

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	July 8, 2025	Consent [X] Public Hearing [ ]	Regular [ ]
Department:	Water Utilities Department		

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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: Partial Release of Utility Easement for the easement recorded in the Official Records of Palm Beach County, ORB 24900 Page 1323.

**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 1525 South Congress Avenue. The Property Owner requested release of the portions of the identified easement that are no longer associated with any public potable water, reclaimed water or wastewater facilities. As a result of site development for Oxygen Holdings LLC, 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 or wastewater facilities and therefore recommends approval of the release. (PBCWUD Project No. 23-508) District 3 (MWJ)

**Background and Justification:** The utility easement listed above was granted/reserved to the County for public potable water and wastewater facilities associated with property identified by PCN 70-43-44-07-40-006-0000 on December 12, 2011.

**Attachments:**

1. Location Map
2. Two (2) Original Partial Release of Utility Easement

Recommended By:	<u>Ali Bayat</u>	<u>6/3/25</u>
	Department Director	Date
Approved By:	<u>[Signature]</u>	<u>6/11/25</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
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 X

Does this item include the use of federal funds?                      Yes \_\_\_\_      No X

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact.

Angelo DiPierro  
Digitally signed by Angelo DiPierro  
DN: cn=Angelo DiPierro, ou=Users, cn=Angelo DiPierro  
Reason: I am the author of the document  
I cannot/FA # Reserved pending SCC  
Control and receipt of Closing Binder.  
2025.04.18 10:54:30-07  
Fax: PDF Editor Version: 12.1.0

C. Department Fiscal Review: Joony Soeman

III. REVIEW COMMENTS

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

Lux Mante 6/4/2025  
OFMB JA 6/4  
MAR 6/4

Thandi Madhu 4/5/25  
Contract Development and Control 26 6/5/25

B. Legal Sufficiency:

[Signature] 6/19/25  
Assistant County Attorney

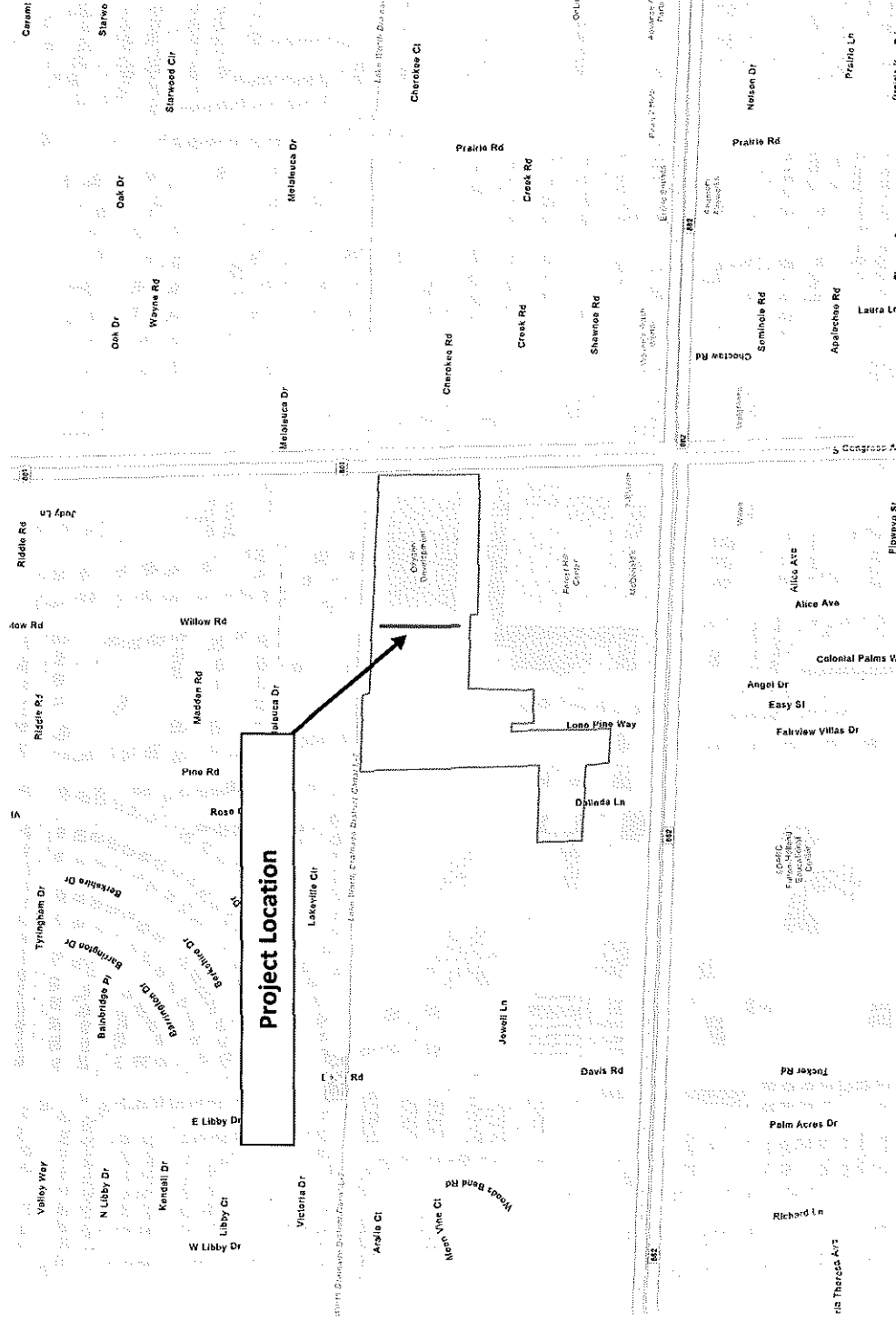
C. Other Department Review:

