



**PLANNING & ZONING DIVISION
STAFF REPORT**

I. PETITION DESCRIPTION:

Petition Number: 18-200002 (2018 – 26 VAC)

Petition Name: Wycliffe Golf and Country Club Vacation/Abandonment

Owner: Wycliffe Golf and Country Club, Inc.
4650 Wycliffe Country Club Blvd.
Lake Worth, FL 33449-8151

Agent: Michael Buttress
CBRE Group, Inc.
5100 Town Center Circle, Suite 600
Boca Raton, FL 33486

Location Address: 4650 Wycliffe Country Club Blvd.

Parcel Control
Number: 00-41-44-25-01-018-0000

Land Use: Palm Beach County Residential Low (LR-2)

Zoning: Palm Beach County Residential RS

Project Manager: Damian Newell, Senior Planner

II. REQUEST:

To vacate/abandon a portion of the 12-foot wide sanitary sewer easement located within the Wycliffe Golf and Country Club private property for the proposed clubhouse renovation.

III. LOCATION:

The subject property is located on the southwest corner of Lake Worth Road and State Road 7 within the Wycliffe Golf and Country Club subdivision as indicated in Exhibit "A."

IV. HISTORY:

The subject property is 15.49 acres and was developed as the clubhouse and recreation area for the Wycliffe Golf and Country Club subdivision located in unincorporated Palm Beach County. The owner is seeking to abandon a portion of the 12-foot wide sanitary sewer easement as it's in conflict with the existing clubhouse and proposed building expansion.

V. ANALYSIS:

The Wellington Code of Ordinances Chapter 54, Section 54(b) "Petitions for abandonment of rights-of-way and easements for utility, drainage or maintenance purposes", allows a property owner to petition Wellington to abandon, vacate, discontinue or close any existing easement following Wellington's prescribed application. The area of abandonment is a sanitary sewer easement internal to the property, not a right-of-way; and therefore, does not require consent from the abutting property owners, but only a public hearing and notice of intent to abandon through local newspaper publication.

The 12-foot wide sanitary sewer easement was granted to the ACME Improvement District as recorded in Official Records Book 6990, Page 198, Public Records, Palm Beach County, Florida. Wycliffe Golf and Country Club (Wycliffe) is proposing to expand the clubhouse building on top of the existing sanitary sewer system owned by the Village of Wellington (ACME Improvement District). In order to facilitate this expansion, the Utility Department recommended turning over the ownership and maintenance responsibilities in the area of encroachment to Wycliffe. This solution prevented costly relocation of the sanitary sewer system by the applicant and does not impact the Utility adversely. The Utility Department will still maintain a portion of the easement outside of the building expansion area up to the first manhole on the property. Palm Beach County Building Department is requiring Wycliffe to get approval from Wellington's Utility Department prior to issuance of the Building Permit.

Exhibit "B" is the overall survey and utilities map reflecting the portion of easement that will be vacated/abandon. The proposed area to be vacated/abandon is depicted on the Description and Sketch (Exhibit C) prepared by Craig L. Wallace, Professional Surveyor and Mapper (Florida Certificate No. 3357).

The Utility Department has determined this request is consistent with the public interest and will not adversely affect utility access to this or other properties.

VI. STAFF RECOMMENDATION:

The Utility Department and Planning and Zoning Department recommends approval of Resolution No. R2018-50 (Petition No. 18-200002 / 2018 – 26 VAC) to vacate/abandon a portion of the 12-foot wide sanitary sewer easement recorded in Official Records Book 6990, Page 198, Public Records, Palm Beach County, Florida, as depicted on the Description and Sketch (Exhibit C).

