

Agenda Item # : 3-C-29

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** November 21, 2006

☒ **Consent**

☐ **Regular**

☐ **Workshop**

☐ **Public Hearing**

**Department:**

**Submitted By:** Engineering and Public Works

**Submitted For:** Right-of-Way Acquisition Section

**Project No.** 1993901

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to adopt: A Resolution re-designating one parcel of County owned land as County right-of-way.

**Summary:** The Board recently approved the re-designation of three strips of County owned land administered by Property and Real Estate Management (PREM) as right-of-way located on Gulfstream Road and Coconut Road in Lake Worth, Florida. An additional right-of-way re-designation, also administered by PREM, is necessary to increase the size of the Gulfstream Road re-designation by 96.45 square feet at the intersection with Lake Worth Road. This is needed to provide for a corner clip triangle. A formal Resolution is required to record the re-designation in the Public Record.

**District:** 3(PK)

**Background and Justification:** On July 11, 2006, the Board approved, in part, a re-designation of a County owned parcel of land on Gulfstream Road in Lake Worth, Florida for the public use and purpose of right-of-way (Item 3-C-20) (Attachment 3). This re-designation was required to meet and satisfy a zoning condition imposed by the Palm Beach County Planning, Zoning and Building Department (Petition Z2004-225; Resolution R-2005-0359). The addition of 96.45 square feet to the Gulfstream Road corner clip at its intersection with Lake Worth Road is necessary to satisfy the requirements of the Palm Beach County Land Development Design Standards for corner clip triangles. A formal Resolution is required to re-designate this parcel, adding 96.45 square feet, and to record the re-designation as right-of-way in the Public Record.

**Attachments:**

1. Location Map
2. Resolution with Exhibit "A"
3. Board Action of July 11, 2006, with Resolution and Exhibits "A", "B" and "C"

**Recommended by:**

*[Signature]*  
Division Director

*[Signature]* 10/19/06  
Date

**Approved by:**

*[Signature]*  
County Engineer

10/25/06  
Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

# ADDITIONAL FTE

POSITIONS (Cumulative) \_\_\_\_\_

Is Item Included in Current Budget? \_\_\_\_\_

Yes \_\_\_\_\_

No \_\_\_\_\_

Budget Acct No.: Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

### B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact.

C. Departmental Fiscal Review: R.D. Ward 10/16/06

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Dev. and Control Comments:

[Signature] 10-30-06  
OFMB

[Signature] 11/1/06  
Contract Dev. and Control  
E. Jones 11/1/06

### B. Approved as to Form and Legal Sufficiency:

Paul F. [Signature] 11/2/06.  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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

**T44**

T44

T45

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90

**RESOLUTION NO. R-2006-****RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING COUNTY OWNED PROPERTY ON GULFSTREAM ROAD IN LAKE WORTH AS ROAD RIGHT-OF-WAY TO SATISFY THE ZONING APPROVAL REQUIREMENTS OF THE PALM BEACH COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT FOR THE MID COUNTY SENIOR CENTER IN SECTION 30, TOWNSHIP 44, RANGE 42**

**WHEREAS**, Palm Beach County is the owner of certain property on Gulfstream Road in Lake Worth, Florida, identified in Exhibit "A",

**WHEREAS**, the Palm Beach County, Planning, Zoning and Building Department has required that the property identified in Exhibit "A" be declared as Road Right-of-Way; and,

**WHEREAS**, the Board of County Commissioners of Palm Beach County, on July 11, 2006, designated a part of Gulfstream Road as Road Right-of-Way; and,

**WHEREAS**, the Palm Beach County Department of Engineering and Public Works Land Development Design Standards Manual provides dimensions for safe sight distance triangles, and,

**WHEREAS**, the Palm Beach County Engineering Department, Traffic Division, has required a safe sight distance triangle on County owned property at the intersection of Gulfstream Road and Lake Worth Road; and,

**WHEREAS**, re-designation of County property described in Exhibit "A" will provide additional property for a safe sight distance triangle; and,

**WHEREAS**, a Resolution is required to record such designation in the Public Record; and,

**WHEREAS**, it is therefore appropriate to approve a Resolution declaring those sections of Gulfstream Road identified in Exhibit "A" for the following public purpose; as Road Right-of-Way;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:**

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. That the Chairman of the Board and the Clerk are hereby authorized to designate the County-owned property identified in Exhibit "A", as Road Right-of-Way.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_  
\_\_\_\_\_, who moved its adoption. The motion was seconded by  
Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was  
as follows:

KAREN T. MARCUS \_\_\_\_\_

JEFF KOONS \_\_\_\_\_

WARREN H. NEWELL \_\_\_\_\_

MARY McCARTY \_\_\_\_\_

BURT AARONSON \_\_\_\_\_

ADDIE L. GREENE \_\_\_\_\_

The Chairman thereupon declared the Resolution duly passed and adopted  
this \_\_\_\_\_ day of \_\_\_\_\_, 2006

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock,  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_

County Attorney

BY: \_\_\_\_\_

Deputy Clerk

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT A, BLOCK 12, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 20660, PAGE 364 OF SAID PUBLIC RECORDS WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, S88°04'40"E FOR 7.72 FEET;  
THENCE S46°41'41"W FOR 35.21 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N36°16'20"E FOR 30.28 FEET TO THE POINT OF BEGINNING.

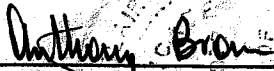
CONTAINING 96.45 SQUARE FEET, MORE OF LESS.


BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
O.R.B.- OFFICIAL RECORDS BOOK

  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 9/29/06

 **BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W GULFSTREAM ROAD CORNER CLIP	DATE: SEPT. 2006
	SHEET 1 OF 2

S88°04'40"E  
NORTH LINE OF SECTION 30/44/43

P.O.B.

N36°16'20"E  
30.28'

S88°04'40"E  
7.72'

LAKE WORTH ROAD

SOUTH R/W LINE  
(O.R.B. 338, PG. 545)

S46°41'41"W  
35.21'

10' UTILITY EASEMENT  
(ORB 12332, PG.1811)

N

GULFSTREAM ROAD

EAST R/W LINE  
(ORB 20660 PG.364)

S01°28'02"W 520.86'

BLOCK 12

PALM BEACH FARMS CO. PLAT NO. 7  
PLAT BOOK 5, PAGE 72

A

B

C

D



**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407

(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: DKW

PROJ. No. 03-057E

CHECKED: TB

SCALE: 1" = 60'

ADDITIONAL R/W  
GULFSTREAM ROAD  
CORNER CLIP

DATE: SEPT. 2006

SHEET 2 OF 2

Agenda Item # :

**3-C-20**

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

M/A 70

R-2006-1234

Meeting Date: July 11, 2006

☒ Consent☐ Regular☐ Workshop☐ Public Hearing**Department:**

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No. 1993901

**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to adopt:** A Resolution re-designating as right-of-way three parcels of County owned land administered by Property and Real Estate Management (PREM).

