

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 19, 2025

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 in Plat Book 101, Page 185.

**Summary:** Palm Beach County Water Utilities Department (PBCWUD) is seeking the partial 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 2300 N. Jog Rd. Palm Beach County (PBC) is the property owner and has 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 the PBC Vista Center Building Expansion project, PBCWUD has determined that these portions of the existing identified utility 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. 25-526) District 2 (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 00-42-43-22-16-022-0000 on May 12, 2004.

**Attachments:**

1. Location Map
2. Two (2) Original Partial Release of Utility Easement for P.B. 101 Page 185

Recommended By:

Ali Boyat  
Department Director

7/17/25  
Date

Approved By:

Uhl J. Blum  
Assistant County Administrator

8/2/25  
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

Is this item using Federal Funds?                      Yes \_\_\_\_ No X

Is this item using State Funds?                      Yes \_\_\_\_ No X

Reporting Category N/A

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

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
MO6423			00-42-43-22-16-022-0000	2300 N. Jog Rd.	

County-owned land including the Utility Easement.  
C. D. Lewis, Mgr., Finance, OFMB 7/14/25

C. Department Fiscal Review:

III. REVIEW COMMENTS

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

Lisa Muth 7/24/2025  
OFMB JA 7/21

Brenda Znachko  
Contract Development and Control

as 7/23/25

by 7.21.25

B. Legal Sufficiency:

[Signature] 7/24/25  
Assistant County Attorney

C. Other Department Review:

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

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

ATTACHMENT NO. 1

LOCATION MAP



**PCN(S):**  
00-42-43-22-16-022-0000

**District:**  
7

**Acres:**  
12.11

**Site Ownership:**  
PALM BEACH COUNTY

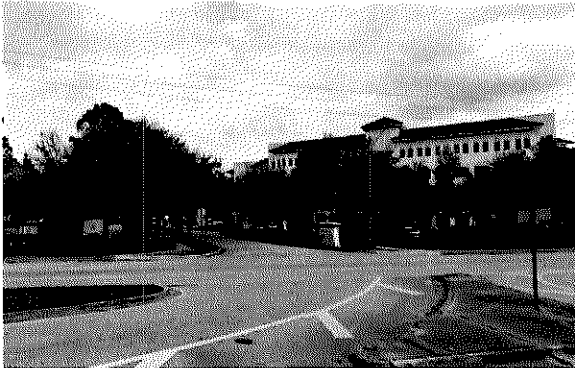
**Address:**  
2300 N. Jog Road  
West Palm Beach, FL  
33411

**Zoning:**  
PIPD

As of 7/2/2025



West view from Vista Parkway



East view from Jog Road

ATTACHMENT 1

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 19<sup>th</sup> day of August, 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 Palm Beach County, whose address is 2300 N. Jog Rd., West Palm Beach, FL. 33411 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 Plat Book 101 Page 185, 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: \_\_\_\_\_  
*AB* Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

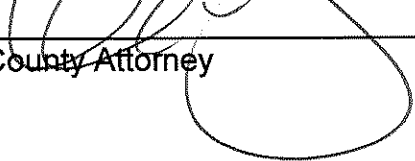
By:   
County Attorney

EXHIBIT A

A PORTION OF A PALM BEACH COUNTY UTILITY EASEMENT TO BE ABANDONED LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PLAT OF VISTA CENTER OF PALM BEACH PARCEL 22, PLAT BOOK 101, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF VISTA PARKWAY RECORDED IN VISTA CENTER OF PALM BEACH PLAT 1, PLAT BOOK 61, PAGE 118 OF SAID PUBLIC RECORDS AND BEING A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1100.00 FEET, WHERE A RADIAL LINE BEARS N81°17'15"W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 0°23'15" FOR 7.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY, S09°04'05"W FOR 200.58 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, N86°38'40"W FOR 82.00 FEET TO THE POINT OF BEGINNING OF SAID PORTION TO BE ABANDONED;

