

M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: June 8, 2023

SUBJECT: Release of Reservations

Agenda Item Background:

The District has certain reserved rights to construct canal and road right of ways. Applications requesting release of these reservations are received as they constitute a defect on title which must be resolved prior to a property sale, especially when financing is involved. Applications are reviewed to determine if there is a present or future need for the reservations. If it has been determined there is no present or future need, staff recommend that the reservations are released for payment of a value based on the appraised value of the land on the Property Appraiser's website in the county where the property is located.

It has been determined by a District-wide routing that there is no present or future need for the reservations listed below, therefore, staff recommends approval of the following:

Palm Beach County

- Release District canal reservations for Boynton Beach Associates 30, LLLP (File No.18921) for 10 reserving deeds referencing 12 platted tracts, the largest of which is 15 +/- acres, that add up to the requested release totaling 146.15 +/- acres; subject to payment of release value of \$548,039.
- Release District canal reservations for 156th Court South Associates, LLC (File No.18922) for 5.21 +/- acres; subject to payment of release value of \$26,962.
- Release District canal reservations for 9231 155th Lane, LLC, (File No.18923) for 9.93 +/- acres; subject to payment of release value of \$82,311.

Additional Item Background:

See Memorandum Exhibit "A" and maps attached hereto and made a part hereof, which contain the details and locations of the releases to be issued.

Core Mission and Strategic Priorities:

Pursuant to Section 373.096 of the Florida Statutes, the Governing Board of the District may release any reservation for which it has no present or apparent use under terms and conditions determined by the Board.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Maps](#)

Memorandum Exhibit A

Resolution No. 2023-0601

Resolution Exhibit A