**Summary:** The Board recently approved the re-designation of two strips of County owned land administered by PREM as right-of-way located on Gulfstream Road and Coconut Road in Lake Worth, Florida. An additional right-of-way re-designation is necessary which incorporates and expands the land previously re-designated. A formal Resolution is required to record all re-designations in the public record.

District: 3(PK)

**Background and Justification:** On April 4, 2006, the Board approved a re-designation of two County owned parcels of land administered by PREM on Gulfstream Road and Coconut Road in Lake Worth, Florida for the public use and purpose of right-of-way (Item 3-C-1) (Attachment 2). These re-designations were required to meet and satisfy a zoning condition imposed by the Palm Beach County Planning, Zoning and Building Department in connection with the petition for the Mid County Center (Petition Z2004-225; Resolution R-2005-0359). The addition of two line-of-sight corner clips and the expansion and extension of the previously re-designated right-of-way at Gulfstream Road and Coconut Road require a formal Resolution to re-designate these parcels provided by PREM and to record them as right-of-way in the public record.

**Attachments:**

1. Location Map
2. Board Action of April 4, 2006, with Legal Descriptions and Sketches
3. Resolution with Exhibits "A" "B" and "C"

Recommended by: <sup>page</sup>

Division Director

Date

Approved by:

County Engineer

Date



## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

# ADDITIONAL FTE

POSITIONS (Cumulative) \_\_\_\_\_

Is Item Included in Current Budget? Yes \_\_\_\_\_

No \_\_\_\_\_

Budget Acct No.: Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

### B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact.

C. Departmental Fiscal Review: R. D. Ward 6/9/06

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Dev. and Control Comments:

James B. Smith 6-21-06  
OFMB  
CN 6/21/06  
6/21/06

Dr. J. Acosta  
Contract Dev. and Control  
6/22/06

### B. Approved as to Form and Legal Sufficiency:

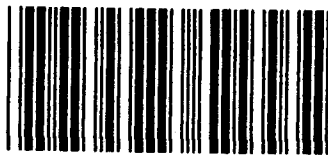
Paul F. J. 6/23/06  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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

# Document Type



\* P B C 0 8 \*

## R-number

Place Interim Doc  
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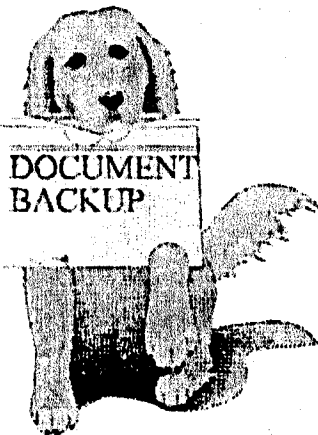


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\* P B C R D O \*



**RESOLUTION NO. R-2006-1234**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
PALM BEACH COUNTY, FLORIDA, DESIGNATING COUNTY OWNED  
PROPERTY ON GULFSTREAM ROAD AND COCONUT ROAD IN LAKE  
WORTH AS ROAD RIGHT-OF-WAY TO SATISFY THE ZONING  
APPROVAL REQUIREMENTS OF THE PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT FOR THE MID  
COUNTY SENIOR CENTER IN SECTION 30, TOWNSHIP 44, RANGE 42**

**WHEREAS**, Palm Beach County is the owner of certain property on Gulfstream Road and Coconut Road in Lake Worth, Florida, identified in Exhibits "A", "B"; and "C", and,

**WHEREAS**, the Palm Beach County, Planning, Zoning and Building Department has required that the property identified in Exhibits "A", "B" and "C" be declared as Road Right-of-Way; and,

**WHEREAS**, the Board of County Commissioners of Palm Beach County, on April 4, 2006, designated a part of said property as Road Right-of-Way; and,

**WHEREAS**, an additional part of the property to that already re-designated as right-of-way is required by the conditions of Zoning Petition No. Z2004-225 as identified in Exhibits "A", "B" and "C", and,

**WHEREAS**, a Resolution is required to record all such designations in the Public Record; and,

**WHEREAS**, it is therefore appropriate to approve a Resolution declaring those sections of Gulfstream Road and Coconut Road identified in Exhibits "A" and "B" and "C" for the following public purpose; as Road Right-of-Way;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:**

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. That the Chairman of the Board and the Clerk are hereby authorized to designate the County-owned property identified in Exhibits "A", "B" and "C", as Road Right-of-Way.

**R2006 1234**

The foregoing Resolution was offered by Commissioner Marcus  
Aaronson, who moved its adoption. The motion was seconded by  
Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was  
as follows:

TONY MASILOTTI, CHAIRMAN	<u>Aye</u>
ADDIE L. GREEN, VICE CHAIRPERSON	<u>Aye</u>
KAREN T. MARCUS	<u>Aye</u>
JEFF KOONS	<u>Aye</u>
WARREN NEWELL	<u>Aye</u>
MARY McCARTY	<u>Aye</u>
BURT AARONSON	<u>Aye</u>

The Chairman thereupon declared the Resolution duly passed and adopted  
this 11th day of July, 2006

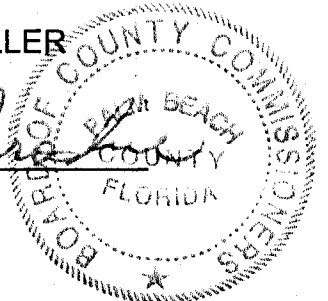
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

BY: Paul F. [Signature]  
County Attorney

Sharon R. Bock,  
CLERK AND COMPTROLLER

BY: Judith [Signature]  
Deputy Clerk



R2006 1234

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS A THROUGH E, BLOCK 12, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1344.24 FEET;  
THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 32.28 FEET;  
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S36°16'20"W FOR 30.28 FEET;  
THENCE S01°28'02"W FOR 520.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 341, PAGE 498 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE, N01°28'02"E FOR 545.85 FEET TO THE POINT OF BEGINNING.