THENCE CONTINUE N86°38'40"W FOR 122.98 FEET; THENCE N03°11'26"E FOR 206.84 FEET TO THE NORTH BOUNDARY OF SAID PLAT; THENCE ALONG SAID NORTH BOUNDARY, N86°32'16"W FOR 20.00 FEET; THENCE S03°11'26"W FOR 206.88 FEET; THENCE N86°38'40"W FOR 171.93 FEET; THENCE S03°21'20"W FOR 10.00 FEET; THENCE N86°38'40"W FOR 117.88 FEET; THENCE S03°21'20"W FOR 20.00 FEET; THENCE S86°38'40"E FOR 394.02 FEET; N03°31'05"E FOR 18.88 FEET; THENCE S86°28'55"E FOR 28.58 FEET; THENCE N02°46'00"E FOR 6.39 FEET; THENCE S86°38'50"E FOR 10.25 FEET; THENCE N02°46'38"E FOR 4.46 FEET TO THE POINT OF BEGINNING;

CONTAINING 15,136 SQUARE FEET (0.347 ACRES), MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.  
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:

4/28/25 REVISED PER 4/24/25 PBCWUD COMMENTS
5/9/25 REVISED PER 5/2/25 PREM COMMENTS
7/14/25 REVISED PER 7/14/25 PREM COMMENTS



E-Mail: info@brown-phillips.com

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
LICENSE NUMBER 4826  
DATE: 7/25/25

PBC VISTA CENTER PARCEL ABANDONMENT OF A PORTION OF P.B.C.U.E #1 (THIS IS NOT A SURVEY)	
DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 4/10/25
	SHEET 1 OF 4

# EXHIBIT A

PARCEL 21S  
VISTA CENTER OF PALM BEACH PLAT 8  
(P.B. 98, PG.94)

P.O.C.  
NE CORNER  
P.B. 101, PG.185

N86°32'16"W(P)

N81°17'15"W  
(RADIAL)

NORTH BOUNDARY (P.B.101, PG.185)

R=1100.00'  
Δ=0°23'15"  
A=7.44'

P.B.C.U.E.  
(ORB 21661, PG.917)

VISTA CENTER OF PALM BEACH  
PARCEL 22  
(P.B. 101, PG.185)

S03°11'26"W(P) 206.88'

N03°11'26"E(P) 206.84'

25' B.E. (P.B. 101, PG.185)

12' S.B.E. (O.R.B. 6076, PG.819)

S09°04'05"W(P) 200.58'

VISTA PARKWAY  
100' PUBLIC R/W  
(P.B. 61, PG.118)

P.O.B.

N865584.120  
E933661.799

N86°38'40"W(P) 122.98'

N86°38'40"W(P) 82.00'

P.B.C.U.E.  
TO BE  
ABANDONED

S86°38'40"E(P) 394.02'

N03°31'05"E  
18.88'

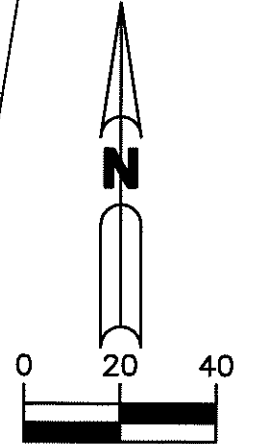
P.B.C.U.E.  
TO REMAIN

28.58'  
S86°28'55"E

N02°46'38"E  
4.46'

S86°38'50"E  
10.25'

N02°46'00"E  
6.39'



SCALE: 1" = 40'

**B** BROWN & PHILLIPS, INC.  
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TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PBC VISTA CENTER PARCEL  
ABANDONMENT OF A PORTION OF P.B.C.U.E #1