Exhibit A
Location Map

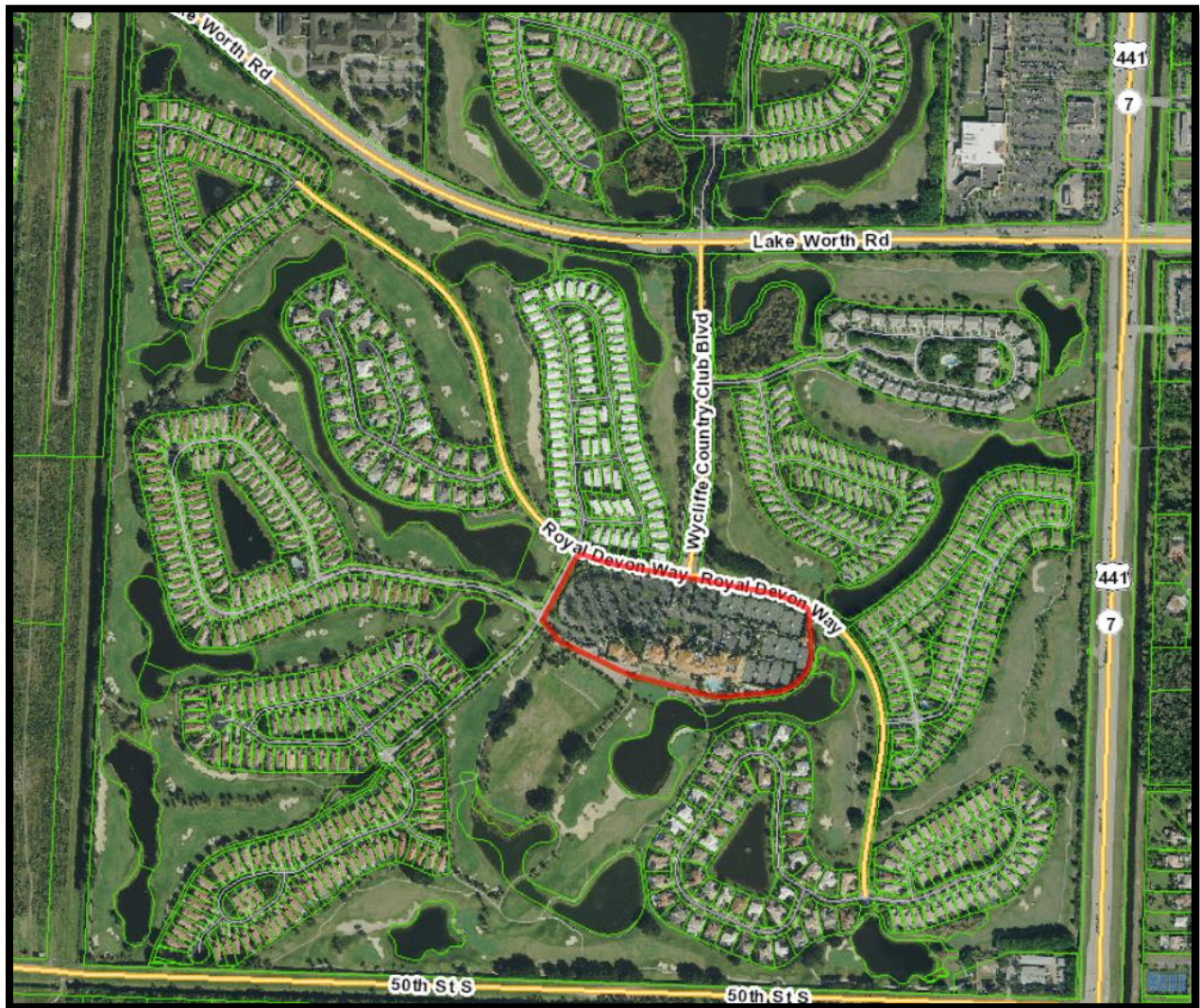