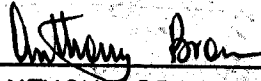
CONTAINING 8403.91 SQUARE FEET, MORE OF LESS.


BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.  
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.  
REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
O.R.B.- OFFICIAL RECORDS BOOK

  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 5/31/06

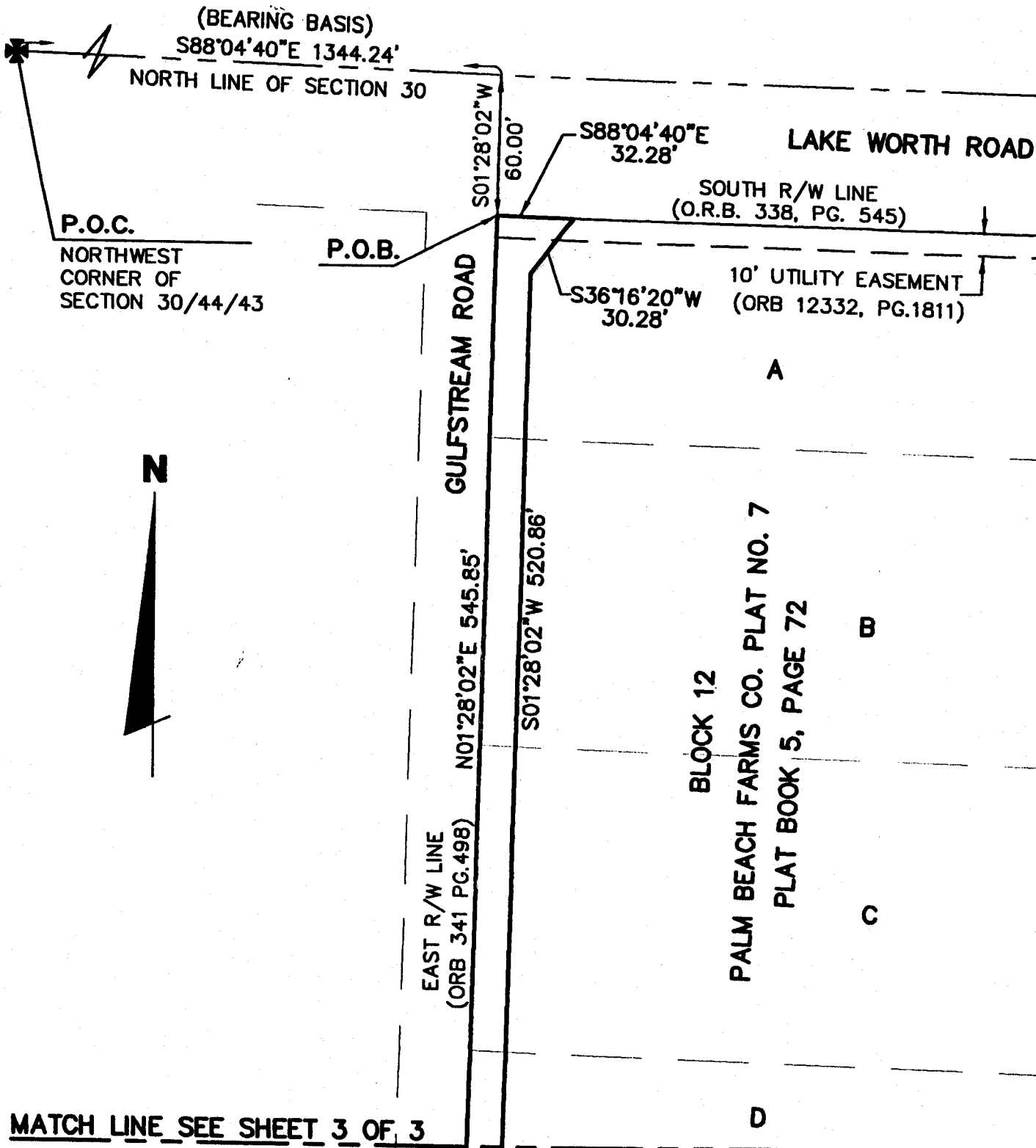
 **BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W GULFSTREAM ROAD MID. CO. SENIOR	DATE: MAY 2006
	SHEET 1 OF 3

