

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	January 6, 2026	Consent <input checked="" type="checkbox"/> [X]	Regular <input type="checkbox"/> [ ]
		Public Hearing <input type="checkbox"/> [ ]	
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 easements recorded in the Official Records of Palm Beach County, ORB 4874, Page 1021, and ORB 16424, Page 1747.

**Summary:** Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of a portion of the County's interest in the utility easements recorded in the Official Records of Palm Beach County as noted above and located at 13001 Southern Blvd., Loxahatchee, FL 33470. The Property Owner has requested the release of the portions of these identified easements that are no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Palms West Hospital Limited Partnership, 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, reclaim water and wastewater facilities and therefore recommends approval of the release. (PBCWUD Project No. 25-514) District 6 (MWJ)

**Background and Justification:** The utility easements listed above were granted/reserved to the County for public potable water and wastewater facilities associated with property identified by PCN 00-41-43-33-06-000-0010 on May 12, 1986, and January 12, 2004.

**Attachments:**

1. Location Map
2. Two (2) Original Partial Release of Utility Easement for and ORB 4874, Page 1021 and ORB 16424, Page 1747.

Recommended By:

Ali Bayat  
Department Director

12/11/25  
Date

Approved By:

[Signature]  
Chief Deputy County Administrator

12/10/25  
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	—	—	00-41-43-33-06-000-0010	13001 Southern Blvd., Loxahatchee, FL 33470	-

