

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 3, 2025 [X] Consent [] Regular
[] Workshop [] Public Hearing
Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution designating Parcel 102, a Palm Beach County (County) owned property of approximately 38,071 square feet (0.874 acres) in Section 26, Township 43 South, Range 42 East (Property) as road right-of-way for the drainage improvements at Belvedere Road and Wynnewood Drive (Project); and providing for an effective date.

SUMMARY: Adoption of the Resolution will designate the Property as road right-of-way for the Project to add drainage for the Wynnewood Acres subdivision, and County maintained residential streets. The Property is currently under the control of Palm Beach County’s Facilities Development and Operations (FDO) Department and was acquired on May 28, 1971, as part of a larger parcel (approximately 40,845 square feet) due to the owner not paying taxes, recorded in the Official Records Book 1902, page 1322. District 2 (YBH)

Background and Justification: The Engineering and Public Works Department and FDO recommend adoption by the Board of County Commissioners (BCC).

- Attachments:**
- 1. Location Map
 - 2. Resolution for Parcel 102 with Exhibit “A”

Recommended by: YBH/TEL [Signature] County Engineer Date 1 MAY 25
Approved by: [Signature] Deputy County Administrator Date 5/17/25

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
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)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes ☐ No ☒

Is this item using Federal Funds?

Yes ☐ No ☒

Is this item using State Funds?

Yes ☐ No ☒

Budget Account No :

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

Property Control Number: Portion of 00-42-43-26-09-000-0260

Asset # 607214 A.D. Lino, Mgr., PAME, OFMB 4/25/25

**The item has no fiscal impact. Adoption of the Resolution will designate the Property as road right-of-way for the Project to add drainage for the Wynnewood Acres subdivision, and County maintained residential streets. The Property is currently under the control of the County's Facilities Development and Operations (FDO) Department and was acquired on May 28, 1971 as part of a larger parcel (approximately 40,845 square feet) due to the owner not paying taxes, recorded in the Official Records Book 1902 page 1322.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

[Signature] 5/2/2025
OFMB *[Signature]*

[Signature] 5/5/25
Contract Dev. and Control 26/5/25

B. Approved as to Form
and Legal Sufficiency:

[Signature] 5/6/25
Assistant County Attorney

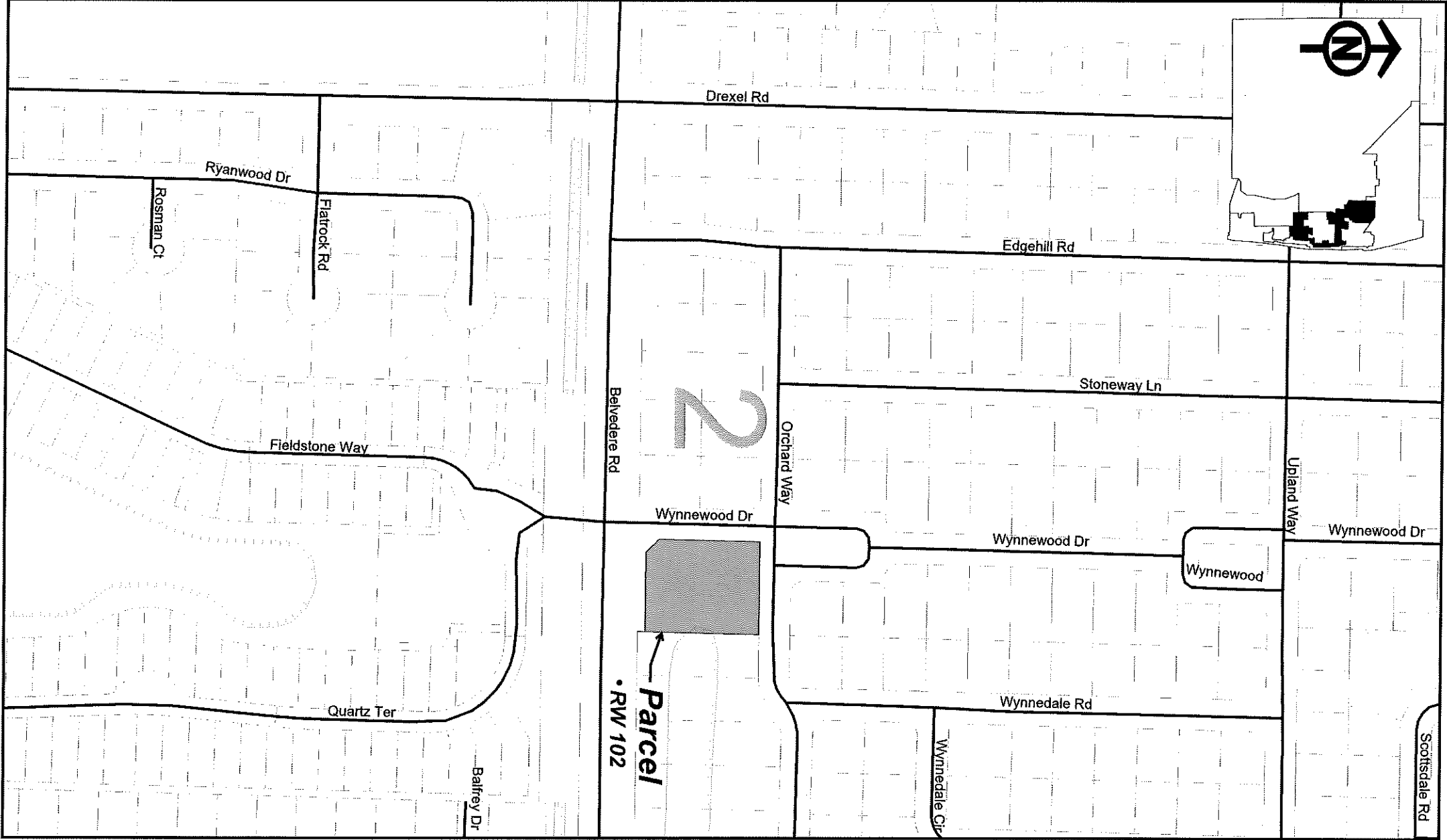
C. Other Department Review:

Isami Ayala-
Collazo

Department Director

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

Location Map



0 170 340 680 1,020 1,360 Feet

RESOLUTION NO. R-2025 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING PARCEL 102, A PALM BEACH COUNTY OWNED PROPERTY OF APPROXIMATELY 38,071 SQUARE FEET (0.874 ACRES) IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS ROAD RIGHT-OF-WAY FOR THE DRAINAGE IMPROVEMENTS AT BELVEDERE ROAD AND WYNNEWOOD DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County (County) is the owner of a certain real property known as Parcel 102 (Property), also more particularly described in **Exhibit “A”**, attached hereto and incorporated herein; and

WHEREAS, the Property is currently under the jurisdiction control of the County Facilities Development and Operations Department; and

WHEREAS, the County will construct drainage improvements at Belvedere Road and Wynnewood Drive (Project); and

WHEREAS, the Property is needed for the Project; and

WHEREAS, the County wishes to designate the Property as road right-of-way for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

- 1.** The foregoing recitals are true and correct and incorporated herein by reference.
- 2.** The Board of County Commissioners of Palm Beach County hereby designates the Property as road right-of-way for the Project.
- 3.** Any statutory or Charter provisions in conflict with this Resolution shall prevail.
- 4.** The provisions of this Resolution shall be effective immediately upon adoption.

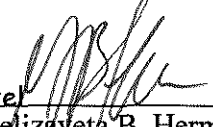
The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	_____
Commissioner Sara Baxter, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Joel G. Flores	_____
Commissioner Marci Woodward	_____
Commissioner Maria Sachs	_____
Commissioner Bobby Powell, Jr.	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2025.

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

BY: ybh/tel 
Yelizaveta B. Herman
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY: 
Division Director


EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES, LYING WITHIN THE SOUTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A PORTION OF THE "LAKE TRACT" AS SHOWN ON PLAT NO. 3 OF WYNNEWOOD ACRES, AS RECORDED IN PLAT BOOK 27 PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE SOUTH 89°28'03" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1008.36' FEET; THENCE NORTH 1°26'12" EAST, A DISTANCE OF 107.21 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE TRACT" AND BEING ON THE NORTH RIGHT-OF-WAY OF BELVEDERE ROAD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°26'12" EAST ALONG THE EAST LINE OF SAID "LAKE TRACT" AND EAST LINE OF SAID PLAT OF WYNNEWOOD ACRES, A DISTANCE OF 231.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ORCHARD WAY (A 60 FOOT PLATTED RIGHT-OF-WAY); THENCE NORTH 89°27'58" WEST, ALONG SAID RIGHT-OF-WAY AND NORTH LINE OF SAID "LAKE TRACT", A DISTANCE OF 176.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WYNNEWOOD DRIVE (A 60 FOOT PLATTED RIGHT-OF-WAY); THENCE SOUTH 1°27'27" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF SAID "LAKE TRACT" A DISTANCE OF 193.56 FEET TO A POINT ON THE NORTHERLY LINE OF RESOLUTION NUMBER R-2012-0798 RECORDED IN OFFICIAL RECORDS BOOK 25276, PAGE 698, OF SAID PUBLIC RECORDS; THENCE SOUTH 44°06'41" EAST ALONG SAID LINE, A DISTANCE OF 34.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD PER SAID RESOLUTION; THENCE SOUTH 89°28'03" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.10 FEET; THENCE SOUTH 1°26'12" WEST ALONG THE EAST LINE OF SAID RESOLUTION, A DISTANCE OF 14.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AND SOUTH LINE OF SAID "LAKE TRACT"; THENCE SOUTH 89°28'03" EAST ALONG SAID RIGHT-OF-WAY AND TRACT LINE, A DISTANCE OF 0.44' TO THE POINT OF BEGINNING.