REVISION: REVISED PER PBC PREM. 5/30/06

R2006 1234

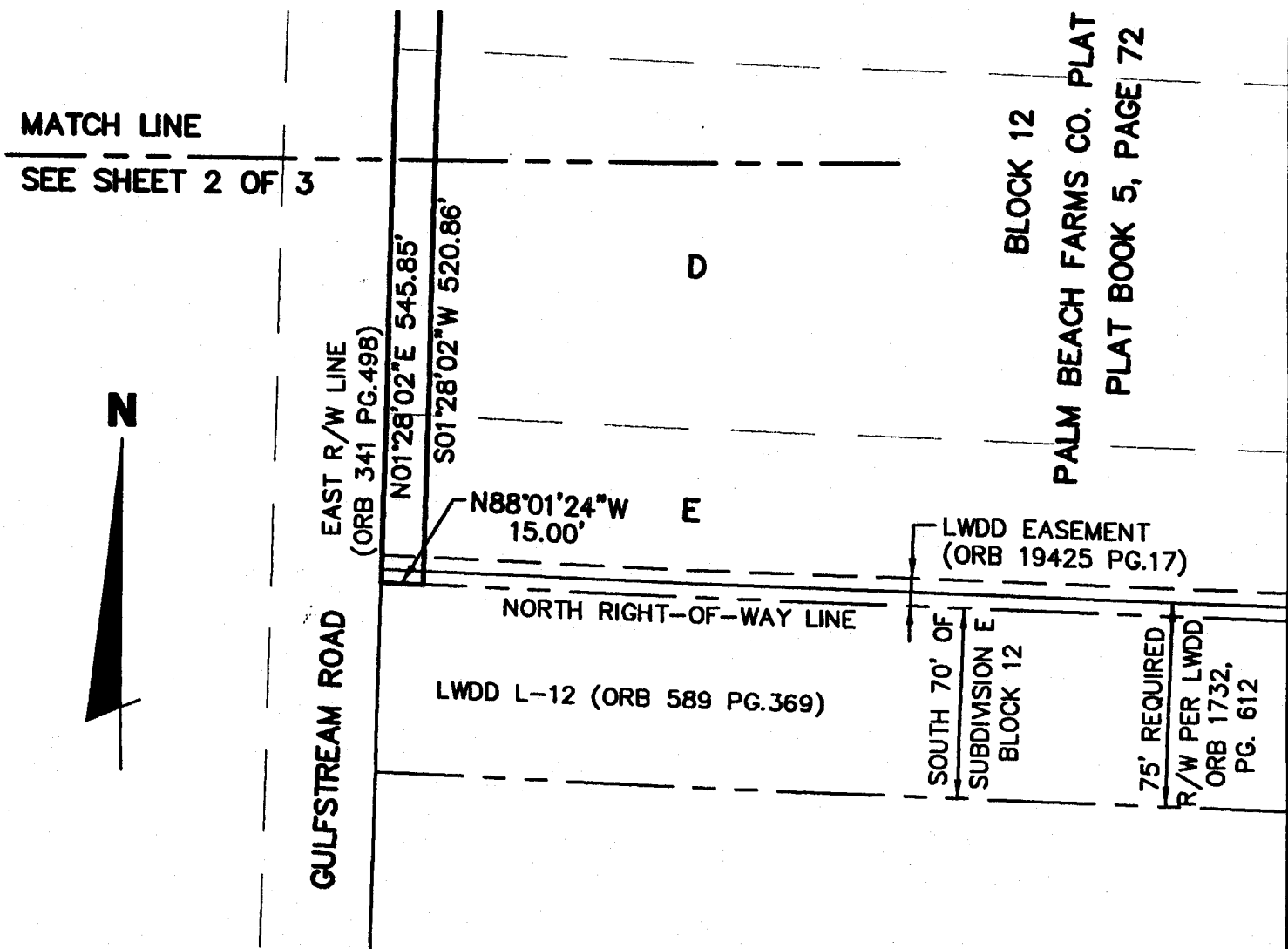


**B** **BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
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901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
THIS SKETCH IS NOT A SURVEY

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W GULFSTREAM ROAD AND CO. SENIOR	DATE: MAY 2006
	SHEET 2 OF 3

R2006 1234



**B BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION THIS SKETCH IS NOT A SURVEY	
DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W GULFSTREAM ROAD MR. CO. SENIOR	DATE: MAY 2006
	SHEET 3 OF 3

R2006 1234

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISION E, TRACT 11, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1979.34 FEET;  
THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS WITH THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 546.46 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD, S01°25'00"W FOR 70.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID L-12 CANAL;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET;  
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, N01°25'00"E FOR 70.00 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF THE L-12 CANAL;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S88°01'24"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

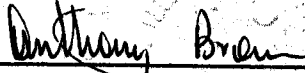
CONTAINING 1050.05 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.  
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.  
REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

## ABBREVIATIONS

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
O.R.B.- OFFICIAL RECORDS BOOK  
P.B.- PLAT BOOK

  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 5/31/06

 **BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
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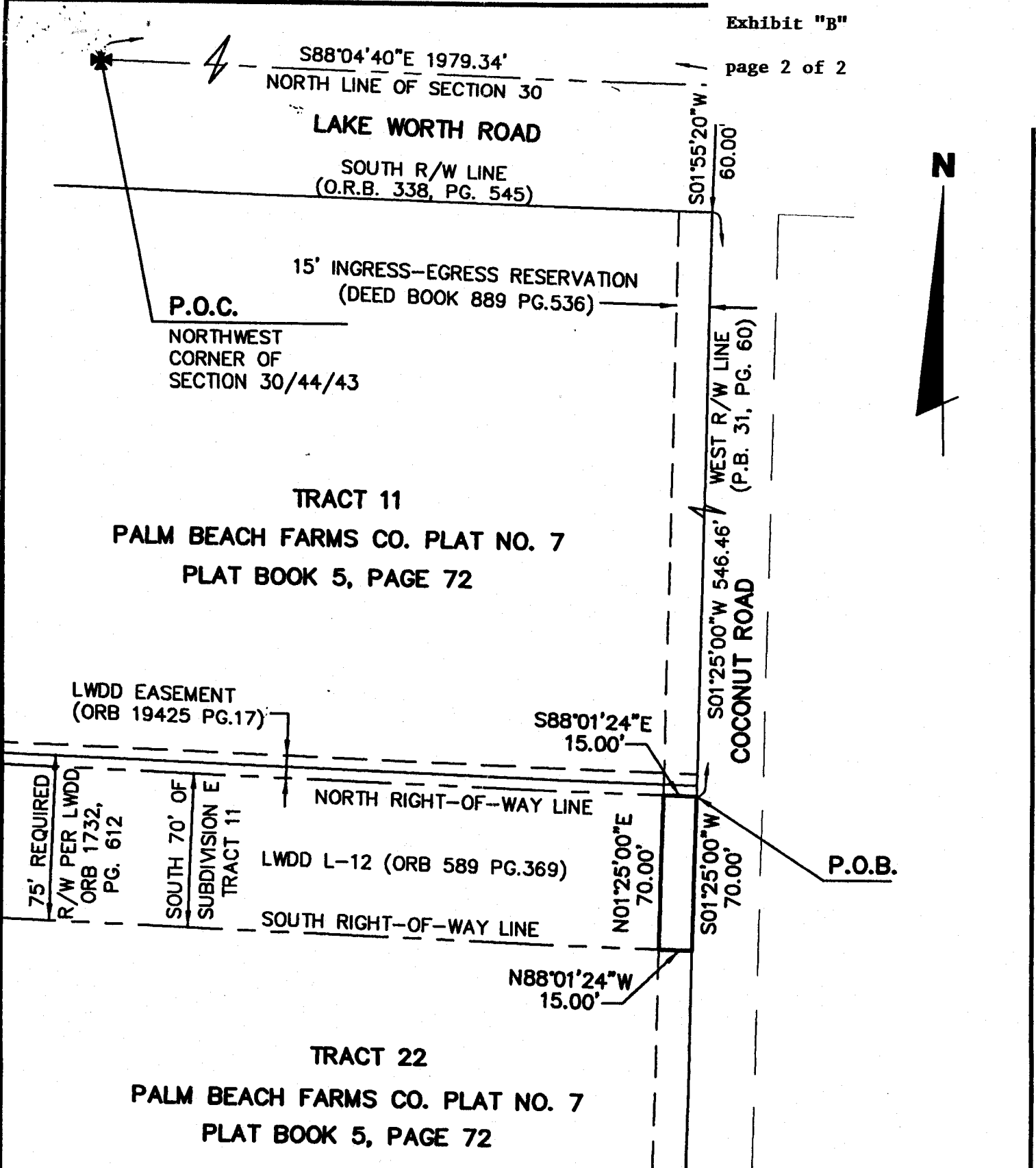
## LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W COCONUT ROAD WD CO. SENIOR	DATE: MAY 2006
	SHEET 1 OF 12

