

RESOLUTION NO. R2024- 1623

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF A DRAINAGE EASEMENT AS SHOWN ON THE GOLF COURSE TRACT OF PLAT NO. 17 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 47 THROUGH 49, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 177.101, Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of Quail Ridge Property Owners Association Inc., called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on November 21, 2024, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a portion of a drainage easement as shown on the Golf Course Tract of Plat No. 17 Quail Ridge, according to the plat thereof, recorded in Plat Book 38, pages 47 through 49 (Drainage Easement), as shown in **Exhibit A**; and

WHEREAS, this petition complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on November 3, 2024; and

WHEREAS, the BCC while convened in regular session on November 21, 2024 did hold a meeting on said petition to abandon the Drainage Easement; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance; and

WHEREAS, the BCC held said hearing as advertised and determined that the Drainage Easement is in excess of the requirements and will not materially interfere with drainage of the County Road System.

RESOLUTION NO. R2024- 1623

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. A portion of a drainage easement as shown on the Golf Course Tract of Plat No. 17 Quail Ridge, according to the plat thereof, recorded in Plat Book 38, pages 47 through 49, is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the Drainage Easement, more fully described in the legal description and sketch as shown in **Exhibit A**, attached hereto and made a part hereof.
2. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes, and the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2024- 1623

The foregoing Resolution was offered by Commissioner Baxter, who moved its adoption. The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

| | | |
|-------------|------------------------------|-------|
| District 1: | Commissioner Maria G. Marino | - Aye |
| District 2: | Commissioner Gregg K. Weiss | - Aye |
| District 3: | Commissioner Joel Flores | - Aye |
| District 4: | Commissioner Marci Woodward | - Aye |
| District 5: | Commissioner Maria Sachs | - Aye |
| District 6: | Commissioner Sara Baxter | - Aye |
| District 7: | Commissioner Bobby Powell Jr | - Aye |

The Mayor thereupon declared the Resolution duly passed and adopted this 21 day of November, 2024.

APPROVED AS TO TERMS AND
CONDITIONS

BY:



Scott B. Cantor, Director
Land Development Division

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY:



Yelizaveta B. Herman,
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY:



Deputy Clerk

EXHIBIT A

SPECIFIC PURPOSE SURVEY
ABANDONMENT OF A PORTION

OF DRAINAGE EASEMENT
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST

LEGAL DESCRIPTION:

A PORTION OF A DRAINAGE EASEMENT AS SHOWN ON THE GOLF COURSE TRACT, OF PLAT NO. 17 QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 47 THROUGH 49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTH CORNER OF SAID GOLF COURSE TRACT, PLAT NO. 17 QUAIL RIDGE, THENCE N36°09'50"W, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 128.97 FEET; THENCE S82°56'12"E, 70.83 FEET; THENCE S39°53'50"E, 80.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUAIL COVEY ROAD, KNOWN AS TRACT 2 QUAIL RIDGE PLAT NO. 14, AS RECORDED IN PLAT BOOK 37, PAGES 66 THROUGH 68, PALM BEACH COUNTY RECORDS; THENCE S53°50'10"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 56.86 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 5,616 SQUARE FEET (0.1289 ACRES), MORE OR LESS.

SURVEYOR'S REPORT:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AGREEMENTS, COVENANTS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE CERTIFICATION OF TITLE - GOLF COURSE PLAT 17 QUAIL RIDGE ISSUED BY FIRST PRIORITY TITLE SERVICES, FILE NO. 24-0516-FM, DATED MAY 29, 2024 AND CERTIFICATION OF TITLE - GOLF COURSE PLAT 21 QUAIL RIDGE ISSUED BY FIRST PRIORITY TITLE SERVICES, FILE NO. 24-0517-FM, DATED MAY 29, 2024. WHERE APPLICABLE, THESE INSTRUMENTS ARE SHOWN ON THE SURVEY. AVIROM & ASSOCIATES, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE PLAT, PLAT NO. 14 QUAIL RIDGE, P.B. 37, PG. 66, P.B.C.R., BASED ON THE SOUTH LINE OF SECTION 30-45-43 HAVING A BEARING OF N88°26'03"E.
5. THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. PURPOSE OF THE SURVEY IS TO SHOW THE EASEMENT TO BE ABANDONED.
7. THE EXISTING 30" CORRUGATED METAL PIPE TO BE REMOVED AND RE-ROUTED.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

Date: 8/30/2024

John T. Doogan,
P.L.S.

