

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	January 6, 2026	Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>
		Public Hearing <input type="checkbox"/>	
Department:	Water Utilities Department		

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 35047, Page 495.

Summary: Palm Beach County Water Utilities Department (PBCWUD) is seeking the partial release of a portion of the County's interest in the utility easement recorded in the Official Records of Palm Beach County as noted above and located at 6750 Okeechobee Blvd., West Palm Beach, FL 33411. 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 MG WPB, LLC, 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. 25-544) 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 00-42-43-27-36-001-0010 on May 29, 2024.

Attachments:

- 1. Location Map
- 2. Two (2) Original Partial Release of Utility Easement for ORB 35047, Page 495.

Recommended By:	<u>AL Bayart</u>	<u>12/11/25</u>
	Department Director	Date
Approved By:	<u>[Signature]</u>	<u>12/10/25</u>
	Chief Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
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 this item Included in Current Budget? Yes No x

Does this item include the use of Federal Funds? Yes No x

Does this item include the use of State Funds? Yes No x

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

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
N/A	—	—	00-42-43-27-36-001-0010	6750 Okeechobee Blvd., West Palm Beach, FL 33411	—

C. Department Fiscal Review: Joany Soreman

Digitally signed by Angelo DiPietro
DN: cn=Angelo DiPietro, o=County of Palm Beach, ou=Users, email=angelo.dipietro@palmbeach.fl.us
Date: 2025.11.14 14:14:14
PDF Editor Version: 12.1.0

III. REVIEW COMMENTS

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

Lucy Mator 12/3/2025
OFMB EA 6/3
ESW 12-3-25

Brinda Mack 12/4/25
Contract Development and Control
12-4-25

B. Legal Sufficiency:

[Signature] 12/8/25
Assistant County Attorney

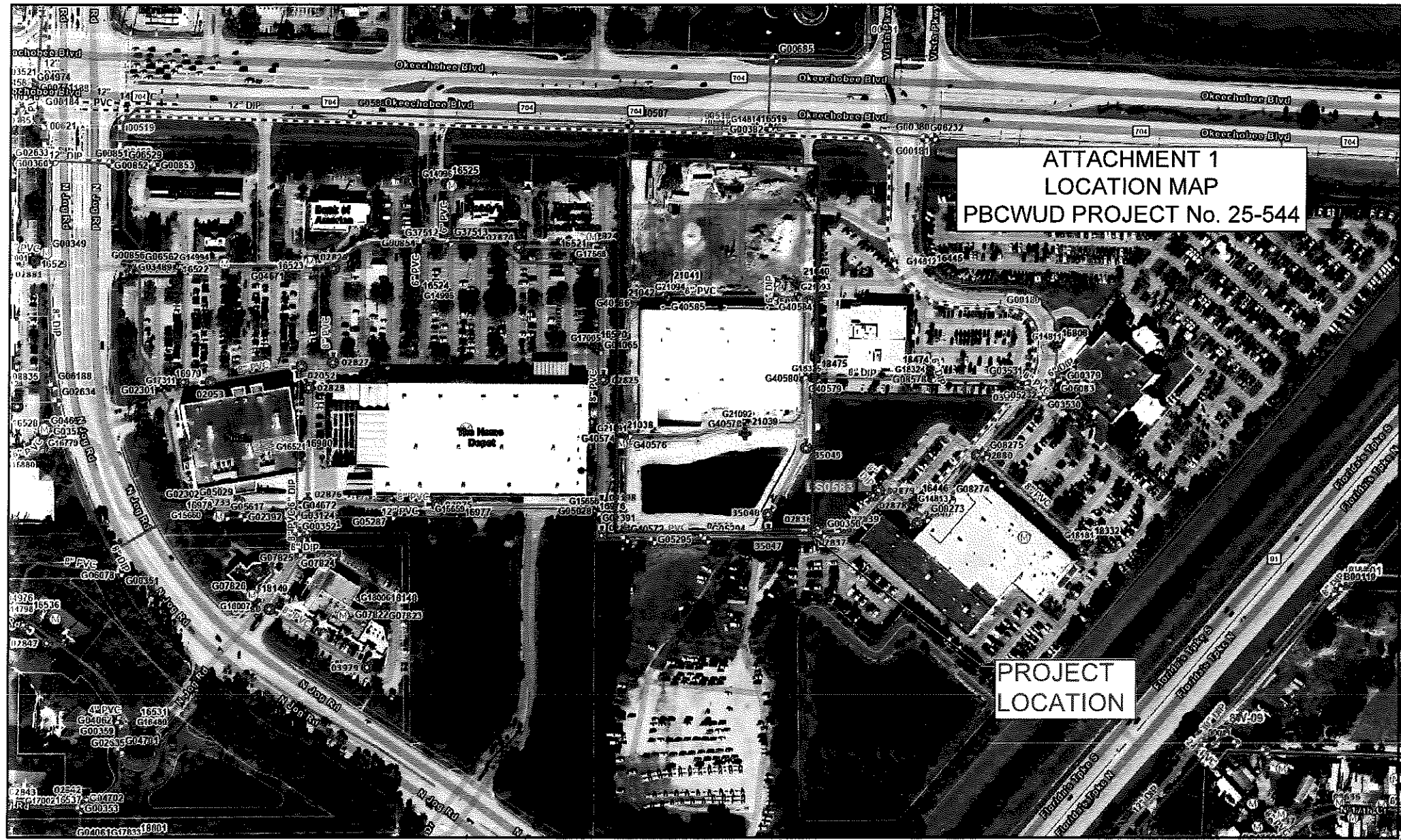
C. Other Department Review:

Department Director

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

ATTACHMENT 1
LOCATION MAP
PBCWUD PROJECT No. 25-544

PROJECT
LOCATION



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 1st day of January, 2026, 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 MG WPB, LLC, whose address is 3301 NE 1st Avenue, Suite 109, Miami, FL 33137 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 35047 Page 495, 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:
MICHAEL A. CARUSO CLERK OF THE
CIRCUIT COURT AND COMPTROLLER
PALM BEACH COUNTY

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

By: _____
Deputy Clerk

ful
By: *MA* _____
AB Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:  _____
County Attorney

SKETCH AND DESCRIPTION
PBC UTILITY EASEMENT ABANDONMENT

EXHIBIT A - LEGAL DESCRIPTION

ABANDONED AREA 1:

BEING A PORTION OF PARCEL A, TRACT W-1 AND TRACT W-2, ARRIGO MUPD REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 79 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE UTILITY EASEMENT RECORDED IN BOOK 35047, PAGE 495 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A;
THENCE, ALONG THE NORTH LINE OF SAID PARCEL A, SOUTH 88 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 13.63 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.01 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.23 FEET;
THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 14.81 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 52.18 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 220.05 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 12.63 FEET TO THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING, NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 10.62 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 10.63 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECOND WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 212 SQUARE FEET OR 0.005 ACRES, MORE OR LESS

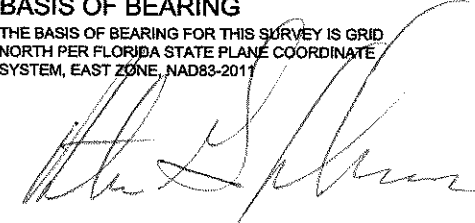
ABANDONED AREA 2:

BEING A PORTION OF PARCEL A, TRACT W-1 AND TRACT W-2, ARRIGO MUPD REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 79 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF THE UTILITY EASEMENT RECORDED IN BOOK 35047, PAGE 495 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

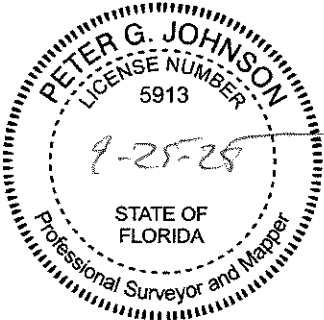
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A;
THENCE, ALONG THE NORTH LINE OF SAID PARCEL A, SOUTH 88 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 13.63 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.01 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.23 FEET;
THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 14.81 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 52.18 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 220.05 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 12.63 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 10.62 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 10.63 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 12.63 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 28.39 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.53 FEET TO THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING, NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 11.75 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 11.75 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 235 SQUARE FEET OR 0.005 ACRES, MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011






PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173



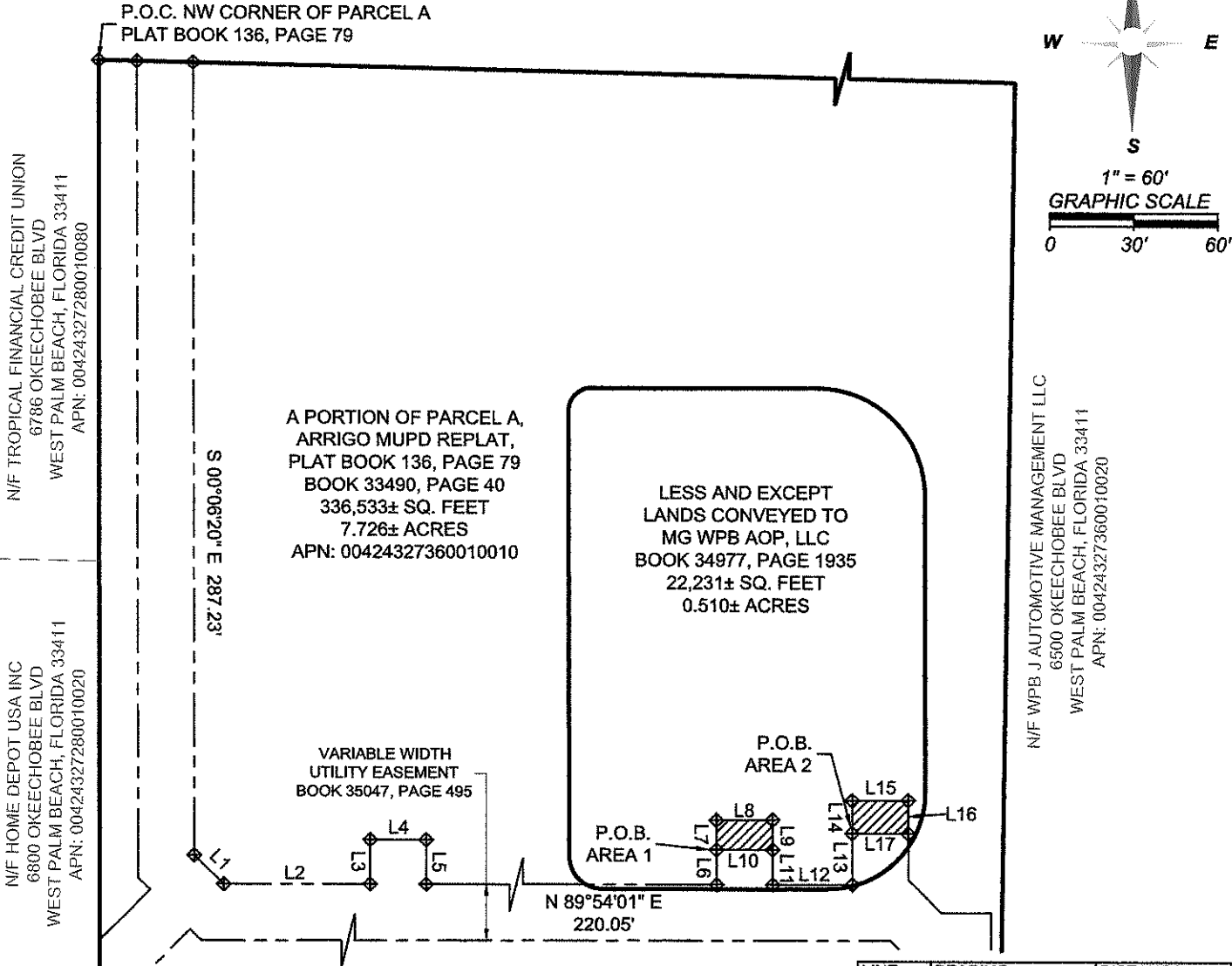
GENERAL NOTES

- 1) DISTANCES SHOWN ON THIS EXHIBIT ARE GROUND.
- 2) SOME FEATURES ON THIS EXHIBIT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- 3) DIMENSIONS ON THIS EXHIBIT ARE EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- 4) THIS EXHIBIT IS FOR AN EASEMENT ACQUISITION AND IS NOT A BOUNDARY SURVEY.
- 5) THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE.

DATE: 07/16/2025

PBC UTILITY EASEMENT ABANDONMENT		This Work Coordinated By:  Pixis, LLC P.O. Box 1394 Norman, OK 73070 800-276-1165 tsmith@pixisllc.com		Prepared For:	
JOB NUMBER: 24-4566.03	DRAWN BY: CT	 		Client Ref. No:	
REVIEWED BY: KAF	SHEET: 1 OF 2			Project Name: WEST PALM FSEER WEST PALM BEACH, FL	
THIS IS NOT A BOUNDARY SURVEY DIMENSIONS ON THIS EXHIBIT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.		Project Name: WEST PALM FSEER WEST PALM BEACH, FL		Job Number: 24-07-002	

SKETCH AND DESCRIPTION
PBC UTILITY EASEMENT ABANDONMENT



LEGEND

- COMPUTED POINT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED ABANDONMENT

PRELIMINARY

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATE: 07/16/2025

LINE	BEARING	DISTANCE
L1	S 45°05'59" E	14.81'
L2	N 89°54'01" E	52.18'
L3	N 00°05'59" W	16.00'
L4	N 89°54'01" E	20.00'
L5	S 00°05'59" E	16.00'
L6	N 00°05'59" W	12.63'
L7	N 00°05'59" W	10.62'
L8	N 89°54'01" E	20.00'
L9	S 00°05'59" E	10.63'
L10	S 89°55'11" W	20.00'
L11	S 00°05'59" E	12.63'
L12	N 89°54'01" E	28.39'
L13	N 00°05'59" W	18.53'
L14	N 00°05'59" W	11.75'
L15	N 89°54'01" E	20.00'
L16	S 00°05'59" E	11.75'
L17	S 89°55'09" W	20.00'

PBC UTILITY EASEMENT ABANDONMENT		This Work Coordinated By: Pixis, LLC P.O. Box 1394 Norman, OK 73070 800-276-1165 tsmith@pixisllc.com		Prepared For:	
JOB NUMBER: 24-4566.03	DRAWN BY: CT			Client Ref. No:	
REVIEWED BY: KAF	SHEET: 2 OF 2			Project Name: WEST PALM FSR WEST PALM BEACH, FL	
THIS IS NOT A BOUNDARY SURVEY DIMENSIONS ON THIS EXHIBIT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.		Project Address: 6694 OKEECHOBEE BOULEVARD		Job Number: 24-07-002	
		Project Location: WEST PALM BEACH, FLORIDA 33411			