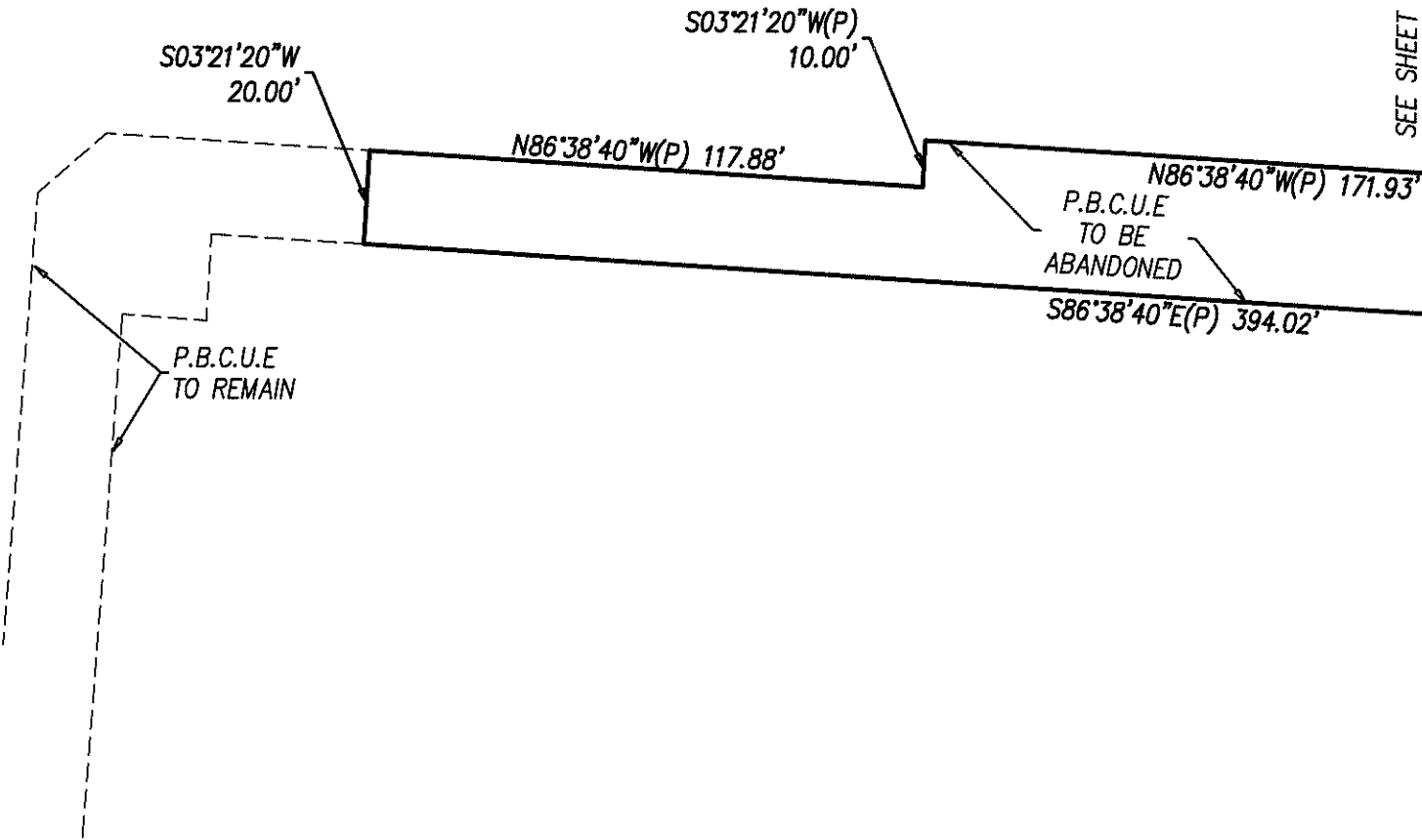
(THIS SKETCH IS NOT A SURVEY)


DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 4/10/25
	SHEET 2 OF 4

EXHIBIT A

VISTA CENTER OF PALM BEACH  
PARCEL 22  
(P.B. 101, PG.185)

SEE SHEET 2 OF 4





E-Mail: [info@brown-phillips.com](mailto:info@brown-phillips.com)

