

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 6, 2026

Consent [X] Regular []
Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Termination and Release of Declaration of Restrictions (Termination) over property owned by YCP Petroleum LLC (Property Owner).

Summary: On August 9, 1982, a Declaration of Restrictions (Declaration) was granted to the County by Property Owner's predecessor-in-interest, Exxon Corporation, as consideration for the granting of a special exception to the subject property, identified as PCN 00-42-43-28-01-002-0020 (Property). The Declaration was recorded in the Official Records of Palm Beach County at ORB 3882, Page 1072. The Declaration states that the restrictions therein shall automatically be terminated and released at the time sanitary sewers are made available to the Property. Sanitary sewers are available to the Property, and therefore the restriction is terminated. Property Owner has requested that the County execute the Termination. District 2 (MWJ)

Background and Justification: The Property has sanitary sewer services available, thereby terminating the restrictions set forth in the Declaration. In order to memorialize the termination of restrictions, the Property Owner is requesting the County execute the Termination.

Attachments:

1. One (1) Original Release of Declaration of Restrictions
2. Location Map
3. Original Declaration of Restriction (ORB 3882/1072)

Recommended By: _____

AL 1307
Department Director

9/12/26
Date

Approved By: _____

[Signature]
Chief Deputy County Administrator

9/16/26
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
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	<u>0</u>	<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:

(LW) This item has no fiscal impact.

C. Department Fiscal Review:

III. REVIEW COMMENTS

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

[Signature] 9/9/2026
OFMB 9/9/26 Q-9-26

[Signature] 9/10/26
Contract Development and Control 9/10/26 TR

B. Legal Sufficiency:

[Signature] 9/14/26
Chief Assistant County Attorney

C. Other Department Review:

Department Director

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

PREPARED BY AND RETURN TO:
Alejandra Marquez Villa Esq.
AMV Legal Group P.A.
2450 Hollywood Blvd, #300
Hollywood FL 33020
File: 2026-088

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TERMINATION AND RELEASE OF DECLARATION OF RESTRICTIONS

THIS Termination and Release of Declaration of Restrictions ("**Release**") is hereby made as of the 6th day of October 2026 ("**Effective Date**") by **Palm Beach County, Florida** ("**County**") by its Board of County Commissioners, and **YCP Petroleum LLC** ("**Developer**").

WITNESSETH:

WHEREAS, the Exxon Corporation ("**Original Developer**") entered into that certain Declaration of Restrictions ("**Declaration**") executed August 9, 1982 and recorded in Official Records Book 3882, Page 1072, which encumbers the property described on **Exhibit "A"** attached ("**Property**").

WHEREAS, the Developer is the successor in interest to the Original Developer.

WHEREAS the County has agreed to release the Property from the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration the receipt whereof is hereby acknowledged, the County and Developer hereby agree as follows:

1. The foregoing Recitals are true and correct and are incorporated herein by this reference, as if set forth in their entirety.
2. The County hereby terminates, releases, cancels and fully discharges the Declaration on behalf of the County and releases the Property from the terms and conditions thereof. The Declaration shall be null and void and of no further force or effect.
3. All of the covenants, conditions and obligations herein contained shall run with the land and be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the County and Developer hereby execute and deliver this Release as of the Effective Date.

(COUNTY SEAL)

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

ATTEST:
SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM

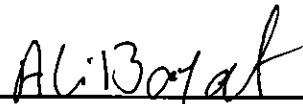
By: _____
DEPUTY CLERK

By: _____
Sara Baxter, Mayor

Approved as to Form and Legal Sufficiency

By:  _____
Chief Assistant County Attorney

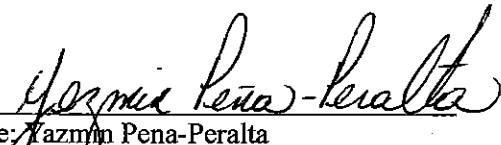
Approved as to Terms and Conditions

g. Gurney By:  _____
Director of Water Utilities



DEVELOPER:

YCP Petroleum LLC, a Florida limited liability company

By: 
Name: Yazmin Pena-Peralta
Its: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of August 2026 by Yazmin Pena-Peralta as Manager of YCP Petroleum LLC, a Florida limited liability company, on behalf of the company. ☐ She is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



ARIANA PINEDA TEJEDA
Commission # HH 537338
Expires June 29, 2028

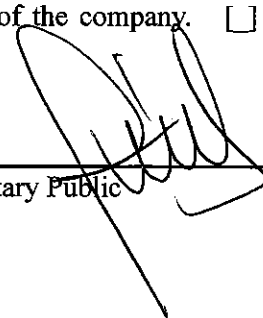

Notary Public

EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B", ACCORDING TO THE PLAT OF SUBDIVISION OF TRACT 23 OF BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9 AS RECORDED IN PLAT BOOK 27, PAGE 77, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "B" ; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

ATTACHMENT #2 LOCATION
MAP



ATTACHMENT NO. 3

DECLARATION OF RESTRICTIONS

The undersigned, Exxon Corporation, a contract of sale for holder of/the following described real property, has received from the County of Palm Beach, Florida, consideration for confirmation of utilities for the granting of a special exception to said property, and as partial consideration therefor does agree to the following restrictions against its property, described as:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B", ACCORDING TO THE PLAT OF SUBDIVISION OF TRACT 21 OF BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9 AS RECORDED IN PLAT BOOK 27, PAGE 77 IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

ALL EXISTING AND BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

1. No food handling or processing facilities, laundry or dry-cleaning establishments or any use which can be expected to generate waste volumes in excess of 2,000 gpd or to create wastes with characteristics which do not lend themselves to conventional septic tank treatment shall be operated or maintained on the aforesaid property.
2. Said property, containing a minimum of 0.9175 acres, shall be considered as one lot and parcel of land, held under single ownership, and no portion of said lot and parcel of land shall be eligible for further subdivision or shall be transferred, conveyed, sold or divided into any unit other than its entirety as one (1) lot and parcel of land.
3. This restriction shall be deemed a covenant running with the land and shall be binding upon the undersigned until sanitary sewers are made available to the property, at which time this restriction shall automatically be terminated and released, or until released by the County of Palm Beach, Florida. If and when said sanitary sewers are made available to the property the county of Palm Beach shall provide Exxon a document, suitable for recording, releasing these restrictions.

WITNESSED:

EXECUTED THE 9th DAY OF August, 1982.

EXXON CORPORATION

By: [Signature]
Market Development Manager - Southern Region
Attest: [Signature]
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF SHELBY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared L. E. Burkhardt, Jr., and that he acknowledged executing the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August, 1982.

My Commission Expires May 27, 1984

SEAL

NOTARY

[Signature]

E. J. GARGULLO

901 Evernia St

W. Palm Beach, FL 33401
CITY & STATE, ZIP

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNN
CLERK CIRCUIT COURT

B3 028280

1983 FEB 16 AM 10:30

B3882 P1072

RECORDED MEMO: Legality of Writing, Typing or Printing Suspectancy in this document when received