Digitally signed
by John T.
Doogan, P.L.S.
Date: 2024.08.30
11:59:15 -04'00'


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS

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AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
www.AVIROMSURVEY.com

| | |
|--------------|------------|
| JOB #: | 12891-5 |
| SCALE: | - |
| DATE: | 08/24/2024 |
| BY: | W.R.E. |
| CHECKED: | J.T.D. |
| F.B. - PG. - | - - |
| SHEET: | 1 OF 3 |

APPROVED FOR RECORDATION

DATE
9/10/2024
AUTHORIZED SIGNATURE
PALM BEACH COUNTY
SURVEY DIVISION

EXHIBIT A

**SPECIFIC PURPOSE SURVEY
ABANDONMENT OF A PORTION
OF DRAINAGE EASEMENT
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST**

SUMMARY TABLE FOR:

CERTIFICATION OF TITLE - GOLF COURSE PLAT 17 QUAIL RIDGE
FILE NO. 24-0516-FM (SEE SURVEYOR'S REPORT #2)

| EXCEPTION NUMBER AND RECORDING INFORMATION | AFFECTS SUBJECT PROPERTY | AFFECTED AREA |
|--|--------------------------|---------------|
| No. 1 P.B. 38/47 | Yes | As Shown |
| No. 2 P.B. 5/73 | Yes | As Shown |
| O.R.B. 2359/1342 | Yes | Not Plottable |
| No. 3 O.R.B. 30928/550 | Yes | Not Plottable |
| O.R.B. 31057/607 | Yes | Not Plottable |
| O.R.B. 33709/335 | Yes | Not Plottable |
| O.R.B. 34607/110 | Yes | Not Plottable |
| No. 4 O.R.B. 3827/374 | Yes | Not Plottable |
| No. 5 O.R.B. 34932/1 | Yes | Not Plottable |
| No. 6 P.B. 37/66 | Yes | As Shown |

SUMMARY TABLE FOR:

CERTIFICATION OF TITLE - GOLF COURSE PLAT 21 QUAIL RIDGE
FILE NO. 24-0517-FM (SEE SURVEYOR'S REPORT #2)

| EXCEPTION NUMBER AND RECORDING INFORMATION | AFFECTS SUBJECT PROPERTY | AFFECTED AREA |
|--|--------------------------|---------------|
| No. 1 P.B. 40/172 | Yes | As Shown |
| No. 2 P.B. 5/73 | Yes | As Shown |
| O.R.B. 2359/1342 | Yes | Not Plottable |
| O.R.B. 3223/1668 | Yes | As Shown |
| No. 3 O.R.B. 30928/550 | Yes | Not Plottable |
| O.R.B. 31057/607 | Yes | Not Plottable |
| O.R.B. 33709/335 | Yes | Not Plottable |
| O.R.B. 34607/110 | Yes | Not Plottable |
| No. 4 O.R.B. 3827/374 | Yes | Not Plottable |
| No. 5 O.R.B. 34932/1 | Yes | Not Plottable |
| No. 6 P.B. 37/66 | Yes | As Shown |
| No. 7 O.R.B. 34773/983 | Yes | Not Plottable |

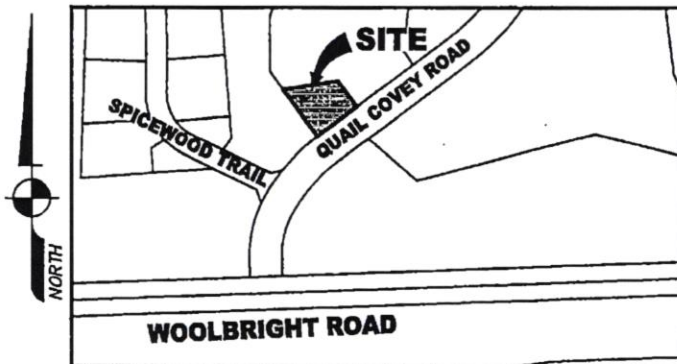
NOTE:

- LINEAR UNIT = U.S. SURVEY FEET
- SCALE FACTOR = 1.000040069
- GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- ROTATION EQUATION:
N88°26'03"E (PLAT BEARING)
N87°54'36"E (GRID BEARING) = 00°31'27" COUNTER CLOCKWISE PLAT TO GRID
- BEARINGS: See Surveyor's Report #4
- DATUM: See Surveyor's Report #5

LEGEND

- CONC. CONCRETE
- F.B. FIELD BOOK
- L.B. LICENSED BUSINESS
- NAD NORTH AMERICAN DATUM
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- PGS. PAGES
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY

SECTION 30-45-43 SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST



LOCATION SKETCH

NOT TO SCALE

NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS

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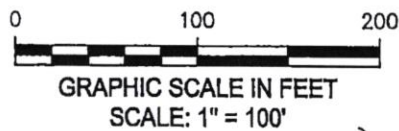
AVIROM & ASSOCIATES, INC.
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50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
www.AVIROMSURVEY.com

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|--------------|------------|
| JOB #: | 12891-5 |
| SCALE: | - |
| DATE: | 06/24/2024 |
| BY: | W.R.E. |
| CHECKED: | J.T.D. |
| F.B. - PG. - | - - |
| SHEET: | 2 OF 3 |


APPROVED FOR RECORDATION
DATE
9/18/2024
AUTHORIZED SIGNATURE
PALM BEACH COUNTY
SURVEY DIVISION

EXHIBIT A

SPECIFIC PURPOSE SURVEY
ABANDONMENT OF A PORTION
 OF DRAINAGE EASEMENT
 SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST



WEST LINE
 PLAT NO. 17 QUAIL RIDGE
 (P.B. 38, PGS. 47-49, P.B.C.R.)