\_\_\_\_\_  
Department Director

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

# ATTACHMENT 1

**Location Map PBCWUD Project No. 23-508**



Prepared by and return to:  
Palm Beach County Water Utilities Department  
Attn: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this 21<sup>st</sup> day of July, 2025, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Oxygen Holdings LLC, whose address is 1525 S. Congress Ave., Palm Springs, FL. 33406 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 24900 Page 1323, 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".

**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 ABRUZZOM CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER  
PALM BEACH COUNTY

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

By: \_\_\_\_\_  
Deputy Clerk

KC  
By: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

EXHIBIT "A"

DESCRIPTION:

A PORTION OF A PALM BEACH COUNTY UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 24900, PAGE 1323, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN TRACT 6, OXYGEN DEVELOPMENT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 1, OF THE SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E 1/4) CORNER OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE S83°50'20"W, A DISTANCE OF 681.69 FEET TO A POINT ON THE EAST LINE OF SAID PALM BEACH COUNTY UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE S01°37'16"W, A DISTANCE OF 338.97 FEET; THENCE N88°22'44"W, A DISTANCE OF 20.00 FEET TO A POINT THE WEST LINE OF SAID EASEMENT; THENCE ALONG SAID WEST LINE N01°37'16"E, A DISTANCE OF 338.97 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT; THENCE S88°22'44"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6,779 SQUARE FEET OR 0.1556 ACRES, MORE OR LESS.

LEGEND/  
ABBREVIATIONS

- LB - LICENSED BUSINESS
- NE - NORTHEAST
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT (PBCUE)
- PG(S). - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SQ. FT. - SQUARE FEET
- 07-44-43 - SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
- ⌵ - 1/4 SECTION CORNER
- ✱ - SECTION CORNER

NOTES  
COORDINATES, BEARINGS AND DISTANCES

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 (90 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 = 1.000042876
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS AS SHOWN HEREON ARE GRID DATUM
- NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

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 7, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