Angelo DiPierro

C. Department Fiscal Review:

III. REVIEW COMMENTS

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

Lucia Munt 12/3/2025  
OFMB  
ESW 12.3.25

Brandy Munt 12/4/25  
Contract Development and Control  
26 12.4.25

B. Legal Sufficiency:

[Signature] 12/8/25  
Assistant County Attorney

12-4-25 PD

C. Other Department Review:

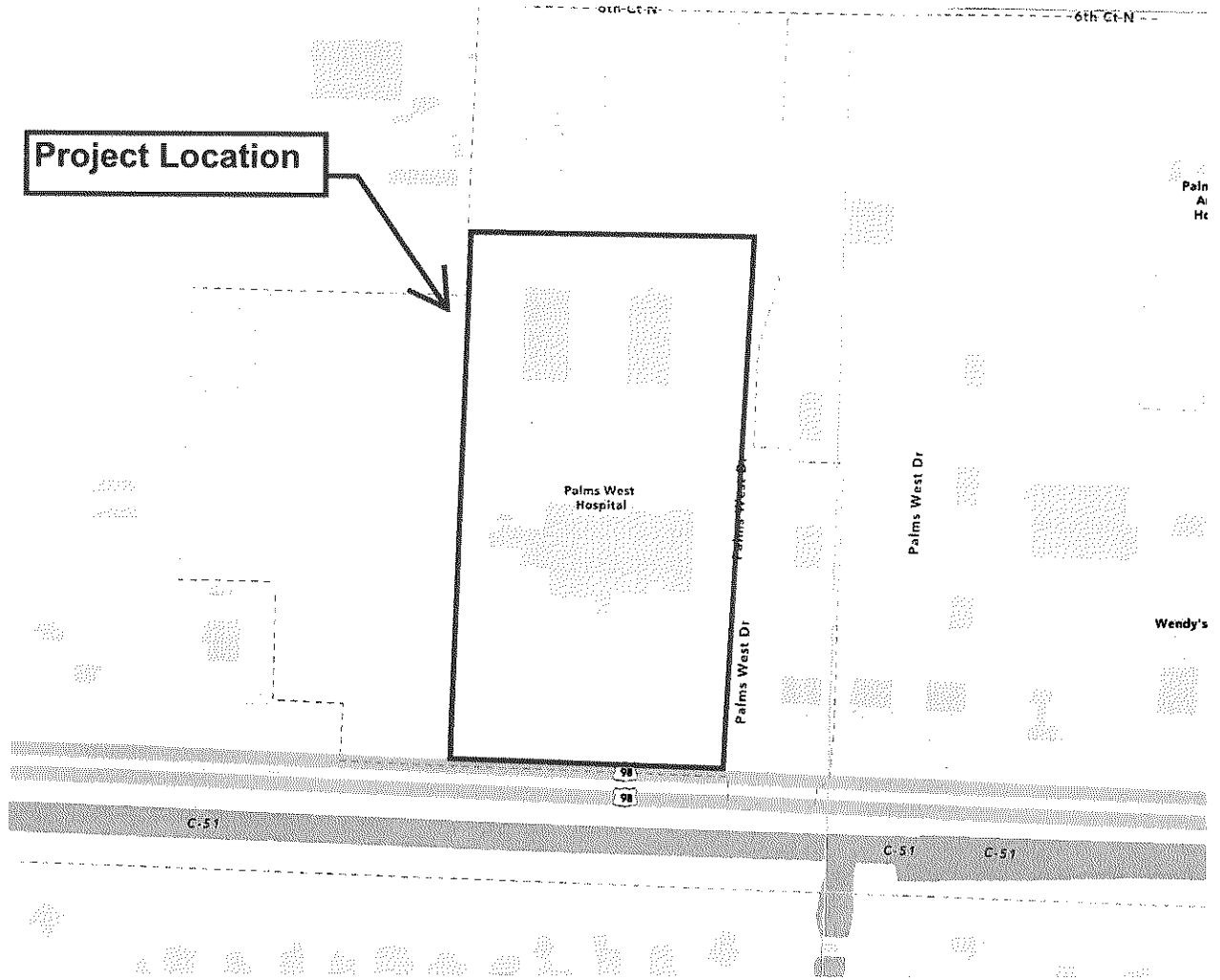
\_\_\_\_\_  
Department Director

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

ATTACHMENT 1

LOCATION MAP

PBCWUD PROJECT NO. 25-514



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 1<sup>st</sup> 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 Palms West Hospital Limited Partnership, whose address is 13001 Southern Blvd., Loxahatchee, FL 33470 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 the UTILITY EASEMENTS recorded in Official Records Book 4874 Page 1021, and Official Records Book 16424 Page 1747, 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 EASEMENTS 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 EASEMENTS 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

By: \_\_\_\_\_  
Sara Baxter, Mayor

24  
AB

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By:   
County Attorney

"EXHIBIT A"

DESCRIPTION:

BEING A PORTION OF 15--FOOT WIDE WATER & SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 16424, PAGE 1747 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN L ---  
WEST MEDICAL CENTER - REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED ---  
117, PAGES 41 THROUGH 45 OF SAID PUBLIC RECORDS, LYING IN SECTION 33, TOWNSHIP 43 SOUTH,  
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE N58°58'12"E, A DISTANCE OF 677.71 FEET TO THE POINT OF BEGINNING #1; THENCE S87°54'48"E, A DISTANCE OF 15.01 FEET; THENCE N02°06'53"E, A DISTANCE OF 98.31 FEET; THENCE S88°36'57"E, A DISTANCE OF 89.34 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE N01°23'03"E, A DISTANCE OF 15.04 FEET; THENCE S88°14'02"E, A DISTANCE OF 8.76 FEET; THENCE N69°50'44"W, A DISTANCE OF 102.97 FEET; THENCE N02°06'53"E, A DISTANCE OF 187.84 FEET; THENCE S88°15'59"E, A DISTANCE OF 111.86 FEET; THENCE N18°37'39"E, A DISTANCE OF 15.68 FEET; THENCE N88°15'59"W, A DISTANCE OF 116.42 FEET; THENCE N01°44'01"E, A DISTANCE OF 50.25 FEET; THENCE N66°06'57"W, A DISTANCE OF 4.26 FEET; THENCE N88°36'57"W, A DISTANCE OF 11.05 FEET; THENCE S01°44'01"W, A DISTANCE OF 42.01 FEET; THENCE N88°15'59"W, A DISTANCE OF 52.39 FEET; THENCE N01°42'24"E, A DISTANCE OF 10.67 FEET; THENCE N88°15'59"W, A DISTANCE OF 15.00 FEET; THENCE S01°42'24"W, A DISTANCE OF 25.67 FEET; THENCE S88°15'59"E, A DISTANCE OF 67.38 FEET; THENCE S01°44'01"W, A DISTANCE OF 9.78 FEET; THENCE S02°06'53"W, A DISTANCE OF 182.86 FEET; THENCE N69°50'44"W, A DISTANCE OF 25.54 FEET; THENCE S20°09'16"W, A DISTANCE OF 15.00 FEET; THENCE S69°50'44"E, A DISTANCE OF 30.43 FEET; THENCE S02°06'53"W, A DISTANCE OF 22.42 FEET; THENCE N88°36'57"W, A DISTANCE OF 18.72 FEET; THENCE S01°23'03"W, A DISTANCE OF 15.00 FEET; THENCE S88°36'57"E, A DISTANCE OF 18.52 FEET; THENCE S02°06'53"W, A DISTANCE OF 98.12 FEET TO THE POINT OF BEGINNING#1.

