

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>\$75,050</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>\$75,050</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No
Budget Acct No.: Fund 3503 Dept. 361 Unit 0728 Object 6120.
Program

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

Road Impact Fee Fund - Zone 3
Seminole Pratt/Orange Blvd to Northlake

Appraised Value - Parcel 205	\$ 7,000.00
- Parcel 207	\$ 7,000.00
- Parcel 225	\$14,500.00
- Parcel 252	\$ 7,500.00
- Parcel 255	\$17,900.00
- Parcel 256	\$21,000.00
Total Appraised Values	\$74,900.00
Clerk's Fee	\$ 150.00
Fiscal Impact	\$75,050.00

C. Departmental Fiscal Review: R. D. Ward 4/16/08

III. REVIEW COMMENTS

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

atwillhite 5.5.08
OFMB SN 5/5/08 CN 4/20/08

Ann J. Javel 5/5/08
Contract Dev. and Control

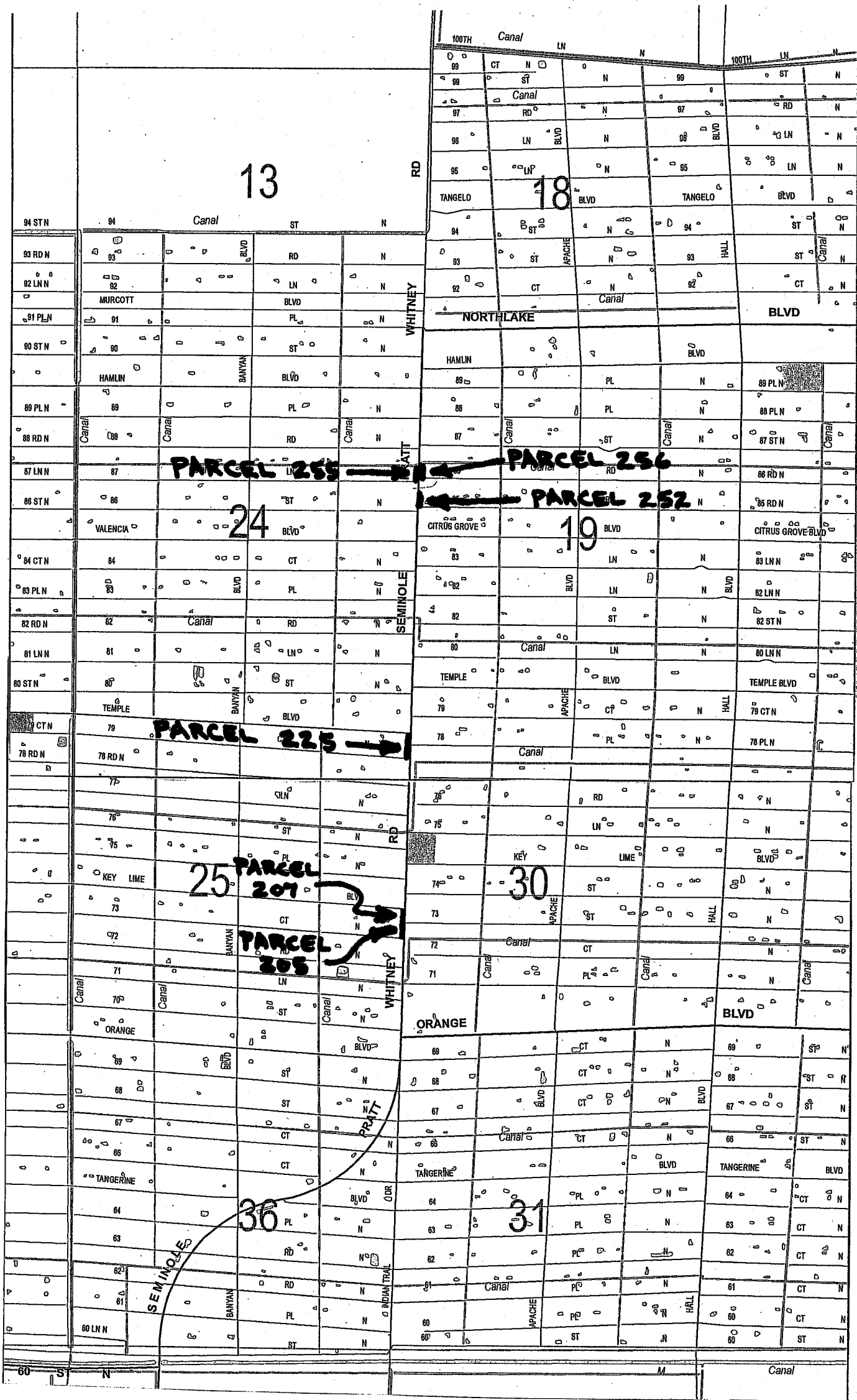
B. Approved as to Form and legal Sufficiency:
[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP



13

18

PARCEL 251

PARCEL 256

PARCEL 252

24

19

PARCEL 225

25 PARCEL 207

PARCEL 208

30

36

31

RESOLUTION NO. R-2008-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 205 AS AN EMBANKMENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENTS OF THE SEMINOLE PRATT WHITNEY ROAD FROM ORANGE BOULEVARD TO SOUTH OF NORTHLAKE BOULEVARD PROJECT TO BE A PUBLIC NECESSITY, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, for the construction and improvements of Seminole Pratt Whitney Road from Orange Boulevard to south of Northlake Boulevard, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 205 as an Embankment Easement acquisition; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

WHEREAS, the Board of County Commissioners of Palm Beach County is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127 and 337.27, as amended; and,

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 205 for the necessary Embankment Easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the construction and improvements of Seminole Pratt Whitney Road from Orange Boulevard to south of Northlake Boulevard, and as such, the acquisition of said property is a public necessity deemed to be in the best interest of Palm Beach County; and,

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

WHEREAS, the property as described in Exhibit "A" to be acquired through Eminent Domain as authorized by this resolution is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and,

WHEREAS, in order to accomplish the acquisition of Parcel 205 the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; an Embankment Easement necessary for the construction and improvements of Seminole Pratt Whitney Road from Orange Boulevard to south of Northlake Boulevard.

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:

Addie L. Greene, Chairperson	_____
John F. Koons, Vice Chair	_____
Karen T. Marcus	_____
Robert J. Kanjian	_____
Mary McCarty	_____
Burt Aaronson	_____
Jess R. Santamaria	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2008.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY,
FLORIDA, BY ITS BOARD OF
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

1 of 2

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 40 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 11.00 FEET, OF THE EAST 71.00 FEET, OF THE NORTH 243.00 FEET,
OF THE SOUTH 2257.00 FEET, OF SAID SECTION 25.
LESS THE SOUTH 30.00 FEET THEREOF.

CONTAINING 2,339 SQUARE FEET, MORE OR LESS.

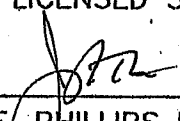
BEARING BASIS: N00°03'56"E ALONG THE WEST LINE OF SECTION 25.

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
- ORB — OFFICIAL RECORD BOOK
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- PE — PERMANENT EASEMENT
- 'L — DISTANCE LEFT OF CENTERLINE
- R.D.E. — ROAD AND DRAINAGE EASEMENT



JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: APR 03 2007

 **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

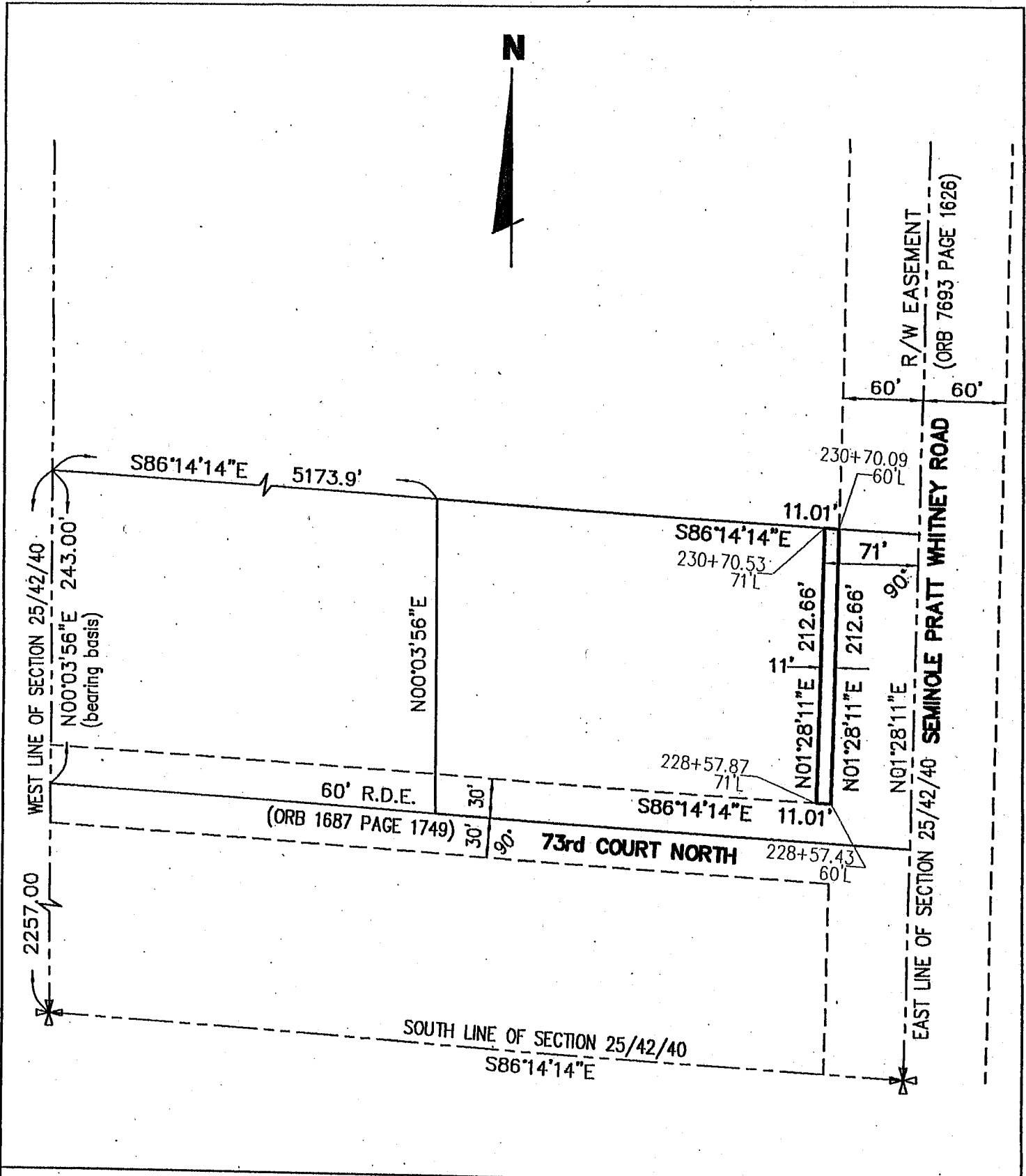
LEGAL DESCRIPTION

SEMINOLE PRATT WHITNEY ROAD
PALM BEACH COUNTY PROJECT No.1997511D

DRAWN: MB	PROJ. No. 02-040
CHECKED: JEP	SCALE: NONE
PE No. 205	DATE: 2/5/07
	SHEET 1 OF 2

EXHIBIT "A"

2 of 2



SEMINOLE PRATT WHITNEY ROAD
PALM BEACH COUNTY PROJECT No.1997511D

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: MB	PROJ. No. 02-040
CHECKED: JEP	SCALE: 1" = 100'
EE No. 205	DATE: 2/5/07
	SHEET 2 OF 2

EXHIBIT "B"

1 OF 3

**SEMINOLE PRATT WHITNEY ROAD FROM ORANGE BOULEVARD TO
SOUTH OF NORTHLAKE BOULEVARD**

PALM BEACH COUNTY, PROJECT #97511D

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane rural roadway. The widening of Seminole Pratt Whitney Road from Orange Boulevard to South of Northlake Boulevard as a four (4) lane (ultimate 6 lane) divided roadway will improve the overall safety for all users of this roadway, due to the construction of a raised and landscaped median to separate vehicles traveling in opposite directions. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road from Orange Boulevard to South of Northlake Boulevard from a two (2) lane to a four (4) lane divided roadway had been estimated prior to beginning design. The appropriate funding for design and right-of-way acquisition was budgeted in the County's Five Year Road program in fiscal years 1997 through 2009. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning and Environmental factors, the cost of acquisition of this parcel for this project fit into the planned funding for this project, and the acquisition of this parcel was necessary in furtherance of this public project.

ALTERNATE ROUTES

Seminole Pratt Whitney Road is a heavily-traveled roadway, which provides the most direct route for vehicles traveling in a north-south direction through the heart of the Acreage/Loxahatchee communities. The Palm Beach County Comprehensive Plan (Thoroughfare Right of Way Identification Map) has for many years defined this route as a route to be improved to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F.S. and Rule 9J-5, F.A.C., and to address the needs and interests of the county's residents and visitors.