**BROWN & PHILLIPS, INC.**

**PROFESSIONAL SURVEYING SERVICES**

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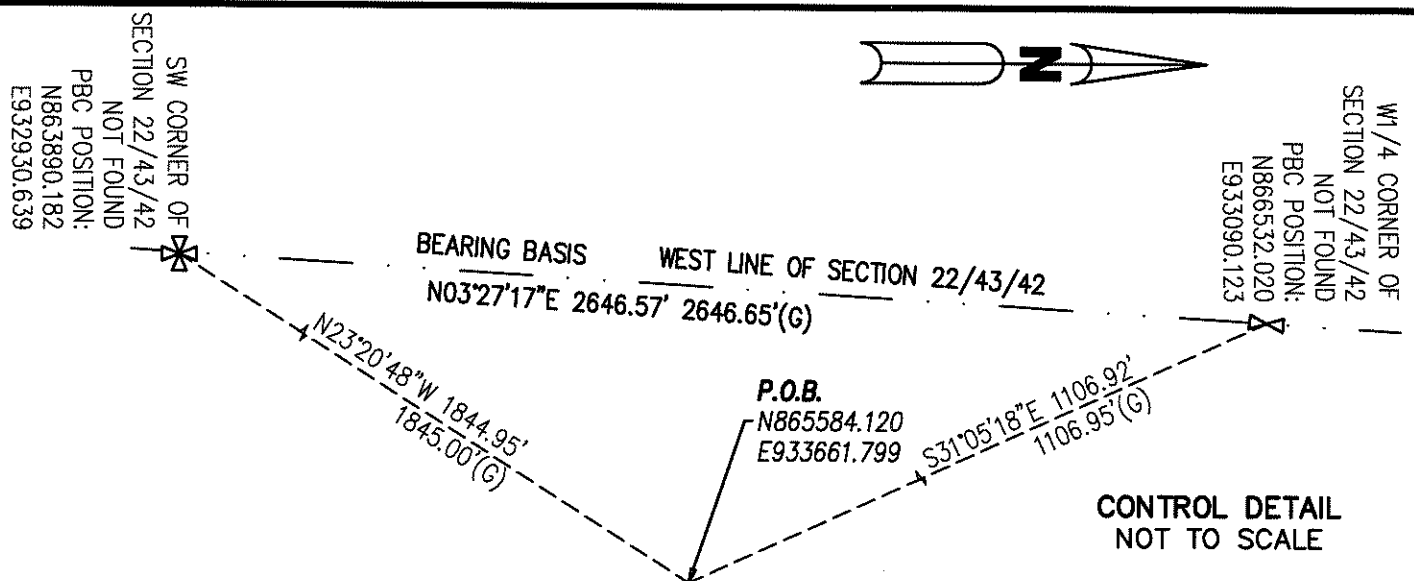
TELEPHONE (561)-615-3988, 615-3991 FAX

PBC VISTA CENTER PARCEL ABANDONMENT OF A PORTION OF P.B.C.U.E #1	
(THIS SKETCH IS NOT A SURVEY)	
DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 4/10/25
	SHEET 3 OF 4

EXHIBIT A

NOTES:

- 1) STATE PLANE COORDINATES:
- A. COORDINATES SHOWN ARE GRID
  - B. DATUM – NAD 83, 1990 ADJUSTMENT
  - C. ZONE – FLORIDA EAST
  - D. LINEAR UNIT – US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
  - H. SCALE FACTOR – 1.0000291
  - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- 2) EASEMENTS, RESTRICTIONS AND OTHER ITEMS OF RECORD SHOWN ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 11953199, DATE: 08/15/24 AT 8:00 AM.
- NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 3) ABBREVIATIONS:
- P.O.C. – POINT OF COMMENCEMENT
  - P.O.B. – POINT OF BEGINNING
  - P.B. – PLAT BOOK
  - PG. – PAGE
  - (P) PLAT BEARING
  - (G) – GRID DISTANCE
  - R/W – RIGHT-OF-WAY
  - N.A.D. – NORTH AMERICAN DATUM
  - P.B.C. – PALM BEACH COUNTY
  - P.B.C.U.E. – PALM BEACH COUNTY UTILITY EASEMENT
  - S.B.E. – SOUTHERN BELL EASEMENT
  - B.E. – BUFFER EASEMENT
- 4) BEARINGS ARE BASED ON N03°27'17"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST.