DRAINAGE EASEMENT
 P.B. 38, PGS. 47-49, P.B.C.R.)

GOLF COURSE
 PLAT NO. 21 QUAIL RIDGE
 (P.B. 40, PGS. 172-174, P.B.C.R.)

5,616
 SQUARE FEET
 (0.1289 ACRES)

N36°09'50"W
128.97'

AREA OF ABANDONMENT
 (UNDER CONSTRUCTION AS
 OF MAY 2024)

P.O.B.
 MOST SOUTH CORNER
 OF GOLF COURSE TRACT
 (P.B. 38, PGS. 47-49, P.B.C.R.)
 N: 793809.917
 E: 949853.844

GOLF COURSE

PLAT NO. 17 QUAIL RIDGE
 (P.B. 38, PGS. 47-49, P.B.C.R.)

S82°56'12"E
70.83'

N: 793905.329
 E: 949848.036

S39°53'50"E
80.63'

NORTH R/W LINE
 (P.B. 37, PGS. 66-68, P.B.C.R.)
 5' LIMITED ACCESS EASEMENT
 (P.B. 38, PGS. 47-49, P.B.C.R.)

QUAIL COVEY ROAD

TRACT 2
 80' PRIVATE RIGHT-OF-WAY
 (P.B. 37, PGS. 66-68, P.B.C.R.)

SOUTHWEST SECTION CORNER
 SECTION 30-45-43
 PALM BEACH COUNTY DISK
 NOT RECOVERED
 N: 793374.406
 E: 948341.601

N73°56'03"E (GRID)
1573.65' (GRID)

CONC. WALK

S53°50'10"W
56.86'

N02°05'24"W (GRID)
380.06' (GRID)

N71°24'26"W (GRID)
1166.30' (GRID)

SOUTH QUARTER CORNER
 SECTION 30-45-43
 PALM BEACH COUNTY
 BRASS DISK
 NOT RECOVERED
 N: 793471.609
 E: 951005.180

PLAT NO. 14
QUAIL RIDGE
 (P.B. 37, PGS. 66-68, P.B.C.R.)

SOUTH SECTION LINE
 SECTION 30-45-43

N87°54'36"E (GRID)
1527.06'
N88°26'03"E (PLAT) BEARING BASIS

2665.24'
1138.18'

**NOT VALID WITHOUT
 SHEETS 1 THRU 3**


REVISIONS

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AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 www.AVIROMSURVEY.com

| | |
|--------------|------------|
| JOB #: | 12891-5 |
| SCALE: | 1" = 100' |
| DATE: | 06/24/2024 |
| BY: | W.R.E. |
| CHECKED: | J.T.D. |
| F.B. - PG. - | - - |
| SHEET: | 3 OF 3 |


APPROVED FOR RECORDATION
DATE 9/16/2024
AUTHORIZED SIGNATURE
PALM BEACH COUNTY
SURVEY DIVISION

11.21.2024

Via Email

To: Liana Figueroa; Lisa Supan; Glendia Harvey, Tracey Powell,
Palm Beach County Clerk and Comptroller's Office

Cc: Scott Stone, Darren Leiser Palm Beach County Attorney's Office

From: Vivian Rodriguez –Chief of Staff I to Commissioner Joel Flores

RE: 11.21 2024 BCC Zoning Meeting – Commissioner Flores' Disclosure

****Nothing to disclose for items on consent and regular****

Consent Agenda

Item No 1. Z-2024-00932 Mohanty Residence

Verbal Communication No
Correspondence No
Site Visit No

Item No 2. DOA-2023-01093 SmartStop Self Storage

Verbal Communication No
Correspondence No
Site Visit No

Item No 3. CA-2023-01741 H.I.D Plaza

Verbal Communication No
Correspondence No
Site Visit No

Item No 4. CA-2024-00219 Waste Pro of Florida

Verbal Communication No
Correspondence No
Site Visit No

✓Item No 5. DOA-2023-01093 SmartStop Self Storage

Verbal Communication No
Correspondence No
Site Visit No

Item No 6. CA-2023-01741 H.I.D Plaza

Verbal Communication No
Correspondence No
Site Visit No

Regular Agenda

Item No 7. LGA-2024-00006 Central Park Commerce Center MUPD - Planning

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

Item No 8. DOA-2024-00313 PBA Holdings Inc.

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

Item No 9. ZV/PDD/DOA/W-2024-00309 Central Park Commerce Center MUPD

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

#10/11/12 - ULDC Revisions do not need disclosures

Item No 10. Agriculture Marketplace in Preserve – ULDC Revision

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

Item No 11. Flood Damage Prevention Ordinance – ULDC Revision – Building

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

Item No 12. County Initiation of Rezoning and FLU Amendments of County-Owned Natural Areas – ERM, Planning, Zoning

| | |
|----------------------|----|
| Verbal Communication | No |
| Correspondence | No |
| Site Visit | No |

Motion to receive and file Correspondence

Correspondence is provided to clerk via hard copy, email, flash drive or a combination thereof.