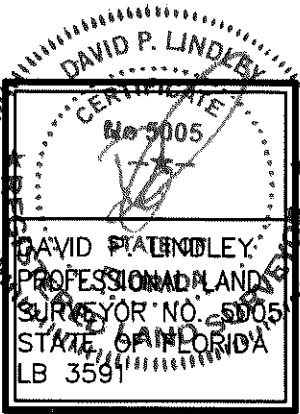
SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

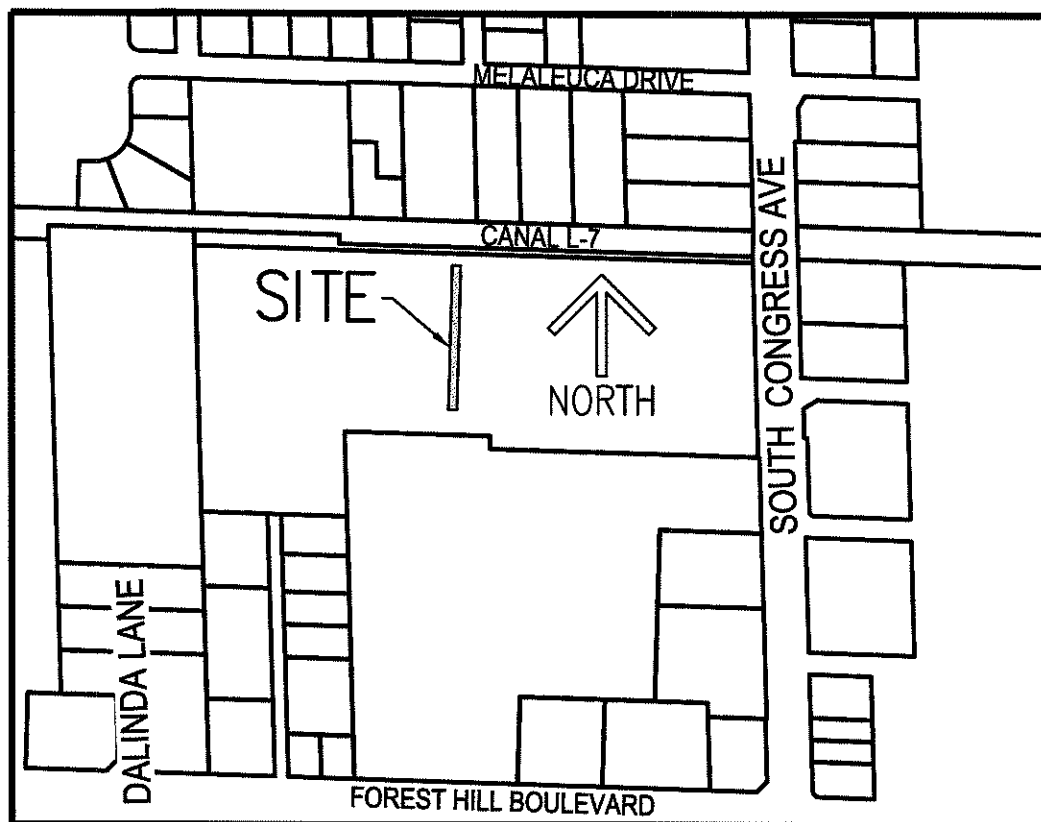
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

OXYGEN DEVELOPMENT  
PALM BEACH COUNTY UTILITY EASEMENT RELEASE  
SPECIFIC PURPOSE SURVEY



DATE	03-07-2025
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7859 UE AB

# EXHIBIT "A"



SECTION 07, TOWNSHIP 44 SOUTH, RANGE 43 EAST

LOCATION MAP  
NOT TO SCALE

## SURVEYOR'S NOTES:

1. SPECIFIC PURPOSE SURVEYS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SPECIFIC PURPOSE SURVEYS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°28'16"W, ALONG THE WEST LINE OF THE EAST LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 4



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
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**OXYGEN DEVELOPMENT  
PALM BEACH COUNTY UTILITY EASEMENT RELEASE  
SPECIFIC PURPOSE SURVEY**