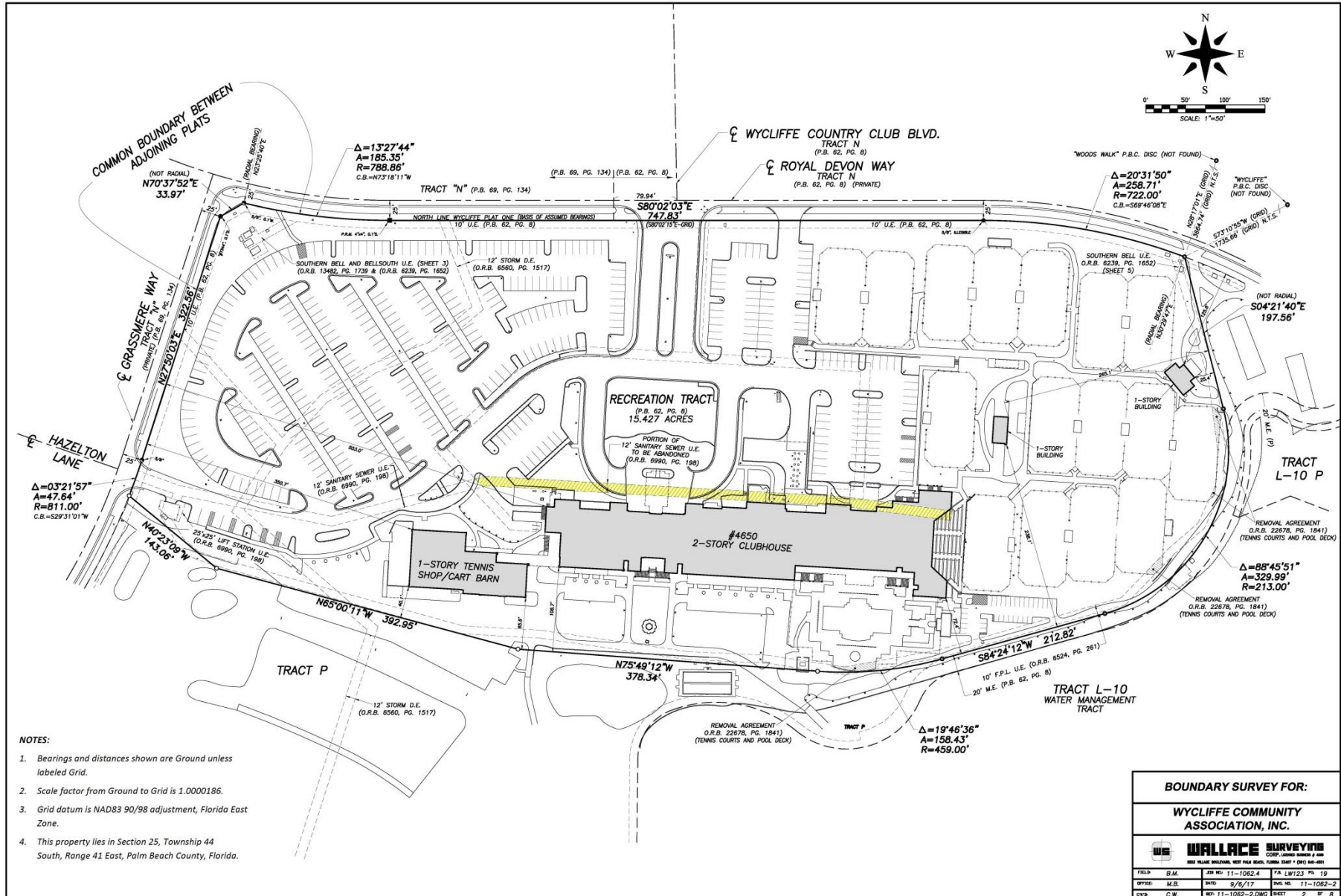
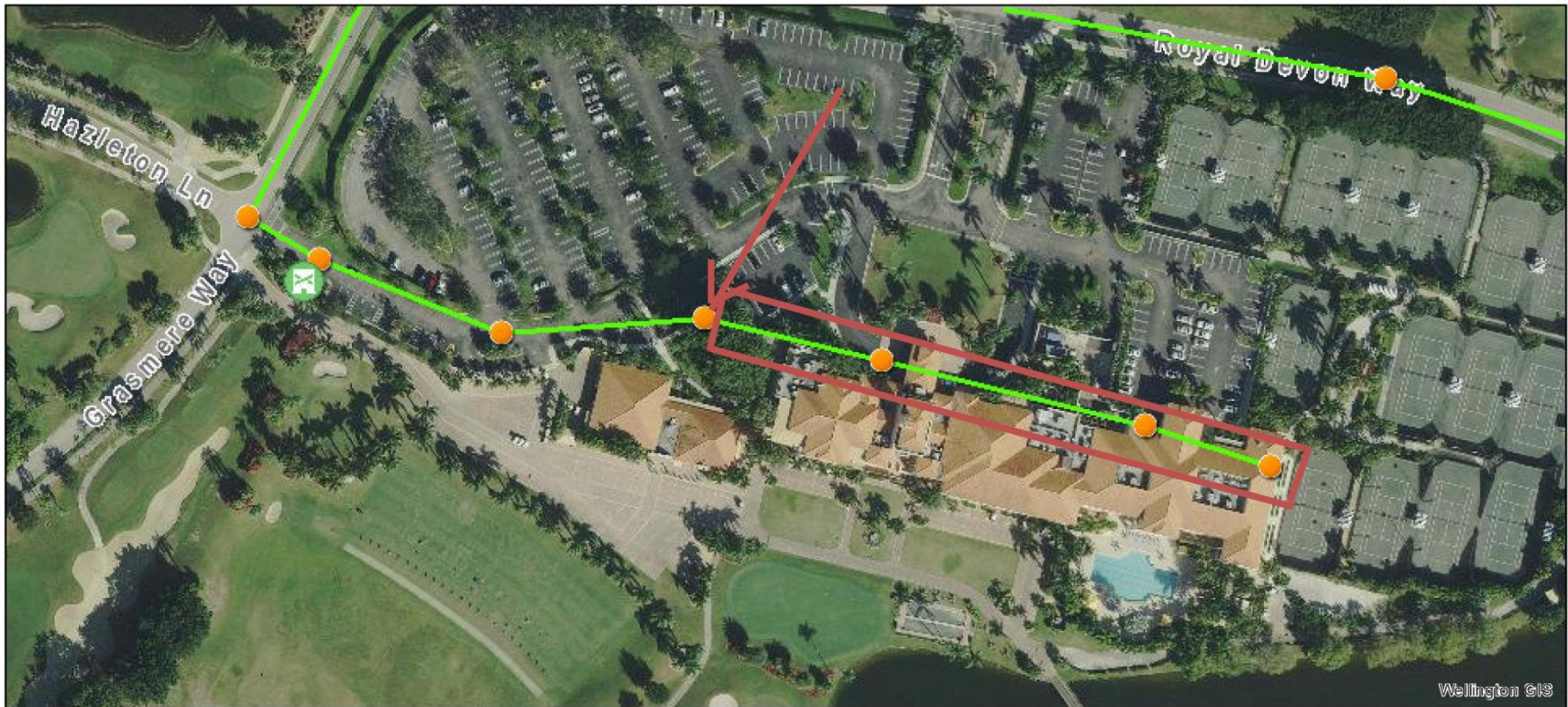