LESS AND EXCEPT THEREFROM:

COMMENCING AT THE AFORESAID REFERENCE POINT "A"; THENCE N67°01'44"W, A DISTANCE OF 40.77 FEET TO THE POINT OF BEGINNING #2; THENCE N69°50'44"W, A DISTANCE OF 53.89 FEET; THENCE S02°06'53"W, A DISTANCE OF 17.34 FEET; THENCE S88°36'57"E, A DISTANCE OF 51.24 FEET TO THE POINT OF BEGINNING #2.

CONTAINING 12,111 SQUARE FEET OR 0.2780 ACRES, MORE OR LESS

CERTIFICATE:

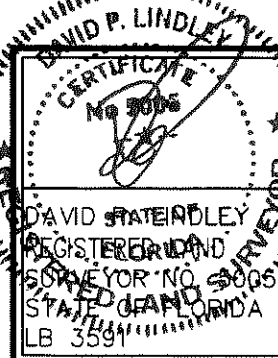
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 22, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES, CHAPTER 472.027.

SHEET 1 OF 8

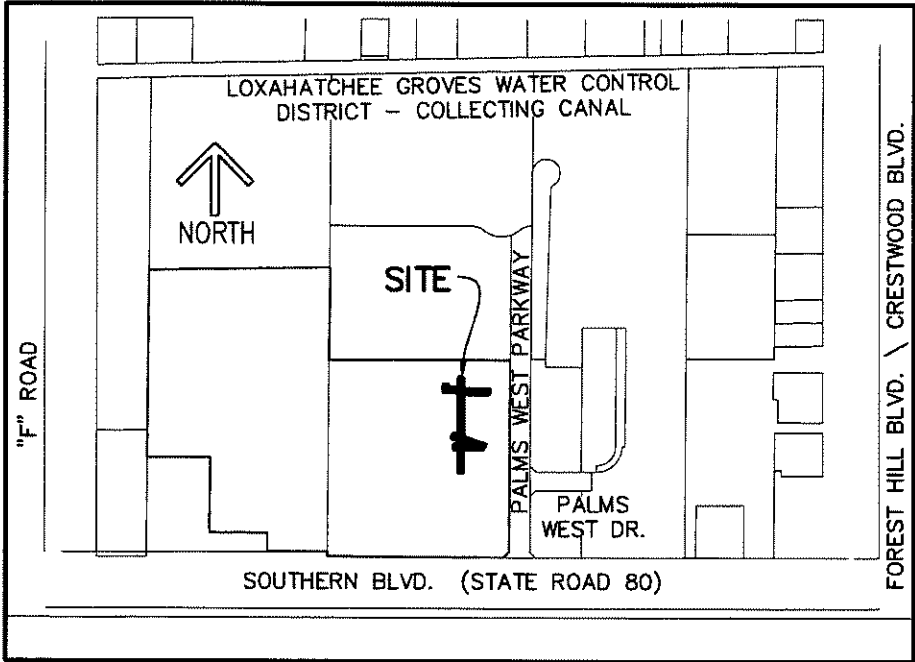


CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1  
PALM BEACH COUNTY UTILITY EASEMENT RELEASE  
SKETCH AND DESCRIPTION



