Agenda Item #3K-5

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	**December 1, 2026**	**Consent [X]** **Public Hearing [ ]**	**Regular [ ]**
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, at Book 33775, Page 8.

Summary: Palm Beach County Water Utilities Department (PBCWUD) is seeking the partial release of the County's interest in the utility easements recorded in the Official Records of Palm Beach County as noted above and located at 6900 Okeechobee Blvd, West Palm Beach, FL 33411. The Property Owner requested partial release of the identified easements, which are no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Amsdell Storage Ventures XXXVIII, a Delaware limited liability company, the existing identified utility easements will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore PBCWUD recommends approval of the release. (PBCWUD Project No. 20-557) District 1 (MWJ)

Background and Justification: The utility easements listed above were granted/reserved to Palm Beach County for public potable water and wastewater facilities associated with property identified by Property Control Number (PCN) 00-42-43-28-01-002-0030 on July 14, 2022.

Attachments:

1. Two (2) Original Partial Release of Utility Easement for Official Records of Palm Beach County at Book 33775, Page 8

Recommended By: Ali Bayat — 10/21/26
Department Director — **Date**

Approved By: — 11/13/26
Chief Deputy County Administrator — **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures	0	0	0	0	0
Operating Costs	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match County	0	0	0	0	0
NET FISCAL IMPACT	0	0	0	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)	0	0	0	0	0

Budget Account No.: **Fund** **Dept** **Unit** **Object**

Is 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

Reporting Category N/A

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

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
N/A	---	Utility Easement	00-42-43-28-01-002-0030	6900 Okeechobee Blvd, West Palm Beach, FL 33411	---

Angelo DiPierro

C. Department Fiscal Review: Donny Foreman

III. REVIEW COMMENTS

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

11/5/2026
OFMB

11/4 eaw 11.5.26

11/5/24
Contract Development and Control

B. Legal Sufficiency:

11/6/26
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:
Palm Beach County Water Utilities Department
Attn: Plan Review
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this 1 day of December, 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 Amsdell Storage Ventures XXXVIII, whose address is 20445 Emerald Parkway Drive, S.W., Suite 220, Cleveland, OH 44135 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 33775 Page 8, 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:
Yvette Drucker
Clerk of the Circuit Court & Comptroller

By: _____
Clerk

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

By: _____
Mayor

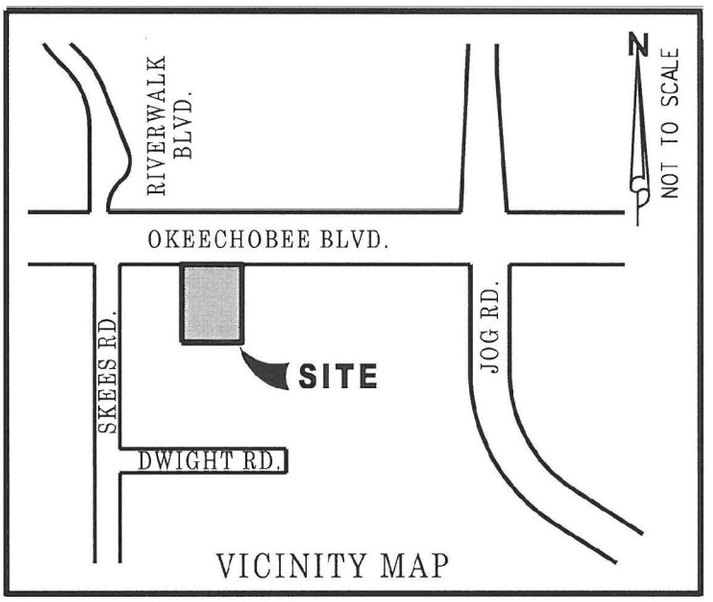
AR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Chief Assistant County Attorney

DESCRIPTION & SKETCH
PREPARED FOR:
AMSDELL COMPANIES

PARTIAL RELEASE OF
PALM BEACH COUNTY
WATER & SEWER EASEMENT
(O.R.B. 33775, PAGE 8)



VICINITY MAP

ABBREVIATIONS:

L.S.	=	LIFT STATION
LWDD	=	LAKE WORTH DRAINAGE DISTRICT
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.C.	=	PALM BEACH COUNTY
P.B.	=	PLAT BOOK
PG.	=	PAGE
R/W	=	RIGHT OF WAY

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. THIS LEGAL DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS, SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.
6. DATE OF LEGAL DESCRIPTION: MAY 8, 2026

LIDBERG LAND SURVEYING, INC.