CONTAINING 0.874 ACRES MORE OR LESS.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTARTIVE CODE, PURSUSANT TO SECTION 472.027, FLORIDA STATUTES.

Craig S Pusey

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO.5019

Digitally signed by Craig S Pusey
DN: C=US, O=PALM BEACH COUNTY, dnQualifier=
A01410D000001855E8487880011DD6B, CN=Craig S Pusey
Reason: I am the author of this document
Location:
Date: 2024.07.19 13:53:22-04'00'
Foxit PDF Editor Version: 12.1.0

DATE


PROJECT NO. 1993901	SHEET 1 OF 3	PROJECT: PARCEL 102 ADDITIONAL R/W (LAKE TRACT) BELVEDERE ROAD WYNNEWOOD ACRES		DATE 7/16/2024	SCALE 1" = 50'	APPROVED C.S.P. DRAWN T.J.W. CHECKED C.S.P.	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS SURVEY DIVISION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-24-4297	DRAWING NO. S-1-24-4297									

EXHIBIT "A"

LEGEND:

P.B.CO. = PALM BEACH COUNTY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORB = OFFICIAL RECORD BOOK
P = PLAT
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
FKA = FORMALLY KNOWN AS
LWDD = LAKE WORTH DRAINAGE DISTRICT
TWN = TOWNSHIP
RNG = RANGE


SURVEYORS NOTES:

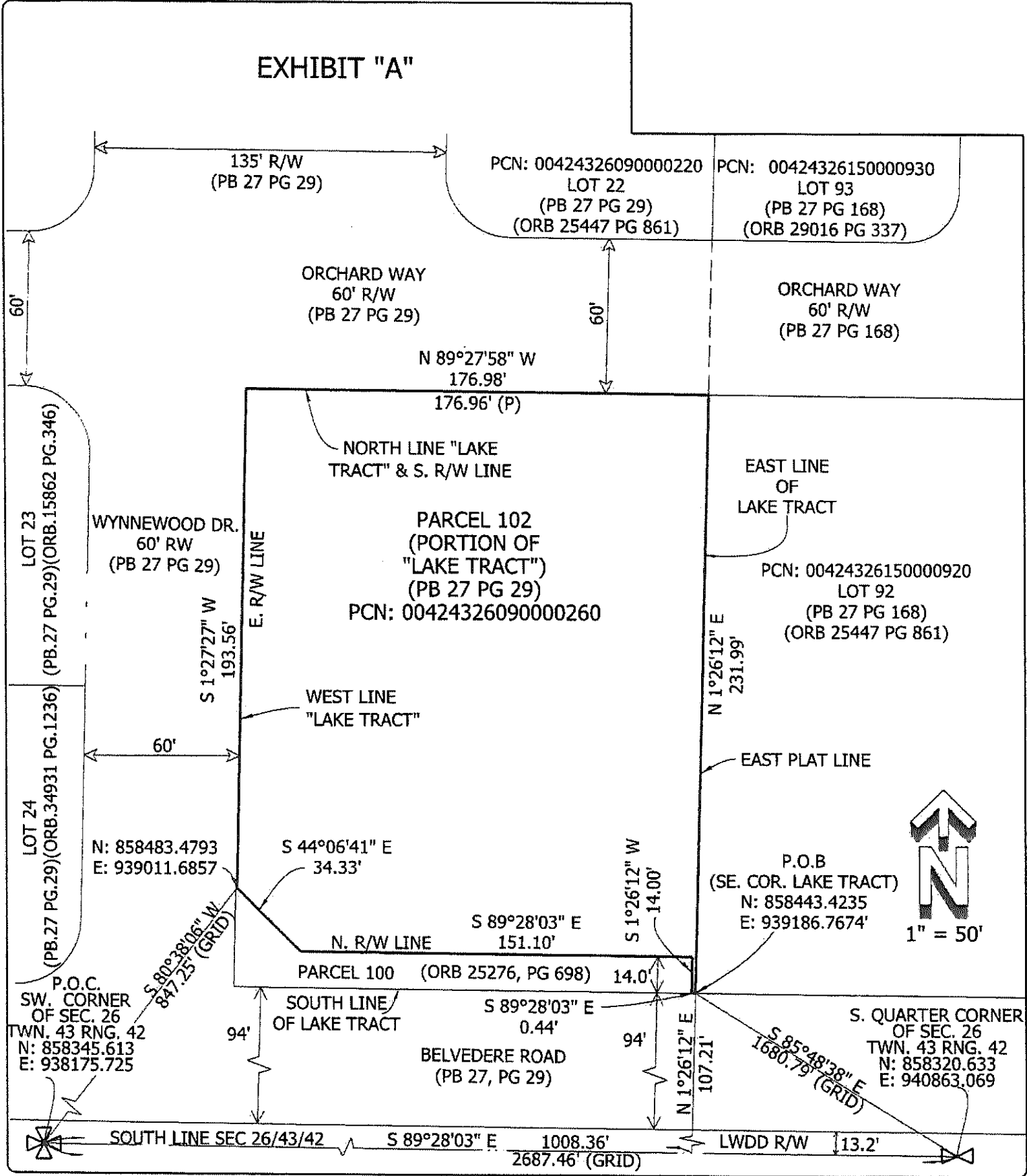
- 1) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
- 2) COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000375
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- 3) FEATURE SYMBOLS SHOWN ARE NOT TO SCALE
- 4) THIS IS NOT A BOUNDARY SURVEY
- 5) BEARINGS SHOWN AND DESCRIBED HEREON ARE BASED ON A GRID (NAD83/90) BEARING OF SOUTH 89°28'03" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 43, RANGE 42 EAST.
- 6) IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
- 7) THIS INSTRUMENT PREPARED BY TIMOTHY J. WHITE AND CRAIG S. PUSEY, P.S.M IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.
- 8) SECTION CORNERS SHOWN HEREON ARE BASED UPON PALM BEACH COUNTY SECTIONAL POSITIONS.
- 9) RESOLUTION R-2012-0798 RECORDED IN O.R.B. 25276, PAGE 698, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA APPEARED TO INCLUDE AN INCORRECT BEARING IN THE SECOND LINE OF THE DESCRIPTION AFTER THE POINT OF COMMENCEMENT WHICH WAS INTENDED TO BE THE EXTENSION OF THE WEST LINE OF THE PLAT OF WYNNEWOOD ARCES (P.B. 27, PAGE 29) WHICH WOULD CALCULATE CORRECTLY AS N 01°27'27" E WHERE AS THE RESOLUTION REFERENCES A BEARING OF N 01°14'27" E WHICH DOES NOT AGREE WITH THE PLAT AND SHIFTS THE PARCEL APPROXIMATELY 0.44' WEST IN RELATION TO THE PLAT AND LAKE TRACT.

THE INTENDED SCALE IS 1" = 50' ON 8.5" X 11" PAPER

PROJECT NO. 1993901	SHEET: 2 OF: 3	PROJECT: PARCEL 102 ADDITIONAL R/W (LAKE TRACT) BELVEDERE ROAD WYNNEWOOD ACRES		SCALE: 1" = 50' APPROVED: C.S.P. DRAWN: T.J.W. CHECKED: C.S.P. DATE: 7/16/2024 FIELD BOOK NO.: N/A	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS SURVEY DIVISION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-24-4297	DRAWING NO. S-1-24-4297							



PROJECT NO.	1063661
SHEET	3
OF 1	3

PROJECT: PARCEL 102 ADDITIONAL R/W (LAKE TRACT) BELVEDERE ROAD WYNNEWOOD ACRES	
DESIGN FILE NAME S-1-24-4297	DRAWING NO. S-1-24-4297

DATE	7/16/2024
DRAWN	T.J.W.
CHECKED	C.S.P.
APPROVED	C.S.P.
SCALE	1" = 50'
NO.	
REVISION	
BY	
DATE	
FIELD BOOK NO.	N/A

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
SURVEY DIVISION
2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