DATE	9-22-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8504-PBCUE REL



LOCATION MAP  
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PROPERTY INFORMATION REPORT FILE NUMBER NCS-1215272-NAS, SEARCH DATE JUNE 24, 2025 AT 8:00 AM. ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°59'19"W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 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 "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- 7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

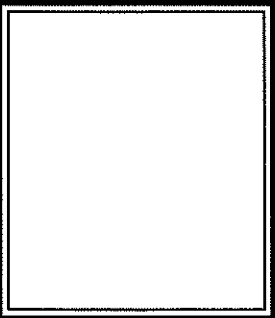
SHEET 2 OF 8



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DATE	9-22-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8504-PBCUE REL

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.000009489  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

**LEGEND/ABBREVIATIONS:**

FPL - FLORIDA POWER & LIGHT  
P.B. - PLAT BOOK  
PG(S). - PAGE(S)  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
L.B. - LICENSED BUSINESS  
O.R.B. - OFFICIAL RECORDS BOOK  
R/W - RIGHT-OF-WAY  
REF. PT. - REFERENCE POINT  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
L.A.E. - LIMITED ACCESS EASEMENT  
N - NORTHING (WHEN USED WITH COORDINATES)  
E - EASTING (WHEN USED WITH COORDINATES)  
CL - CENTERLINE  
NAD - NORTH AMERICAN DATUM  
PBC - PALM BEACH COUNTY  
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT  
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
33-43-41 - SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
LABINS - LAND BOUNDARY INFORMATION SYSTEM

**SHEET 3 OF 8**



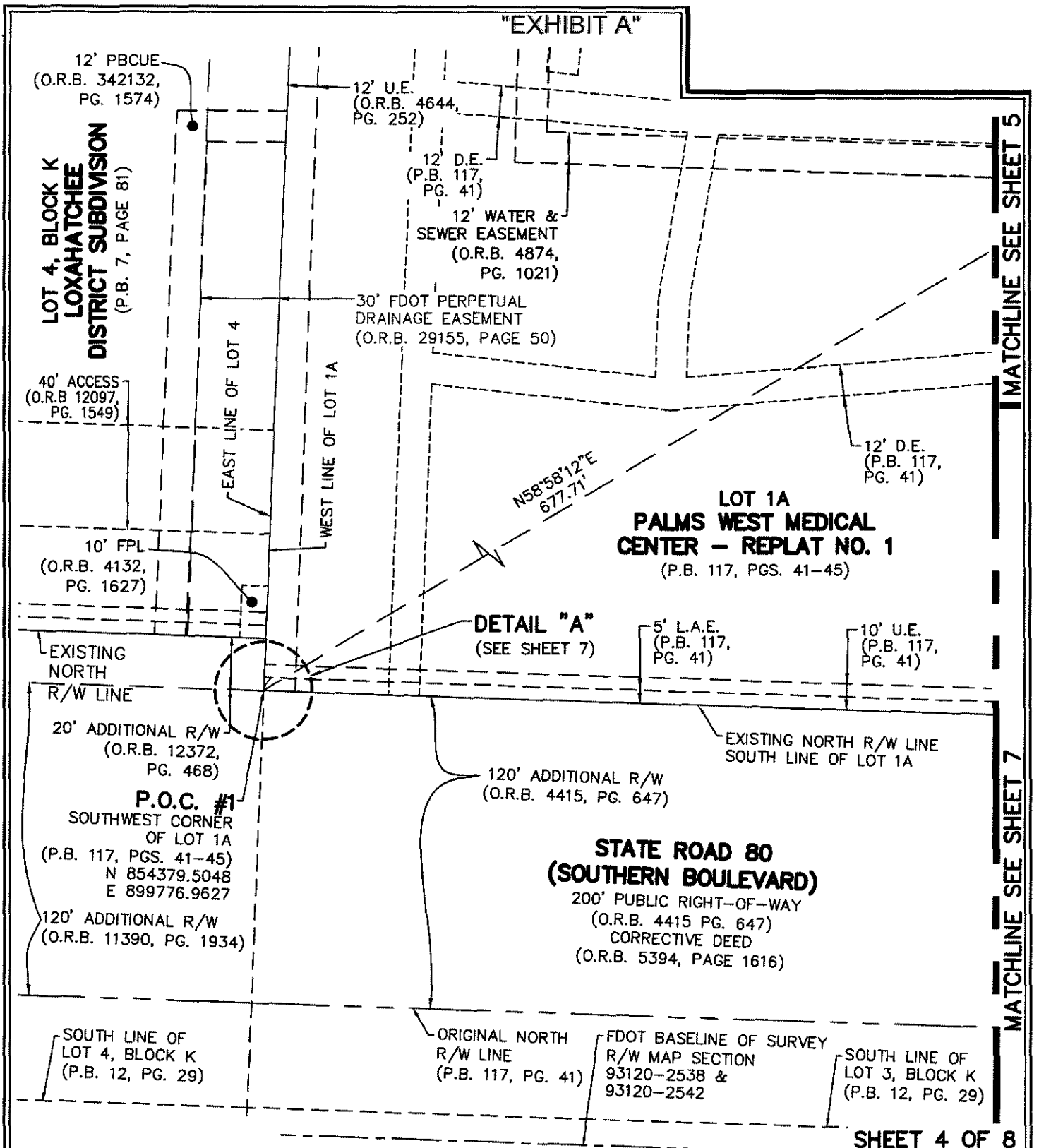
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**LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1**  
**PALM BEACH COUNTY UTILITY EASEMENT RELEASE**  
**SKETCH AND DESCRIPTION**