BY: _____

RICHARD JEROME WILKIE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5327

05/08/2026	REVISE PER PBC COMMENTS REC. 03/12/2026	R.J.W.

LIDBERG LAND SURVEYING, INC.
LB4431 3780 Burns Road, Suite 6, Palm Beach Gardens, Florida, 33410 TEL. 561-746-8454

CAD. O:\0_Property Files\PBC - West Palm Beach\T43-R42\43-42-28 6900 Okeechobee Blvd \ 0_CAD \ UST \16-013-Legal Release PBC Esmnt \ 16-013-Legal Release PBC Esmnt.DGN		
FLD. _	FB. PG.	JOB 16-013
OFF. R.J.W.	_ _	DATE 07/18/2025
CKD. A.B.	SHEET 1 OF 3	DWG. A16-013K

:\0 Property Files\PBC - West Palm Beach\T43-R42\43-42-28 6900 Okeechobee Blvd\0 CAD\UST\16-013-Legal Release PBC Esmnt\16-013-Legal Release

DESCRIPTION & SKETCH
PREPARED FOR:
AMSDELL COMPANIES

PARTIAL RELEASE OF
PALM BEACH COUNTY
WATER & SEWER EASEMENT
(O.R.B. 33775, PAGE 8)

LEGAL DESCRIPTION:

A STRIP OF LAND, 8.00 FEET IN WIDTH, BEING A PORTION OF THAT 36.00 FOOT WIDE PALM BEACH COUNTY WATER AND SEWER EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 33775, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF PARCEL "B", SUBDIVISION OF TRACT 23 OF BLOCK 1 OF THE PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED IN PLAT BOOK 27, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, NORTH 88°45'31" WEST, A DISTANCE OF 1107.53 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°03'59" EAST, A DISTANCE OF 58.98 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "B", NORTH 88°41'21" WEST, A DISTANCE OF 295.25 FEET TO THE WEST LINE OF THE EAST 295.00 FEET OF SAID PARCEL "B"; THENCE ALONG SAID WEST LINE, SOUTH 01°03'59" EAST, A DISTANCE OF 236.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, NORTH 88°56'01" EAST, A DISTANCE OF 8.00 FEET TO A POINT 8.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE; THENCE PARALLEL TO SAID WEST LINE, SOUTH 01°03'59" EAST, A DISTANCE OF 89.29 FEET TO THE SOUTH LINE OF AFORESAID 36.00 FOOT WIDE PALM BEACH COUNTY WATER AND SEWER EASEMENT; THENCE ALONG SAID SOUTH LINE, NORTH 88°41'21" WEST, A DISTANCE OF 8.01 FEET TO THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF PARCEL "B"; THENCE ALONG SAID WEST LINE, NORTH 01°03'59" WEST, A DISTANCE OF 88.96 FEET TO THE POINT OF BEGINNING.

