

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) a Termination of Easement releasing a two-foot-wide drainage and utility easement on County-owned property located at the southwest corner of Westgate Avenue and Seminole Boulevard in unincorporated Palm Beach County (Property) to facilitate the development and construction of Fire Station No. 24 on the Property; and

B) the Plat of Fire Station No. 24 (Plat), combining five (5) County-owned parcels into one (1) legal lot of record.

Summary: On June 15, 2021, the Board of County Commissioners (BCC) approved an Interlocal Agreement (R2021-0856) with the Westgate Belvedere Homes Community Redevelopment Agency (CRA) for the donation of four (4) contiguous parcels to the County for the development of a new fire station (New FS#24) to replace the existing fire station located at 1734 Seminole Boulevard (Existing FS#24). The CRA conveyed the parcels on July 11, 2022. In 1923, West Gate Realty Company, predecessor in interest to the parcels, reserved a two-foot-wide easement (Easement) for utility and drainage, as recorded in Deed Book 133, Page 425, of the Public Records of Palm Beach County, Florida. Currently, the Easement is not being utilized, nor is there an identified future need. The Termination of Easement will facilitate development of the New FS#24. In addition, replatting of five (5) County-owned parcels is required. These parcels include the four (4) parcels from the CRA and one (1) adjacent parcel improved with a County lift station. The County will sign the Plat as the property owner. There is no fiscal impact to the County. **(Property & Real Estate Management) District 7 (HJF)**

Background and Justification: The New FS#24 will replace the Existing FS#24, which is dated and in need of significant upgrades. Approval of the Plat and Termination of Easement will facilitate development of the New FS#24. Construction is scheduled to commence in the second quarter of 2026 and is anticipated to be completed in the fourth quarter of 2027.

Attachments:

1. Location Map
2. Plat of Fire Station No. 24
3. Termination of Easement (w/ Exhibits A and B)

Recommended By:

Department Director

1 13 2070

Approved By:

Deputy County Administrator

1/2

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

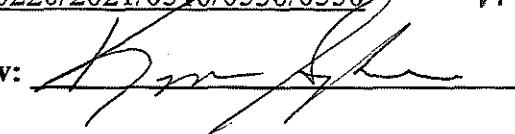
Fiscal Years	2026	2027	2028	2029	2030			
Capital Expenditures	_____	_____	_____	_____	_____			
Operating Costs	_____	_____	_____	_____	_____			
External Revenues	_____	_____	_____	_____	_____			
Program Income (County)	_____	_____	_____	_____	_____			
In-Kind Match (County)	_____	_____	_____	_____	_____			
NET FISCAL IMPACT	_____	_____	_____	_____	_____			
# ADDITIONAL FTE POSITIONS (Cumulative)	0	_____	_____	_____	_____			
Is Item Included in Current Budget:	Yes	_____	No	<u>X</u>	_____			
Does this item include the use of federal funds?	Yes	_____	No	<u>X</u>	_____			
Does this item include the use of state funds?	Yes	_____	No	<u>X</u>	_____			
Budget Account No:	Fund	_____	Dept	_____	Unit	_____	Object	_____
	Program	_____						

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

There is no fiscal impact associated with this item.

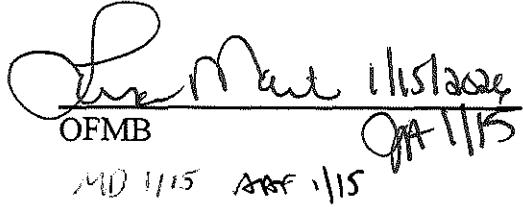
Fixed Asset Number H09036 (4 PCNs) *4.0000, Mgn, Famo, 05/15/26*
→ M10363 Reserved Pending 1/26/26
PCNs: 00-43-43-30-03-033-0220/2021/0510/0530/0550 *ACC Approval.*