DATE	9-22-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8504-PBCUE REL

# "EXHIBIT A"



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

SHEET 4 OF 8

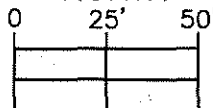


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NORTH



1 INCH = 50 FEET

DATE 9-22-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

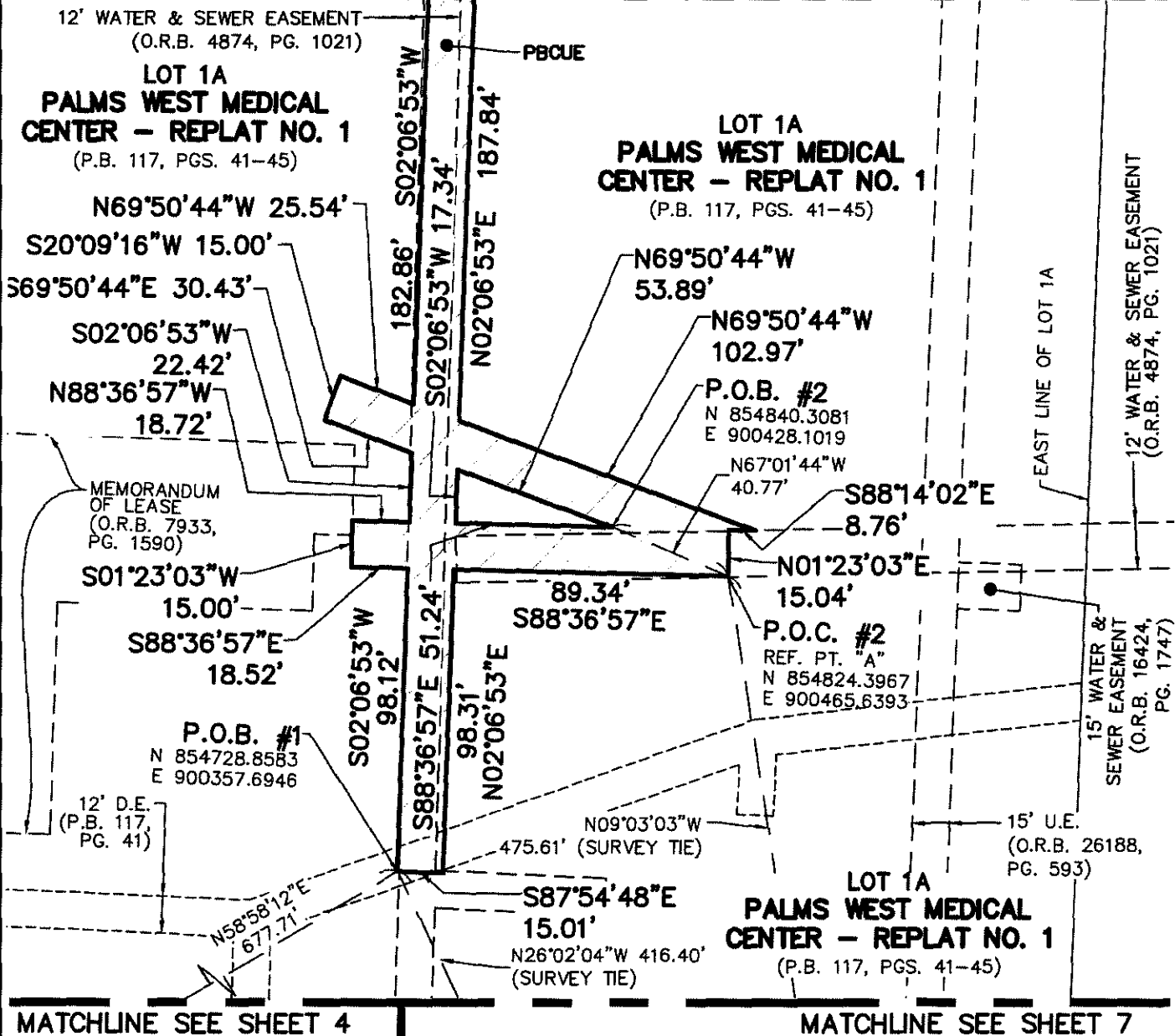
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LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1  
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SKETCH AND DESCRIPTION



