

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$867,637	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$867,637</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No

Does this item include the use of federal funds? Yes ___ No

Does this item include the use of state funds? Yes ___ No

Budget Account No: Fund 4011 Dept 721 Unit W013 Object 6101
 Program _____

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

Funds for the acquisition of the Property will come from one (1) time expenditures from user fees, connection fees, and balance brought forward that are currently in reserves. The total estimated acquisition cost for the Property is \$867,637. This figure is composed of \$435,500 payable to the State for the cost of the Property, \$428,637 (consisting of \$43,637 for the release of restriction and \$385,000 for demucking reimbursement) payable to the School Board, and \$3,500 inclusive of closing, title insurance and recording costs.

Fixed Asset Number: M10343 *Q. Williams, also on file with OFMB* PCN: portion of 00-37-43-19-00-000-3050
264126

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] *4/24/26*
 OFMB *JAC 4/23*
AWF 4/23 EJW

[Signature] *4/24/26*
 Contract Development and Control *264.24.26*

B. Legal Sufficiency:

[Signature] *4/28/26*
 Assistant County Attorney

C. Other Department Review:

[Signature]
 Department Director

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

Background and Policy Issues: WUD is seeking to acquire approximately 7.7 acres of an adjacent 59-acre parcel immediately west of the current facility. This Property is State-owned but is currently dedicated to the School Board of Palm Beach County for educational purposes. Therefore, conveyance of both agencies' respective interests will be required. The School Board has approved the release of its interest on April 15, 2026 and the State has agreed in concept to the conveyance to the County, pending final approval of its board. Per State procedural requirements, the State obtained an appraisal to determine (1) the value of the property without restrictions; (2) the value of the property with restrictions; and (3) the value of the dedication. Per the School Board's request, the County obtained a separate appraisal for the same valuations.

The appraisal valuations are summarized below:

	<i>State's Appraisal</i>	<i>County's Appraisal</i>
Value w/o Restrictions	\$435,500	\$537,072
Value w/Restrictions	\$225,000	\$493,435
Value of Dedication (i.e value of release of restrictions)	\$210,500	\$43,637

The School Board will release its interest for the appraised dedication value of \$43,637 (County appraisal value). They also require reimbursement for pro-rated "demucking" costs totaling \$385,000, for a total payment of \$428,637. The State will convey the unrestricted property for a payment of \$435,500 (State appraisal value). The total acquisition cost is \$864,137, plus standard closing and ancillary costs. The County will proceed with recording the deeds once all necessary approvals have been secured.

Attachment #1
Location Map

Hooker Hwy

Proposed Property Acquisition Site

approximately 7.70 acres

PBCWUD Water Treatment Plant 11




Proposed Water Tank

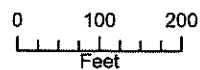
West Technical Education Center

State of Florida, GeoEye, Maxar, Mikrosat, Esri, HERE, Garmin, IBC



Proposed School Board Site Acquisition

-  Proposed Site Acquisition
-  Parcels
-  PBCWUD Well Easement



01/20/2024 10:00 AM

Attachment #2
Budget Availability Statement

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 01/28/2026 REQUESTED BY: Marcel Pessoa PHONE: 561-233-0214

PROJECT TITLE: Palm Beach County School Board Site
(Same as CIP or IST, if applicable)

ORIGINAL CONTRACT AMOUNT:

IST PLANNING NO.:

REQUESTED AMOUNT: \$867,637

BCC RESOLUTION#:

CSA or CHANGE ORDER NUMBER:

DATE:

LOCATION:

BUILDING NUMBER:

DESCRIPTION OF WORK/SERVICE LOCATION:

PROJECT/W.O. NUMBER:

CONSULTANT/CONTRACTOR:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: The total estimated acquisition cost for the Property is \$867,637. This figure is composed of \$435,500 payable to the State for the cost of the Property, \$428,637 (consisting of \$43,637 for the release of restriction and \$385,000 for demucking reimbursement) payable to the School Board, and \$3,500 inclusive of closing, title insurance and recording costs. PCN: 00-37-43-19-00-000-3050 (a portion of).

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$
STAFF COSTS	\$867,637
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$867,637

BUDGET ACCOUNT NUMBER(S) (Specify distribution if more than one and order in which funds are to be used):

FUND: 4011 DEPT: 721 UNIT: W013 OBJ: 6101

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)

- Ad Valorem (Amount \$ _____) Infrastructure Sales Tax (Amount \$ _____)
- State (source/type: _____ Amount \$ _____) Federal (source/type: _____ Amount \$ _____)
- Grant (source/type: _____ Amount \$ _____) Impact Fees: (Amount \$ _____)
- Other (source/type: _____ User Fees Amount \$867,637 _____)

Department: Water Utilities

BAS APPROVED BY: Joey Serrano

DATE: 02-Feb-26

ENCUMBRANCE NUMBER: _____

Attachment #3
Expenditure Budget Transfer

26-0718

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
EXPENDITURE BUDGET TRANSFER

BGEX 020226*994

FUND 4011 WUD Capital Improvement Fund

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 02/02/26	REMAINING BALANCE
EXPENDITURES									
4011-720-9900-9909	Res- Improvement Program	R&R Reserves	148,773,091	144,773,091	0	867,637	143,905,454		143,905,454
4011-721-W013-6101	Land*Sobj	Utility Land Acquisition	0	0	867,637	0	867,637		867,637
	Total Expenditures				867,637	867,637			

SIGNATURES

Initiating Department/Division

DATES

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of:

Deputy Clerk to the
Board of County Commissioners