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E-Mail: info@brown-phillips.com

PBC VISTA CENTER PARCEL ABANDONMENT OF A PORTION OF P.B.C.U.E. #1 (THIS SKETCH IS NOT A SURVEY)	
DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 4/10/25
	SHEET 4 OF 4



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THENCE CONTINUE N86°38'40"W FOR 38.12 FEET; THENCE S00°36'17"W FOR 20.02 FEET; THENCE S86°38'40"E FOR 35.30 FEET; THENCE N08°39'43"E FOR 20.09 FEET TO THE POINT OF BEGINNING;

CONTAINING 734 SQUARE FEET (0.017 ACRES), MORE OR LESS.

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REVISIONS:

4/28/25 REVISED PER 4/24/25 PBCWUD COMMENTS
5/9/25 REVISED PER 5/2/25 PREM COMMENTS
7/14/25 REVISED PER 7/14/25 PREM COMMENTS



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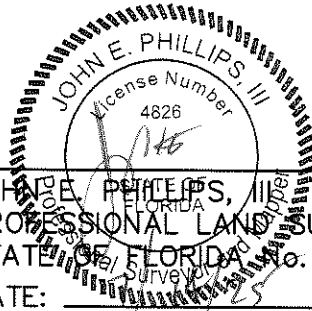
PROFESSIONAL SURVEYING SERVICES

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WEST PALM BEACH, FLORIDA 33409