# "EXHIBIT A"

MATCHLINE SEE SHEET 6

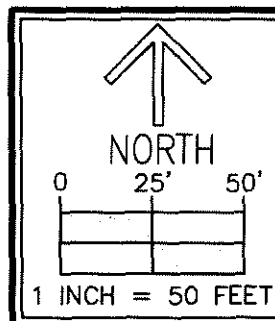


SHEET 5 OF 8



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LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1  
PALM BEACH COUNTY UTILITY EASEMENT RELEASE  
SKETCH AND DESCRIPTION



DATE	9-22-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8504-PBCUE REL

"EXHIBIT A"

LOT 2  
PLAT OF PALMS  
WEST MEDICAL CENTER  
(P.B. 54, PGS. 155-156)

PALMS WEST  
MEDICAL CONDOMINIUMS,  
A OFFICE CONDOMINIUM  
(O.R.B. 5166, PG. 1667)

12' WATER &  
SEWER EASEMENT  
(O.R.B. 4874,  
PG. 1021)

15' WATER &  
SEWER EASEMENT  
(O.R.B. 4874,  
PG. 1021)

12' D.E.  
(P.B. 54, PG. 155)

60' INGRESS &  
EGRESS EASEMENT  
(P.B. 117, PG. 41)

15' U.E.  
(O.R.B. 26188, PG. 593)  
(O.R.B. 26181, PG. 1553)

NORTH LINE OF LOT 1A

LOT 1A  
(P.B. 117, PGS. 41-45)

LOT 1A  
(P.B. 117,  
PGS. 41-45)

15' WATER &  
SEWER EASEMENT  
(O.R.B. 16424, PG. 1747)

12' D.E.  
(P.B. 117, PG. 41)

EAST LINE  
OF LOT 1A

12' WATER & SEWER EASEMENT  
(O.R.B. 4874, PG. 1021)

15' U.E.  
(O.R.B. 26188,  
PG. 593)

MATCHLINE SEE SHEET 5

SHEET 6 OF 8

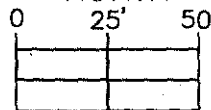


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LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1  
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SKETCH AND DESCRIPTION