C. Departmental Fiscal Review:

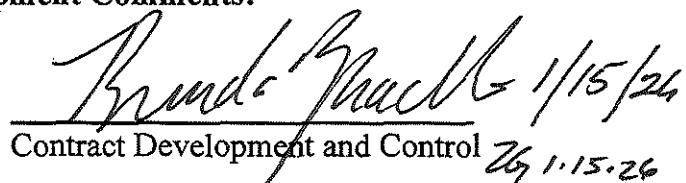


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

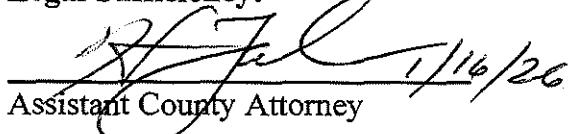


Brian J. Mack 1/15/26
OFMB 1/15/26
MD 1/15 ARF 1/15



Brian J. Mack 1/15/26
Contract Development and Control 1/15/26

B. Legal Sufficiency:



Brian J. Mack 1/16/26
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP



PCN(S):
00-43-43-30-03-033-0220/
2021/0510/0530/0550

District:
7

Acres:
1.353

Site Ownership:
PALM BEACH COUNTY

Address: Southwest corner of
Westgate Avenue and Seminole
Boulevard in unincorporated
Palm Beach County

Zoning:
PO
As of 12/17/2025

TWO-FOOT-WIDE DRAINAGE AND UTILITY EASEMENT TO BE RELEASED



**FACILITIES DEVELOPMENT
& OPERATIONS**
PALM BEACH COUNTY



View of the SE Corner of Property from the intersection of
Nokomis Ave and Seminole Blvd.



View of the NW corner of the Property
from Westgate Ave.

