



## Legislation Details (With Text)

**File #:** 21-4377 **Name:** RESOLUTION NO. AC2021-04 [VACATION OF ROW 1 – VILLAGE ROYALE (TUTTLE)]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT (ACME), A DEPENDANT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, TO VACATE AND ABANDON A 1.002-ACRE REMNANT

**Type:** Vacation/Abandonment

**In control:** Village Council

**On agenda:** 4/27/2021

**Final action:**

**Title:** RESOLUTION NO. AC2021-04 [VACATION OF ROW 1 – VILLAGE ROYALE (TUTTLE)]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT (ACME), A DEPENDANT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, TO VACATE AND ABANDON A 1.002-ACRE REMNANT PORTION OF RIGHT-OF-WAY (ROW), FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION AC2021-05 [VACATION OF ROW 2 – VILLAGE ROYALE (TUTTLE)]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT (ACME), A DEPENDANT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, TO VACATE AND ABANDON A 0.098-ACRE REMNANT PORTION OF RIGHT-OF-WAY (ROW), FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2021-16 [VACATION OF 10-FOOT WIDE UTILITY EASEMENTS AND LIFT STATION EASEMENT – VILLAGE ROYALE (TUTTLE)].

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL CONSENTING TO TERMINATION OF THE VILLAGE'S INTEREST IN APPROXIMATELY 2.15 ACRES OF A 10-FOOT WIDE UTILITY EASEMENT AND A 1,225 SQUARE FOOT AREA DEDICATED FOR WATER/WASTEWATER AND LIFT STATION PURPOSES, RESPECTIVELY, FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

**Code sections:**

**Attachments:** 1. 00. Location Map, 2. 1. Resolution No. AC2021-04 ROW1, 3. 2. AC2021-04 Exhibit A - Sketch & Description for ROW 1, 4. 3. Resolution No. AC2021-05 ROW2, 5. 4. AC2021-05 Exhibit A - Sketch & Description for ROW 2, 6. 5. Resolution No. R2021-16 WS Easements and Lift Station, 7. 6. R2021-16 - Exhibit A - Sketch and Description of Easements and lift station, 8. 7. Staff Report Tuttle Abandonment - AC2021-04 \_ AC2021-05 \_ R2021-16, 9. 8. Staff Report Exhibit A - Master Plan Village Royal, 10. 9. Tuttle Royale Plat - March 2021, 11. 10. Notice of Intent Tuttle

Date	Ver.	Action By	Action	Result
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**ITEM: RESOLUTION NO. AC2021-04 [VACATION OF ROW 1 - VILLAGE ROYALE (TUTTLE)]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT (ACME), A DEPENDANT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, TO VACATE AND ABANDON A 1.002-ACRE REMNANT PORTION OF RIGHT-OF-WAY (ROW), FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**RESOLUTION AC2021-05 [VACATION OF ROW 2 - VILLAGE ROYALE (TUTTLE)]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT (ACME), A DEPENDANT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, TO VACATE AND ABANDON A 0.098-ACRE REMNANT PORTION OF RIGHT-OF-WAY (ROW), FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**RESOLUTION NO. R2021-16 [VACATION OF 10-FOOT WIDE UTILITY EASEMENTS AND LIFT STATION EASEMENT - VILLAGE ROYALE (TUTTLE)].**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL CONSENTING TO TERMINATION OF THE VILLAGE'S INTEREST IN APPROXIMATELY 2.15 ACRES OF A 10-FOOT WIDE UTILITY EASEMENT AND A 1,225 SQUARE FOOT AREA DEDICATED FOR WATER/WASTEWATER AND LIFT STATION PURPOSES, RESPECTIVELY, FOR CERTAIN PROPERTY LOCATED WITHIN VILLAGE ROYALE, A TUTTLE (NEM, LLC) PROJECT LOCATED IN THE VILLAGE OF ROYAL PALM BEACH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Resolution No. AC2021-04 to vacate/abandon a remnant ROW, totaling 1.002 acres, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development.

Approval of Resolution No. AC2021-05 to vacate/abandon a remnant ROW, totaling 0.098 acres, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development.

Approval of Resolution No. R2021-16 consenting to termination of the Village's interest in 2.15 acres of a 10-foot wide utility easement and a 1,225 square foot area currently dedicated for water/wastewater and lift station purposes, respectively, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development.

**EXPLANATION:** This request is a three-part request to vacate and abandon ROW and easements for utility purposes currently belonging to, or dedicated to, Acme Improvement District and the Village of Wellington.

The first two Resolutions involve two ROWs, totaling approximately 1.1 acres. The ROWs are not located within the municipal boundary of Wellington and were reserved for Acme Improvement District prior to Wellington's incorporation. The area is within the Acme Improvement District Service Boundary and although the Wellington Utility Department will continue to service this project, the specific ROWs are not needed to provide utility services.

The third Resolution provides consent to terminate the Village's interest in a 10-foot wide utility easement dedicated in favor of RD Royal Palm Beach LLC from TLH-20 Huges, LLC, for water and wastewater lines and

a 1,225 square foot area dedicated for a lift station. The lift station will remain but separate recorded easements exist that cover the lift station and all existing water and sewer infrastructure.

All three properties are within the boundary of the Village Royale Plat which is within the Royal Palm Beach municipal boundary but within Acme Improvement District's Service Boundary. The Village Council has previously approved the dedication of all necessary easements identified on the Plat to service the project. The Village of Royal Palm Beach will approve and record the Plat. The termination of Wellington's interests will ensure clear title and provide consistency with the Plat. The Utility Department supports these requests.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** YES                      **QUASI-JUDICIAL:** NO

**FIRST READING:** YES                      **SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Resolution No. AC2021-04 to vacate/abandon a remnant ROW, totaling 1.002 acres, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development.

Approval of Resolution No. AC2021-05 to vacate/abandon a remnant ROW, totaling 0.098 acres, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development.

Approval of Resolution No. R2021-16 consenting to termination of the Village's interest in 2.15 acres of a 10-foot wide utility easement and a 1,225 square foot area currently dedicated for water/wastewater and lift station purposes, respectively, located within the Village of Royal Palm Beach, more specifically, within the Village Royale project by Tuttle Development