NORTH



1 INCH = 50 FEET

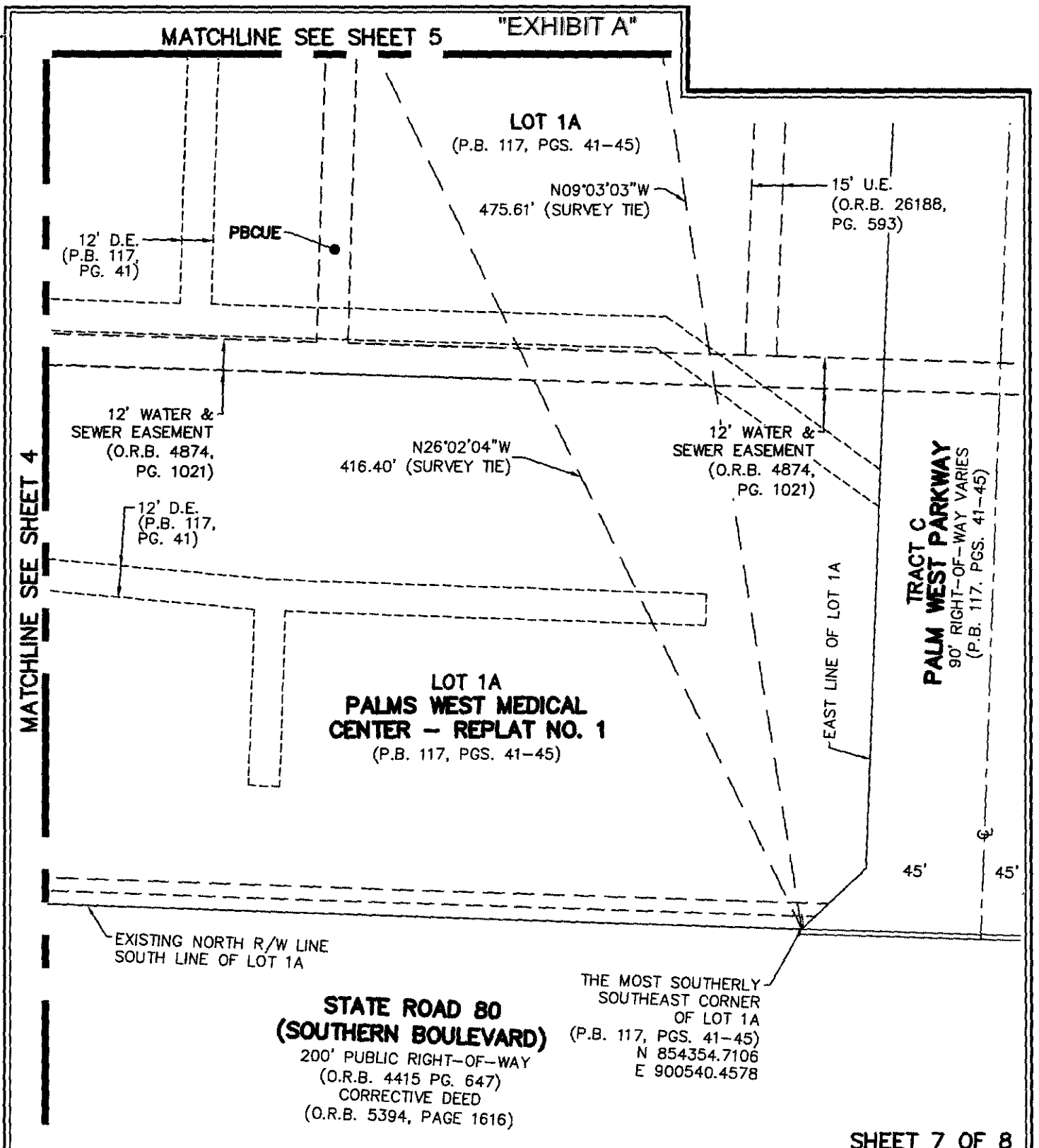
DATE 9-22-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