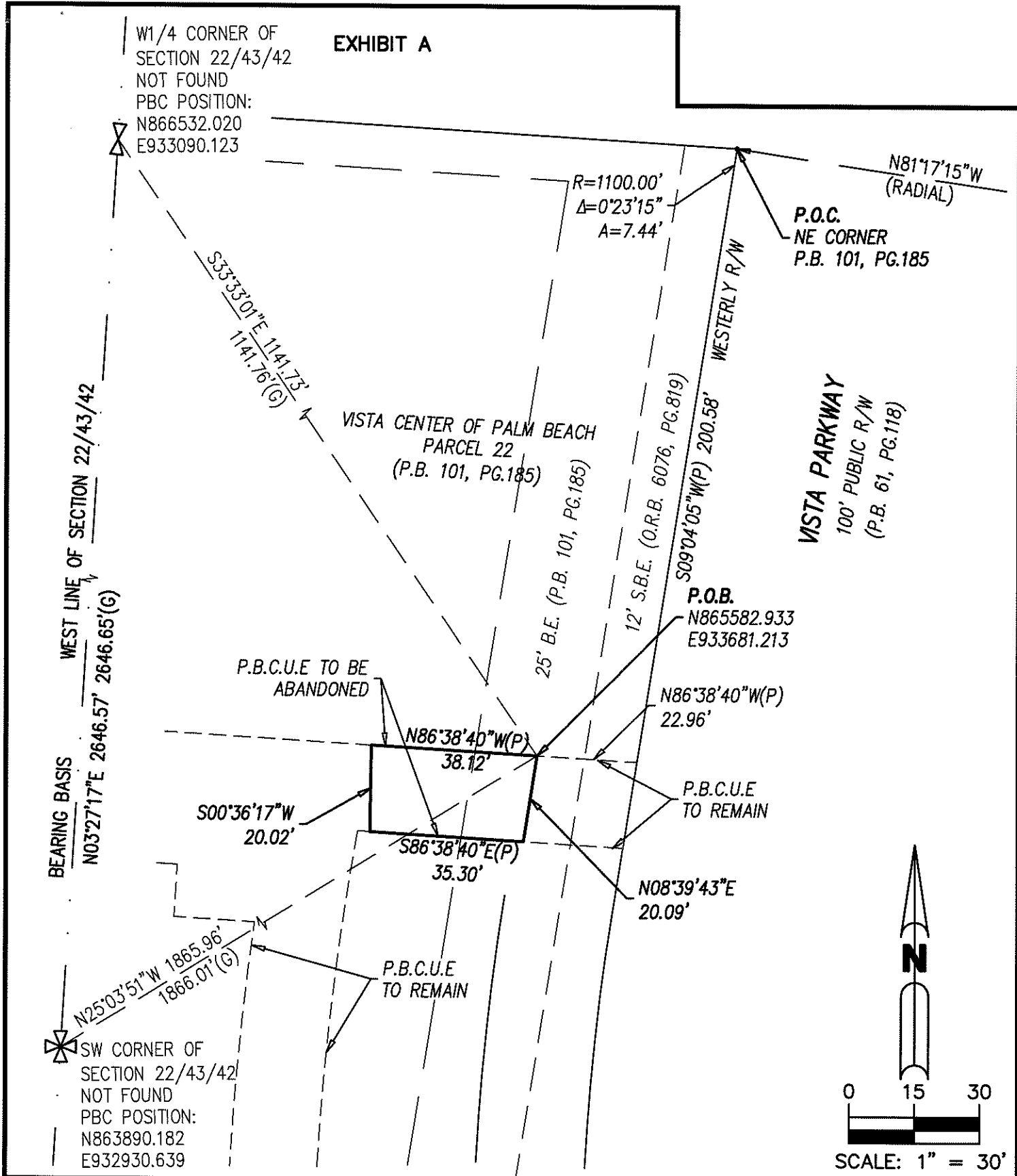
TELEPHONE (561)-615-3988, 615-3991 FAX



JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 4/9/25

PBC VISTA CENTER PARCEL ABANDONMENT OF PORTION OF P.B.C.U.E #2 (THIS IS NOT A SURVEY)	
DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 4/9/25
	SHEET 1 OF 3

\\2024 drawing files\24-051\24-051 PBC Vista Center Abandonment easements.dwg, 11/14/2025 11:10:37 AM, DWG 10 PLOT.pcs



E-Mail: info@brown-phillips.com

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**PBC VISTA CENTER PARCEL  
ABANDONMENT OF PORTION OF P.B.C.U.E #2**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: 1" = 30'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 4/9/25
	SHEET 2 OF 3

\\2024 drawing files\24-051 PBC Vista Center Abandonment easements.dwg, 11/14/2023 11:17:24 AM, DWG 10 KUF.pcs

1) STATE PLANE COORDINATES:

- A. COORDINATES SHOWN ARE GRID
- B. DATUM - NAD 83, 1990 ADJUSTMENT
- C. ZONE - FLORIDA EAST
- D. LINEAR UNIT - US SURVEY FOOT
- E. COORDINATE SYSTEM 1983 STATE PLANE

F. TRANSVERSE MERCATOR PROJECTION

G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE

H. SCALE FACTOR - 1.0000291

I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

J. ROTATION EQUATION: NONE

2) EASEMENTS, RESTRICTIONS AND OTHER ITEMS OF RECORD SHOWN ARE PER FIDELITY NATIONAL  
TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: 11953199, DATE: 08/15/24 AT 8:00 AM.

NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

P.O.C. - POINT OF COMMENCEMENT	N.A.D. - NORTH AMERICAN DATUM
P.O.B. - POINT OF BEGINNING	P.B.C. - PALM BEACH COUNTY
P.B. - PLAT BOOK	P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
PG. - PAGE	S.B.E. - SOUTHERN BELL EASEMENT
(P) PLAT BEARING	B.E. - BUFFER EASEMENT
(G) - GRID DISTANCE	
R/W - RIGHT-OF-WAY	

4) BEARINGS ARE BASED ON N03°27'17"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST.



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 1860 OLD OKEECHOBEE ROAD., SUITE 509,  
 WEST PALM BEACH, FLORIDA 33409  
 TELEPHONE (561)-615-3988, 615-3991 FAX

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 24-051
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 4/9/25
	SHEET 3 OF 3