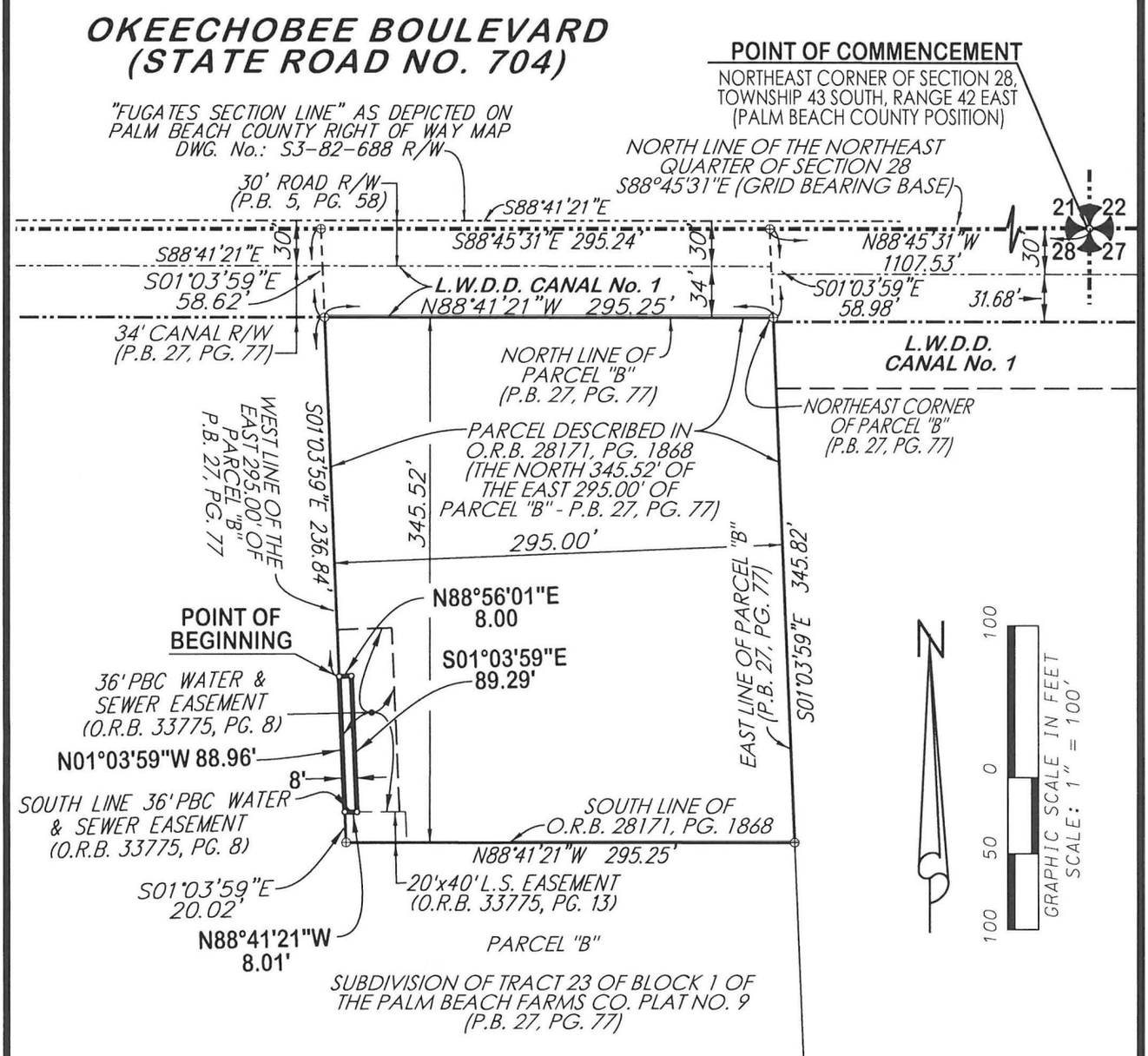
CONTAINING 713 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

LIDBERG LAND SURVEYING, INC.
LB4431 3780 Burns Road, Suite 6, Palm Beach Gardens, Florida, 33410 TEL. 561-746-8454

CAD. O:\0_Property Files\PBC - West Palm Beach\T43-R42\43-42-28 6900 Okeechobee Blvd \ 0_CAD \ UST \16-013-Legal Release PBC Esmnt \ 16-013-Legal Release PBC Esmnt.DGN		
FLD. _	FB. PG.	JOB 16-013
OFF. R.J.W.	_ _	DATE 07/18/2025
CKD. A.B.	SHEET 2 OF 3	DWG. A16-013K

DESCRIPTION & SKETCH
PREPARED FOR:
AMSDELL COMPANIES

PARTIAL RELEASE OF
PALM BEACH COUNTY
WATER & SEWER EASEMENT
(O.R.B. 33775, PAGE 8)



LIDBERG LAND SURVEYING, INC.
LB4431 3780 Burns Road, Suite 6, Palm Beach Gardens, Florida, 33410 TEL. 561-746-8454

CAD. O:\0_Property Files\PBC - West Palm Beach\T43-R42\43-42-28 6900 Okeechobee Blvd \ 0_CAD \ UST \16-013-Legal Release PBC Esmnt \ 16-013-Legal Release PBC Esmnt.DGN		
FLD. _	FB. PG.	JOB 16-013
OFF. R.J.W.	_ _	DATE 07/18/2025
CKD. A.B.	SHEET 3 OF 3	DWG. A16-013K

:\0 Property Files\PBC - West Palm Beach\T43-R42\43-42-28 6900 Okeechobee Blvd\0 CAD\UST\16-013-Legal Release PBC Esmnt\16-013-Legal Release