



Legislation Text

File #: 18-2253, **Version:** 1

ITEM: RESOLUTION NO. AC2018-04 (AUTHORIZATION AND APPROVAL OF QUITCLAIM DEED BETWEEN THE ACME IMPROVEMENT DISTRICT AND W & W EQUESTRIAN CLUB LLC)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT APPROVING A QUITCLAIM DEED BETWEEN ACME IMPROVEMENT DISTRICT AND W & W EQUESTRIAN CLUB LLC FOR TRANSFER OF THE WATER MANAGEMENT TRACTS KNOWN AS TRACTS L1 THROUGH L5 OF THE WINDING TRAILS PLAT RECORDED IN PLAT BOOK 125, PAGES 56 THROUGH 69; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of the Quitclaim Deed between ACME Improvement District and W & W Equestrian Club LLC for water management tracts L1 through L5.

EXPLANATION: Currently, ACME Improvement District is the fee simple owner of water management tracts L1 through L5 located in the Winding Trails platted property, Palm Beach County, Florida (Attachment 1 - Location Map).

On November 14, 2017, the Village Council accepted and approved the Winding Trails Plat. The plat was executed by W & W EC Management LLC, as Manager of W & W Equestrian Club LLC. The Plat was recorded on December 21, 2017 in Plat Book 125 on Pages 56 - 69.

In accordance with the plat document, the water management Tracts L1 through L5, were dedicated to the Winding Trails Property Owners' Association, Inc. for stormwater management, littoral zone, filter marsh and drainage purposes and are the perpetual maintenance obligation of the Winding Trails Property Owners' Association, Inc., its successors and assigns, without recourse to the Village of Wellington.

To finalize the property transaction, a Quitclaim Deed will transfer Tracts L1 through L5 from the ACME Improvement District ("Grantor") to W & W Equestrian Club LLC ("Grantee").

A Perpetual Drainage, Flowage and Storage Easement will be executed by W & W Equestrian Club LLC as Grantor to the Village of Wellington and ACME Improvement District as Grantees for the express purpose of granting a perpetual exclusive easement in, over, across, upon, under, and through Tracts L1, L2, L3, L4, and L5 of Winding Trails as recorded in Plat Book 125, Page 56 - 69 of the Public Records of Palm Beach County ("Property") for the purpose of water drainage, flowage, and storage.

ATTACHMENTS TO AGENDA SUMMARY:

Attachment 1 - Location Map

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO

QUASI-JUDICIAL:

FIRST READING:

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of the Quicclaim Deed transferring the ownership of water management tracts L1 through L5 from the ACME Improvement District to W & W Equestrian Club LLC.