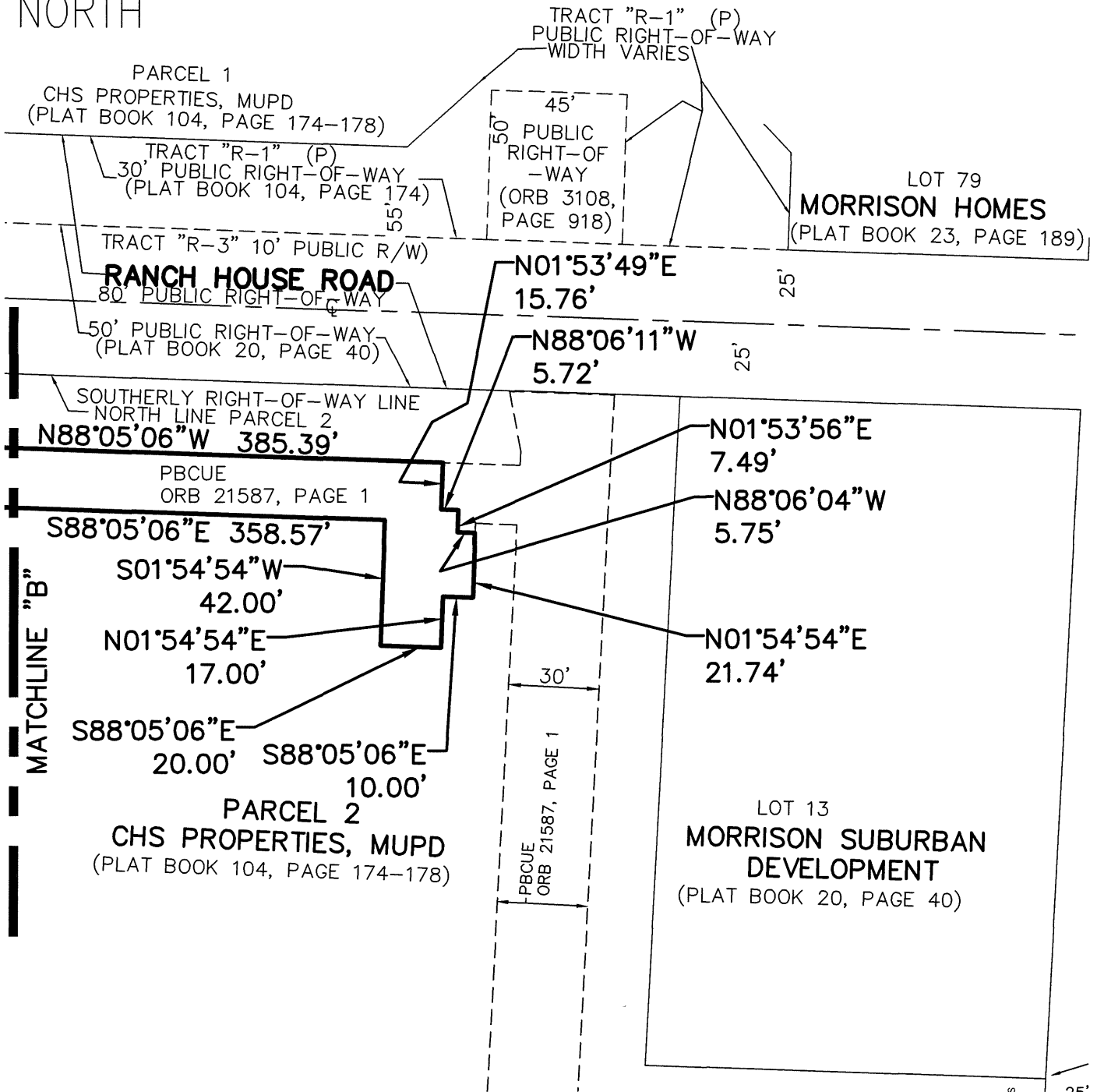
RANCH HOUSE ROAD PHASE 2
PBC UTILITY EASEMENT ABANDONMENT NO. 3

GRAPHIC SCALE
(IN FEET)

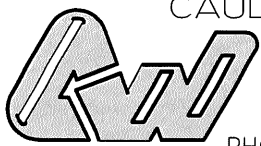
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NORTH



SHEET 5 OF 5



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**RANCH HOUSE ROAD PHASE 2
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