REVISION: REVISED PER PBC PREM. 5/30/06

R2006 1234



**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407

(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: DKW

PROJ. No. 03-057E

CHECKED: TB

SCALE: 1" = 60'

ADDITIONAL R/W  
COCONUT ROAD  
MID CO. SENIOR

DATE: MAY 2006

SHEET 2 OF 2

**R2006 1234**

LEGAL DESCRIPTION (PARCEL 1)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISIONS A THROUGH E, TRACT 11, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1929.56 FEET;  
THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE POINT OF BEGINNING OF PARCEL 1, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 49.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 546.46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET;  
THENCE N01°25'00"E FOR 23.24 FEET;  
THENCE N17°18'20"W FOR 31.15 FEET TO A POINT ON A LINE 25 FEET WEST OF AND PARALLEL WITH THE SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD;  
THENCE ALONG SAID PARALLEL LINE, N01°25'00"E FOR 469.01 FEET;  
THENCE N43°19'50"W FOR 35.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 13588.71 SQUARE FEET, MORE OF LESS.


BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- O.R.B.- OFFICIAL RECORDS BOOK
- P.B.- PLAT BOOK

*Anthony Brown*  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 6/6/06

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION	
DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W COCONUT ROAD MD CO SENIOR	DATE: MAY 2006 SHEET 1 OF 5

REVISION: REVISED PER PBC PREM. 5/30/06, 6/5/06 & 6/6/06

R2006 1234

## LEGAL DESCRIPTION (PARCEL 2)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISIONS A THROUGH E, TRACT 22, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1979.34 FEET;  
THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS WITH THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 616.46 FEET TO THE POINT OF BEGINNING OF PARCEL 2, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD, S01°25'00"W FOR 676.49 FEET TO THE NORTH PLAT LINE OF THE REPLAT OF BLOCK 43 AS RECORDED IN PLAT BOOK 31, PAGE 60;

THENCE ALONG SAID SAID NORTH PLAT LINE, N87°54'36"W FOR 15.00 FEET;  
THENCE DEPARTING SAID NORTH PLAT LINE, N01°25'00"E FOR 676.46 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF THE L-12 CANAL;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°01'24"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10147.14 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

## ABBREVIATIONS

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
O.R.B.- OFFICIAL RECORDS BOOK  
P.B.- PLAT BOOK

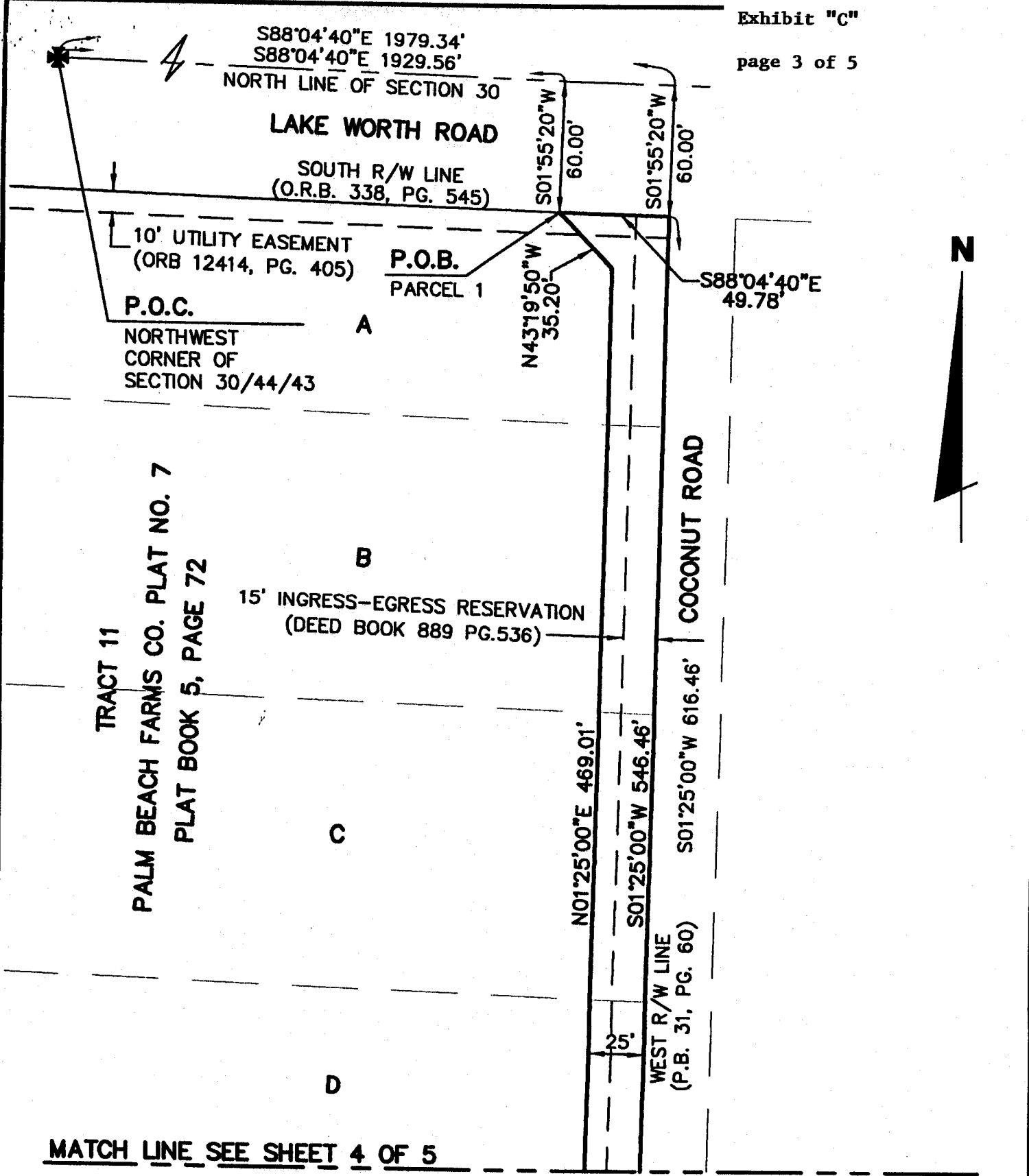
**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

## LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 2 OF 5

**R2006 1234**



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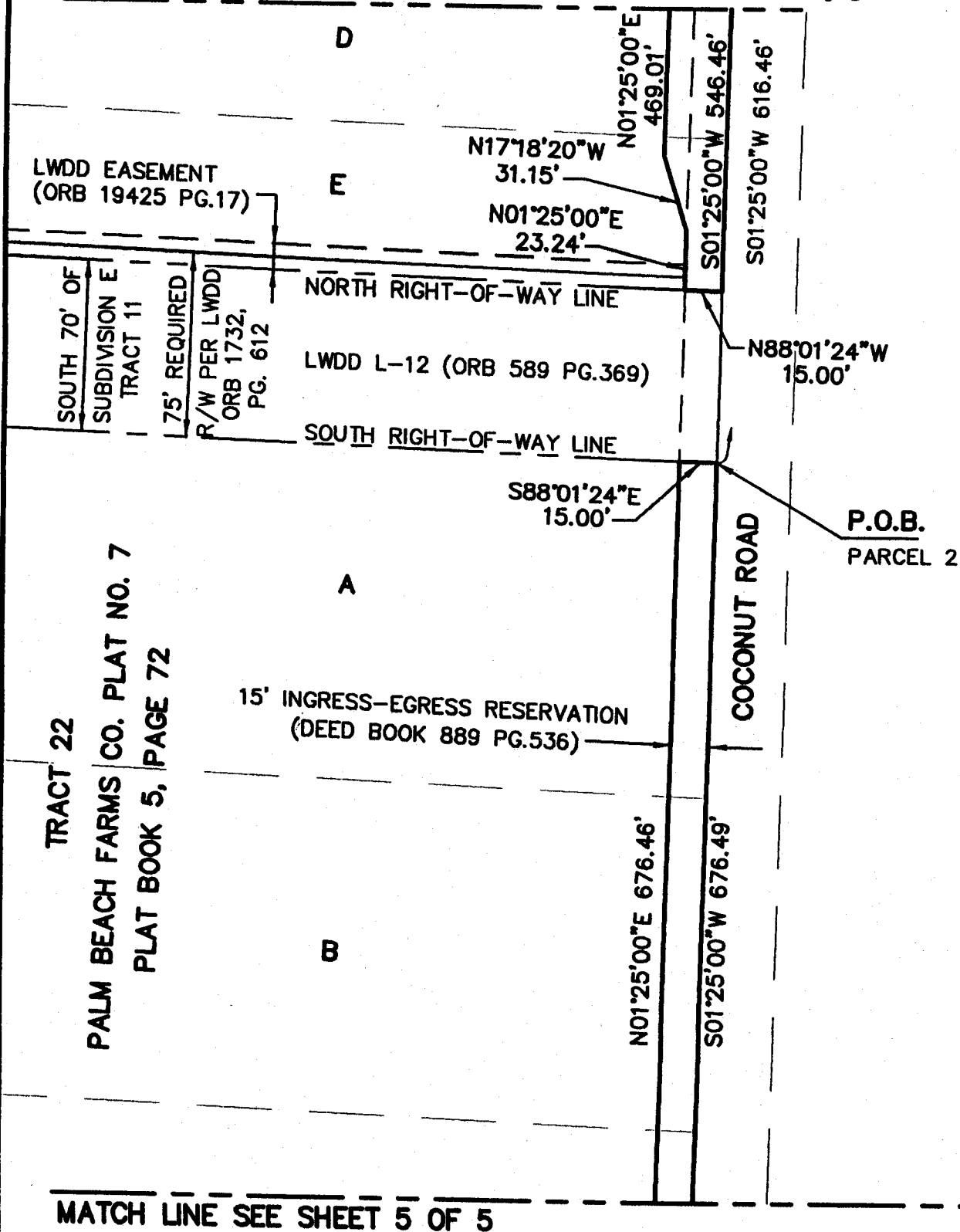
SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

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CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W COCONUT ROAD MR. CO. SENIOR	DATE: MAY 2006
	SHEET 3 OF

R2006 1234

MATCH LINE SEE SHEET 3 OF 5



MATCH LINE SEE SHEET 5 OF 5

**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES

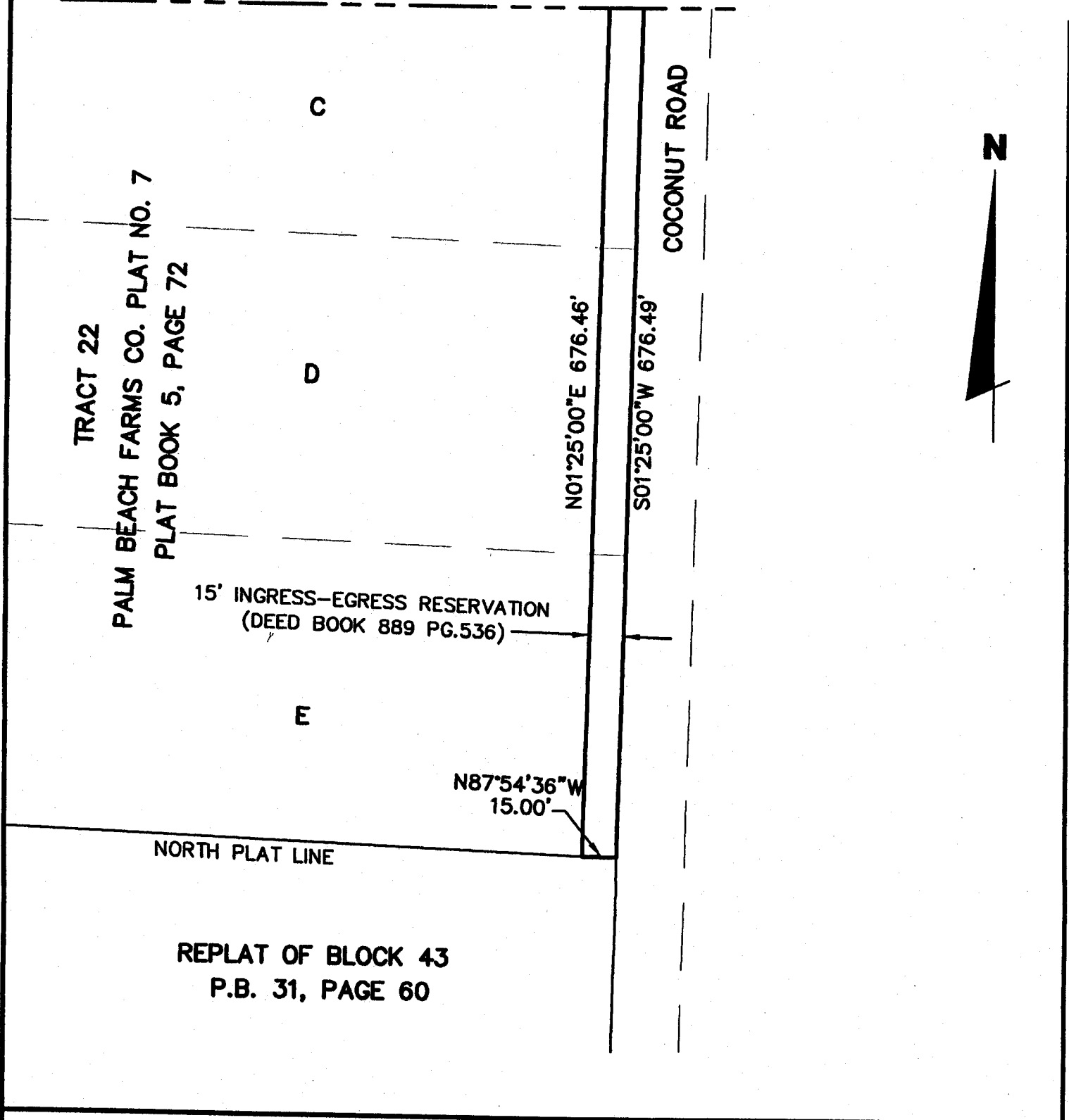
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901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAXSKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

