

Agenda Item #:

5-D-1

## PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS**

## AGENDA ITEM SUMMARY

Department: Submitted By: Engineering and Public Works Submitted For: Right-of-Way Acquisition Section	Meeting Date: DEC 5 2006	Consent  Workshop	=====================================

Project No. 2003503

### I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

A. Accept a Right-of-Way Warranty Deed

B. Approve payment of \$1,500,000 for Warranty Deed Parcels 100 and 165.

Summary: The County made an appraised value offer of \$1,296,000 but the property owner did not accept it and made a counter-offer of \$1,500,000, a difference of \$204,000. The Engineering & Public Works Department has reviewed the \$1,500,000 counter-offer and recommends approval. These parcels are required for the planned roadway construction project of Northlake Boulevard from east of Seminole Pratt Whitney Road to east of Coconut Boulevard.

District: 6 (PM)

Background and Justification: On February 1, 2005, the Board approved a request granting approval to appraise and acquire rights-of-way for projects shown on the Five-Year Road Program. The property owner, Coconut Northlake, L.L.C., is in the process of applying for a comprehensive plan amendment to change the Future Land Use Atlas (FLUA) land use designation from Rural Residential (RR20) to commercial low (CL/RR-5). On July 19, 2006, the Board gave preliminary approval to this land use change. The property owner has made a counter-offer and has noted that after final approval, the value of the land could increase significantly. This counter-offer represents a 15.75% increase above the appraised value. The acceptance of this counter-offer would be beneficial to the County because it would avoid a costly condemnation process, the expense to update the appraisal and shield the County from increased land values due to changes in the land use designation. This counter-offer is inclusive of all costs and fees.

#### Attachments:

- 1. Location Map
- 2. Certificate of Appraisal
- 3. Recommendation Approval Memo from Engineering & Public Works Department
- 4. Counter-Offer Letter from Property Owner
- 5. Warranty Deed with Exhibit A
- 6. Ownership Disclosure Information

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Recommended by Sc Omila a.	Furand 9/29/06 Hille
Division Director	Date
Approved by:	10/24/01

Date

# II. FISCAL IMPACT ANALYSIS

A. F	ive Year Summary of I	Fiscal Impac	t:					
Capit Oper Exter Progr In-Kir	al Years tal Expenditures tating Costs rnal Revenues ram Income (County) nd Match (County) FISCAL IMPACT	2007 \$204,000 -0- -0- -0- -0- \$204,000	2008 -0- -0- -0- -0- -0- -0-	2009 -0- -0- -0- -0- -0- -0-	2010 -0- -0- -0- -0- -0- -0-	2011 -0- -0- -0- -0- -0- -0-		
	DITIONAL FTE ITIONS (Cumulative)	<del></del>						
	m Included in Current get Acct No.: Fund <u>350</u> Prog	3 Dept. 36	Yes <u>X</u> 31 Unit <u>09</u>		No <u>.</u> 6120			
Road	Recommended Source I Impact Fee Fund Chlake Blvd/Semino	- Zone 3		:				
:	Counter Offer-Pa Appraised Value Fiscal Impact	rcels 100	& 165	\$1,	500,000.0 296,000.0 204,000.0	0		
C. E	Departmental Fiscal Re	eview: G	2. 2. Wai	٦ کـ	129106			
III. REVIEW COMMENTS								
A. C	FMB Fiscal and/or Co	ntract Dev.	and Contro	l Comment	<b>s:</b>			
В. /	OFMB (8) Approved as to Form	En all	- ÷	Ontract D	ev and Co	cold ntrol 126/06	P126/06	
	Assistant County Atto			•				
C. (	Other Department Rev	iew;						
·	Department Director	<del></del>						

This summary is not to be used as a basis for payment.