Exhibit B Survey



Utilities Map



Wellington GIS

Monday, September 24, 2018

Lines

— Sewer Gravity Mains

— Override 1



Sewer Lift Stations



Sewer Manholes



Sewer System Valves



0 0.01 0.02 0.04 mi

1 inch = 174 feet

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Exhibit C
Description and Sketch of Easement to be Abandoned

DESCRIPTION SKETCH FOR:
WYCLIFFE GOLF & COUNTRY CLUB, INC.

LEGAL DESCRIPTION:

A portion of the deeded 12 foot wide sanitary sewer easement recorded in Official Records Book 6990, Page 198, Public Records, Palm Beach County, Florida, lying in **RECREATION TRACT, WYCLIFFE PLAT ONE**, according to the Plat thereof as recorded in Plat Book 62, Page 8, said Public Records; the centerline of that portion of said easement being specifically described as follows:

BEGIN at the end of the centerline of said 12 foot sanitary sewer easement as described in said recorded easement deed;
thence, North 72°30'00" West, along said centerline, a distance of 139.00 feet;
thence North 76°49'00" West, continuing along said centerline, a distance of 267.50 feet;
thence, North 76°42'17" West, continuing along said centerline, a distance of 181.51 feet;
thence, South 85°19'48" West, continuing along said centerline, a distance of 10.22 feet to the intersection thereof with the Northeasterly line of the deeded 12 foot waterline utility easement recorded in Official Records Book 6990, Page 198, said Public Records, being the end of the centerline of said easement portion and said Northeasterly line, which bears South 33°03'00" East, being the Southwesterly boundary of said easement portion.

NOTES:


1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

ABBREVIATION LEGEND

C =CENTERLINE
N.T.S. =NOT TO SCALE
O.R.B. =OFFICIAL RECORDS BOOK
P.B. =PLAT BOOK
PG. =PAGE
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.P.B. =ROAD PLAT BOOK
R/W =RIGHT OF WAY
U.E. =UTILITY EASEMENT


Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



Digitally signed by Craig L. Wallace
DN: c=US, o=Wallace Surveying, ou=Wallace Surveying, cn=Craig L. Wallace,
0.9.2342.19200300.100.1.1=A01
098000000163460D7B59000025
0C
Date: 2018.08.02 11:43:37 -04'00'



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 08/01/18	DWG. No.: 11-1062-3
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 11-1062.8

WYCLIFFE COUNTRY CLUB BLVD.

TRACT N

(P.B. 62, PG. 8)

TRACT "N"

(P.B. 69, PG. 134)

ROYAL DEVON WAY
TRACT N

(P.B. 62, PG. 8) (PRIVATE)

N80°02'03"W (BASIS OF BEARINGS)

N. LINE OF RECREATION TRACT

10' U.E. (P.B. 62, PG. 8)

12' STORM D.E.
(O.R.B. 6560, PG. 1517)

12' WATER LINE ESASEMENT
(O.R.B. 6990, PG. 198)

RECREATION TRACT

(P.B. 62, PG. 8)

15.427 ACRES

PORTION OF 12' SANITARY SEWER U.E.
BEING ABANDONED (O.R.B. 6990, PG. 198)

P.O.B.
END OF SPECIFICALLY
DESCRIBED CENTERLINE OF
12' WATER LINE U.E.
(O.R.B. 6990, PG. 198)

S33°03'00"E

S76°42'17"
10.22'

N76°42'17"W
181.51'

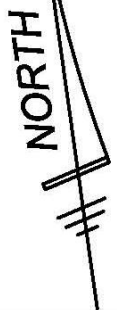
N76°49'00"W
267.50'

N72°30'00"W
139.00'

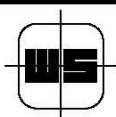
12' SANITARY SEWER U.E.
(O.R.B. 6990, PG. 198)

10' U.E. (O.R.B. 6524, PG. 261)

TRACT "P"
(P.B. 62, PG. 8)



SCALE IN FEET
SCALE: 1"=100'



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