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CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5



**BROWN & PHILLIPS, INC.**

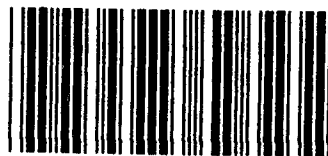
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ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 5 OF 5

# Document Type



\* P B C 0 7 \*

## Agenda Item Backup

Place Interim Doc  
Label Here →



\* P B C I N T O \*

Place Restricted Doc  
Label Here →



\* P B C R D O \*



APPROVED BY BOARD  
APR 4 2006

Agenda Item # :

3-C-1

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: April 4, 2006    ☒ Consent    ☐ Regular  
   ☐ Workshop    ☐ Public Hearing

## Department:

Submitted By: Engineering and Public Works  
Submitted For: Right-of-Way Acquisition Section

Project No. 1993901

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: The re-designation of two parcels of County owned land as County right-of-way.

**Summary:** As a condition of zoning approval for the Mid County Senior Center property in Lake Worth (R-2005-0389 and R 2005-0814), the County is required to re-designate two strips of County land as right-of-way along Coconut Road and Gulfstream Road respectively.

District: 3(PK)

**Background and Justification:** Palm Beach County was required to re-designate as right-of-way, two strips of County owned land which are located on Gulfstream Road and Coconut Road in Lake Worth. This was a condition of a zoning approval for the Mid County Senior Center. The legal descriptions have been approved by the County Survey Section. The two parcels are currently under the jurisdiction of PREM and PREM has no objection to the re-designation.

## Attachments:

1. Location Map
2. Legal & Sketch for Gulfstream Road
3. Legal & Sketch for Coconut Road

Recommended by:

Division Director

Date

Approved by:

for County Engineer

Date

RECEIVED  
APR 06 2006

3 C 20



## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

# ADDITIONAL FTE

POSITIONS (Cumulative) \_\_\_\_\_

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Acct No.: Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

### B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact.

### C. Departmental Fiscal Review:

R. D. Ward

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Jim Bunt 3-9-06  
OFMB  
3-9-06  
3/9/06

Ann J. Duvall 3/9/06  
Contract Dev. and Control

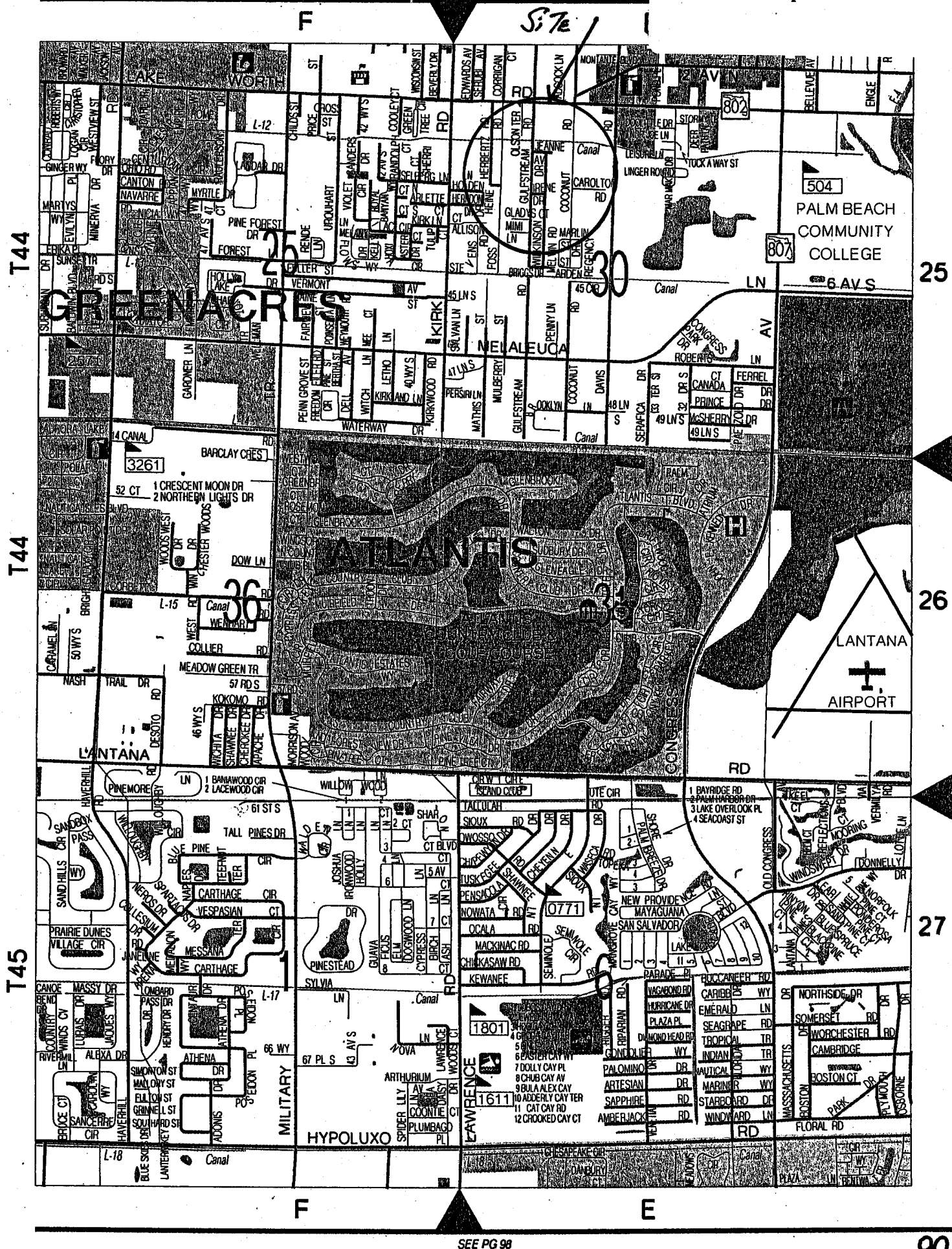
### B. Approved as to Form and Legal Sufficiency:

Paul F. L. 3/13/06  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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



PCN: 00.43.44.300.101 20010

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS A THROUGH D, BLOCK 12, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1344.24 FEET;  
THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 20.65 FEET;  
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S21°23'36"W FOR 16.58 FEET;  
THENCE S01°28'02"W FOR 346.16 FEET;  
THENCE N88°31'58"W FOR 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 341, PAGE 498 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE, N01°28'02"E FOR 361.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 5471.82 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

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JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 10/17/05



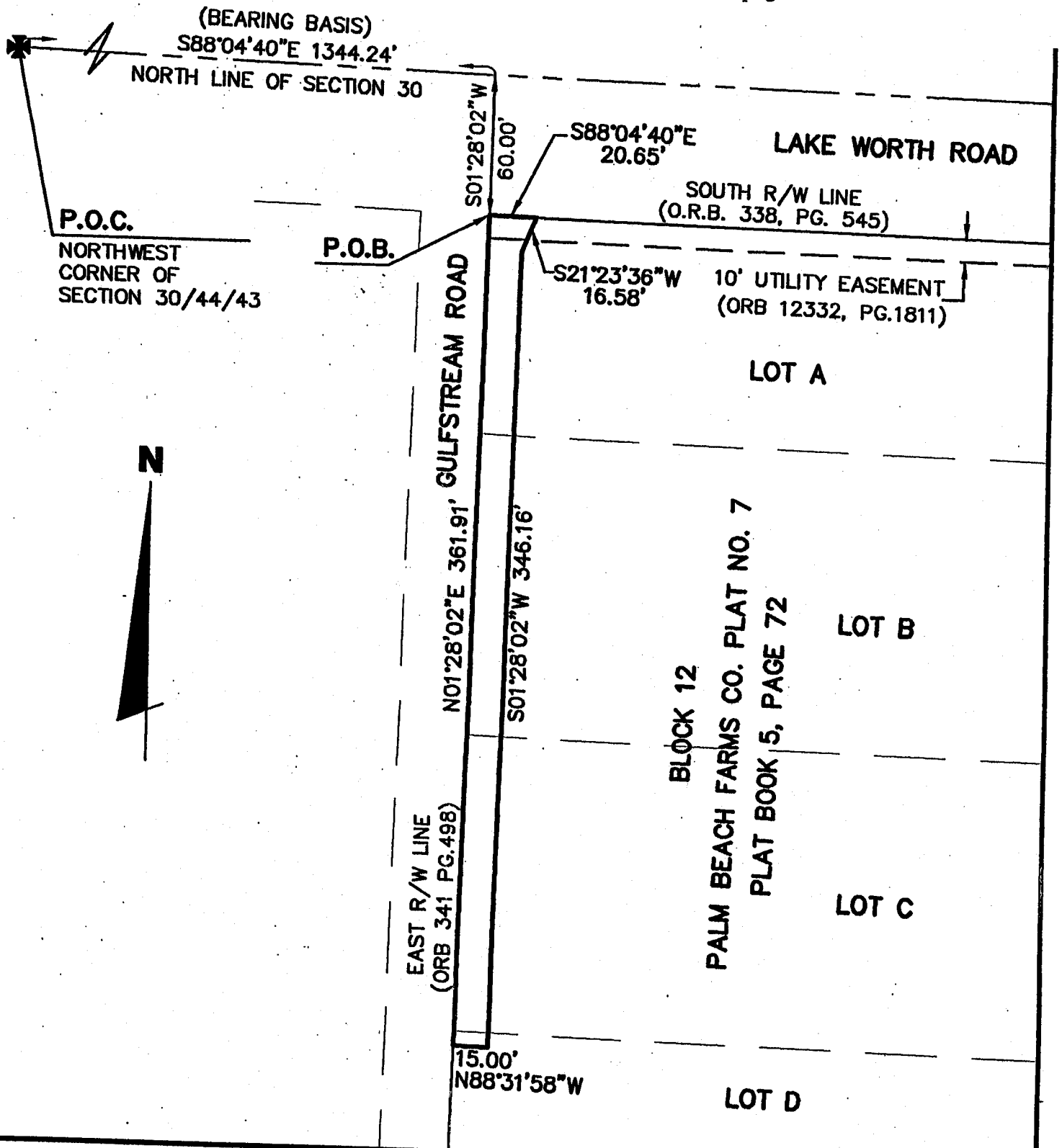
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## LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W GULFSTREAM ROAD MID CO. SENIOR	DATE: OCT 2005
	SHEET 1 OF 2

3 C 20



**B BROWN & PHILLIPS, INC.**

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	SHEET 2 OF 2

3 C 20

PCN: 00434430010110010

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 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1966.54 FEET;  
 THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;  
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 12.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;  
 THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 473.22 FEET;  
 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, N88°35'00"W FOR 23.27 FEET;  
 THENCE N01°25'00"E FOR 324.09 FEET;  
 THENCE N14°56'33"E FOR 47.03 FEET;  
 THENCE N01°25'00"E FOR 103.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 9622.48 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

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JOHN E. PHILLIPS III  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA No. 4826  
 DATE: 10/17/05

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ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: OCT 2005
	SHEET 1 OF 2

3 C 20