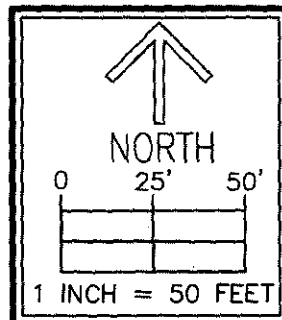
JOB NO. 8504-PBCUE REL



SHEET 7 OF 8

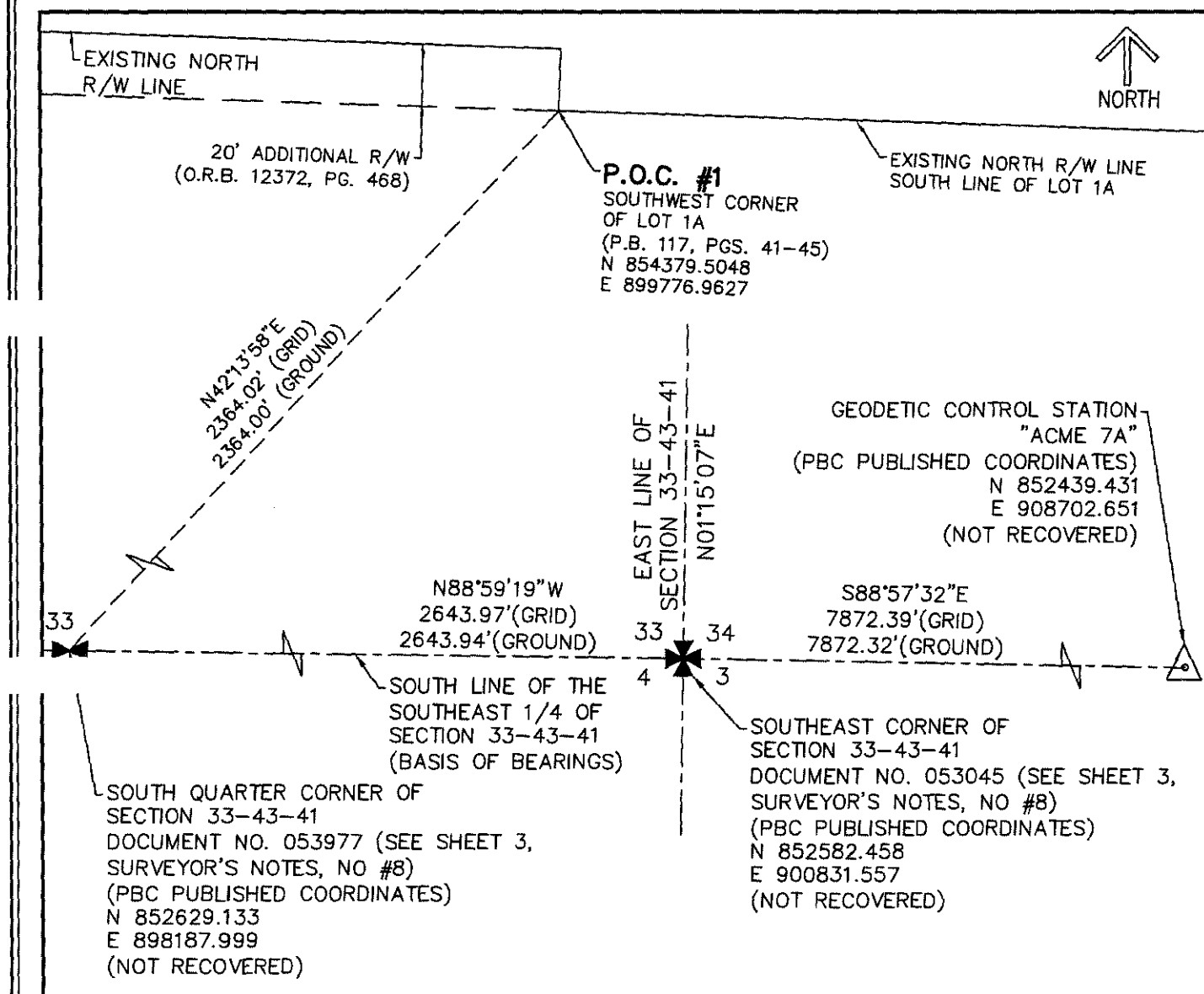
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F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8504-PBCUE REL

"EXHIBIT A"



DETAIL "A"  
(NOT TO SCALE)

SHEET 8 OF 8



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F.B. / PG.	N/A
SCALE	NONE
JOB NO.	8504-PBCUE REL