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

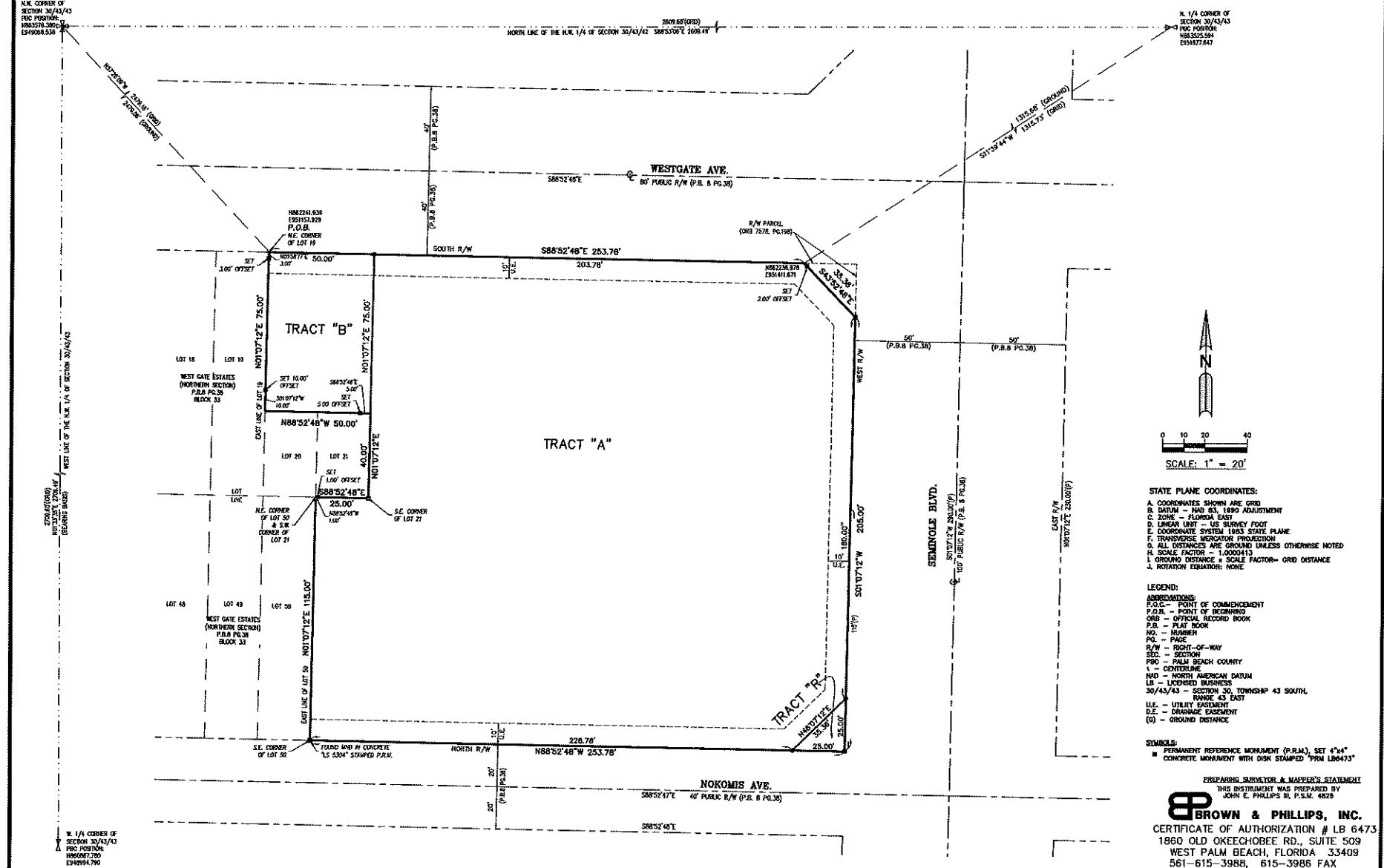
ATTACHMENT 1

Attachment #2
Plat of Fire Station No. 24 (2 Pages)

FIRE STATION NO.24

BEING A REPLAT LOTS 20 AND 21, LESS THE SOUTH 40 FEET THEREOF, LOTS 22 - 30, AND LOTS 51 - 60, BLOCK 33, WEST GATE ESTATES, (NORTHERN SECTION) PLAT BOOK 8, AT PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2



Attachment #3
Termination of Easement (4 Pages)

Prepared by & Return to:
Marcel Pessoa, Real Estate Manager
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCNs: 00-43-43-30-03-033-0220/2021/0510/0530/0550

TERMINATION OF EASEMENT

This Termination of Easement is made February 3, 2020, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida (“County”), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

WITNESSETH:

WHEREAS, County is the owner of the land more particularly described in Exhibit “A”, attached hereto and incorporated herein (the “County Property”);

WHEREAS, West Gate Realty Company reserved a two-foot-wide easement over a portion of the County Property, pursuant to that certain instrument recorded in Deed Book 133, Page 425, of the public records of Palm Beach County, Florida (the “Easement”);

WHEREAS, the Easement is reserved on the rear two feet (the “Easement Premises”) of certain of the lots within the County Property, for telephone poles, electric lines, gas and water main, sewage system, and ditches, such lots being more particularly described in Exhibit “B”, attached hereto and incorporated herein;

WHEREAS, there is no current utility or drainage use of the Easement Premises; and

WHEREAS, County is developing the County Property and the Easement is not required.

NOW, THEREFORE, County does hereby terminate the Easement in full and releases the County Property from the encumbrance thereof.

IN WITNESS WHEREOF, the County has caused this Termination of Easement to be executed as of the day and year first above written.

ATTEST:

**MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

By: _____
Deputy Clerk

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Sara Baxter, Mayor

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Address

Witness Signature

Print Witness Name

Witness Address

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: 
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Department Director

G:\PREM\Dev\Open Projects\FS #24 - Westgate\PROPOSED - FS site at Westgate Ave and Seminole Blvd\Termination of Easement_HJF approved 12-16-25.docx

Exhibit "A"
County Property

Parcel 1

Lot 20 and 21, Block 33, West Gate Estates North Section, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 38, of the Public Records of Palm Beach County, Florida. Less that portion for road right-of-way.

Parcel 2

Lot 22 through 30; Lots 51 through 60, Block 33, West Gate Estates North Section, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 38, of the Public Records of Palm Beach County, Florida. LESS AND EXCEPT the following described property:

Beginning at the Northeast corner of said Lot 30, Block 33; thence Southerly, along the East line of said Lot 30, Block 33, a distance of 25.00 feet; thence on an angle of 45°00'00", turned North to West, a distance of 35.355 feet to a Point in the North line, of aforesaid Lot 30; thence Easterly along said North line, a distance of 25 feet to the Point of Beginning.

Exhibit "B"
Easement Premises

A 2-foot-wide easement located on the rear of the following lots, as reserved in Deed Book 133, Page 425, of the Public Records of Palm Beach County, Florida, being a portion of the following described property:

Lot 22 through 30; Lots 51 through 60, Block 33, West Gate Estates North Section, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 38, of the Public Records of Palm Beach County, Florida. LESS AND EXCEPT the following described property:

Beginning at the Northeast corner of said Lot 30, Block 33; thence Southerly, along the East line of said Lot 30, Block 33, a distance of 25.00 feet; thence on an angle of 45°00'00", turned North to West, a distance of 35.355 feet to a Point in the North line, of aforesaid Lot 30; thence Easterly along said North line, a distance of 25 feet to the Point of Beginning.