DATE 03-07-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 7859 UE AB

# EXHIBIT "A"

MATCHLINE SEE SHEET 4

P.O.C.  
EAST QUARTER (E 1/4)  
CORNER OF  
SECTION 7-44-43  
PALM BEACH COUNTY  
PUBLISHED POSITION  
N 844677.704  
E 953992.999

S59°48'56"W  
818.32'(GRID)  
818.28'(GROUND)

S83°50'20"W  
681.72'(GRID)  
681.69'(GROUND)

TRACT 8  
OXYGEN-DEVELOPMENT II  
(P.B. 137, PG. 1)

S88°39'43"W  
626.48'(GRID)  
626.45'(GROUND)

NE CORNER TRACT 8,  
OXYGEN-DEVELOPMENT II  
(P.B. 137, PG. 1)

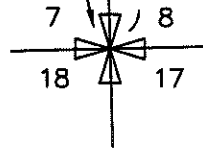
TRACT 6  
OXYGEN-DEVELOPMENT II  
(P.B. 137, PG. 1)

EAST LINE OF THE  
SE QUARTER  
7-44-43

N01°28'16"W  
(BEARING BASIS)

2692.11'(GRID)  
2691.99'(GROUND)

SOUTHEAST CORNER OF  
SECTION 7-44-43  
PALM BEACH COUNTY  
PUBLISHED POSITIONS  
N 841986.485  
E 954062.112



THIS IS NOT A SURVEY

SHEET 3 OF 4



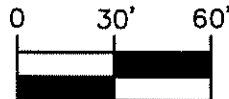
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**OXYGEN DEVELOPMENT  
PALM BEACH COUNTY UTILITY EASEMENT RELEASE  
SPECIFIC PURPOSE SURVEY**



NORTH



1 INCH = 60 FEET

DATE 03-07-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE 1" = 60'

JOB NO. 7859 UE AB

# EXHIBIT "A"

## TRACT 8 OXYGEN-DEVELOPMENT II (P.B. 137, PG. 1)

SOUTH LINE P.B.C.U.E.  
(O.B.R. 24900, PG. 1323)

S83°50'20"W  
681.72'(GRID)  
681.69'(GROUND)

P.B.C.U.E.  
(ORB. 24900, PG. 1323)

S88°22'44"E  
20.00'

PORTION TO BE  
RELEASED  
±6,779 SQ. FT.

P.O.B. #1  
N 844604.540  
E 953315.212

S88°39'43"W  
626.48'(GRID)  
626.45'(GROUND)

## TRACT 6 OXYGEN-DEVELOPMENT II (P.B. 137, PG. 1)

EAST LINE P.B.C.U.E.  
(O.R.B. 24900, PG. 1323)

## TRACT 6 OXYGEN-DEVELOPMENT II (P.B. 137, PG. 1)

VACANT

VACANT

N01°37'16"E  
338.97'

S01°37'16"W  
338.97'

S59°48'56"W  
818.32'(GRID)  
818.28'(GROUND)

WEST LINE P.B.C.U.E.  
(O.R.B. 24900, PG. 1323)

P.B.C.U.E.  
(O.R.B. 24900,  
PG. 1323)

N 844266.274  
E 953285.632

20.00'  
N88°22'44"W

## TRACT 6 OXYGEN-DEVELOPMENT II (P.B. 137, PG. 1)

MATCHLINE  
SEE SHEET 3

THIS IS NOT A SURVEY

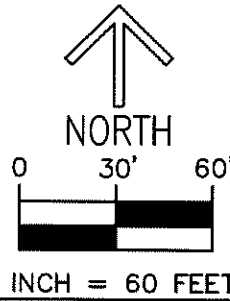
SHEET 4 OF 4



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1 INCH = 60 FEET

DATE 03-07-2025

DRAWN BY sl

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 7859 UE AB