

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 20, 2008

Consent       Regular  
 Workshop       Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No.: 2003503

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Accept a Warranty Deed for Parcel 132 on Northlake Boulevard.
- B) Approve payment in the amount of \$1,100,000, for Parcel 132.

**Summary:** This action will accept a Warranty Deed for a parcel of land needed for water management purposes and approve payment in the amount of \$1,100,000 for the purchase of the parcel of land, designated as Parcel 132. This 10 acre parcel is required for the construction of improvements on Northlake Boulevard from east of Seminole Pratt Whitney Road to east of Coconut Boulevard.

District: 6 (PK)

**Background and Justification:** On March 11, 2008, the Palm Beach County Board of County Commissioners approved a request granting approval to appraise and acquire land, rights-of-way and easements for projects included in the adopted Five-Year Road Program. Based on an appraisal done by Palm Beach County, an offer of \$1,100,000 was made to the owner of a 10 acre parcel of land designated as Parcel 132. This parcel is to be utilized as a Water Management Area required for improvements on Northlake Boulevard from east of Seminole Pratt Whitney Road to east of Coconut Boulevard. The acquisition of this parcel is for a public purpose and necessity, which is deemed to be in the best interest of Palm Beach County.

**Attachments:**

- 1. Location Map
- 2. Warranty Deed with Exhibit "A"
- 3. Certificate of Value

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Recommended by: *[Signature]*      4/17/08 *[Signature]*  
 Division Director      Date

Approved by: *for* *[Signature]*      4/20/08  
 County Engineer      Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>\$1,011,000</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>
<b>NET FISCAL IMPACT</b>	<b><u>\$1,011,000</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>

# ADDITIONAL FTE  
POSITIONS (Cumulative) \_\_\_\_\_

Is Item Included in Current Budget? Yes X No      
Budget Acct No.: Fund 3503 Dept. 361 Unit 0966 Object 6120  
Program

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

Road Impact Fee Fund - Zone 3  
Northlake/E of Seminole Pratt to E of Coconut

Revised Appraisal - Parcel 132	\$1,100,000
Current Appraisal	<\$ 89,000>
Fiscal Impact	\$1,011,000

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

**III. REVIEW COMMENTS**

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

    A. White    4.30.08      
OFMB      SN 4/24/08      CN 4/29/08

    J. Jacoby    5/12/08      
Contract Dev. and Control      5/11/08

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

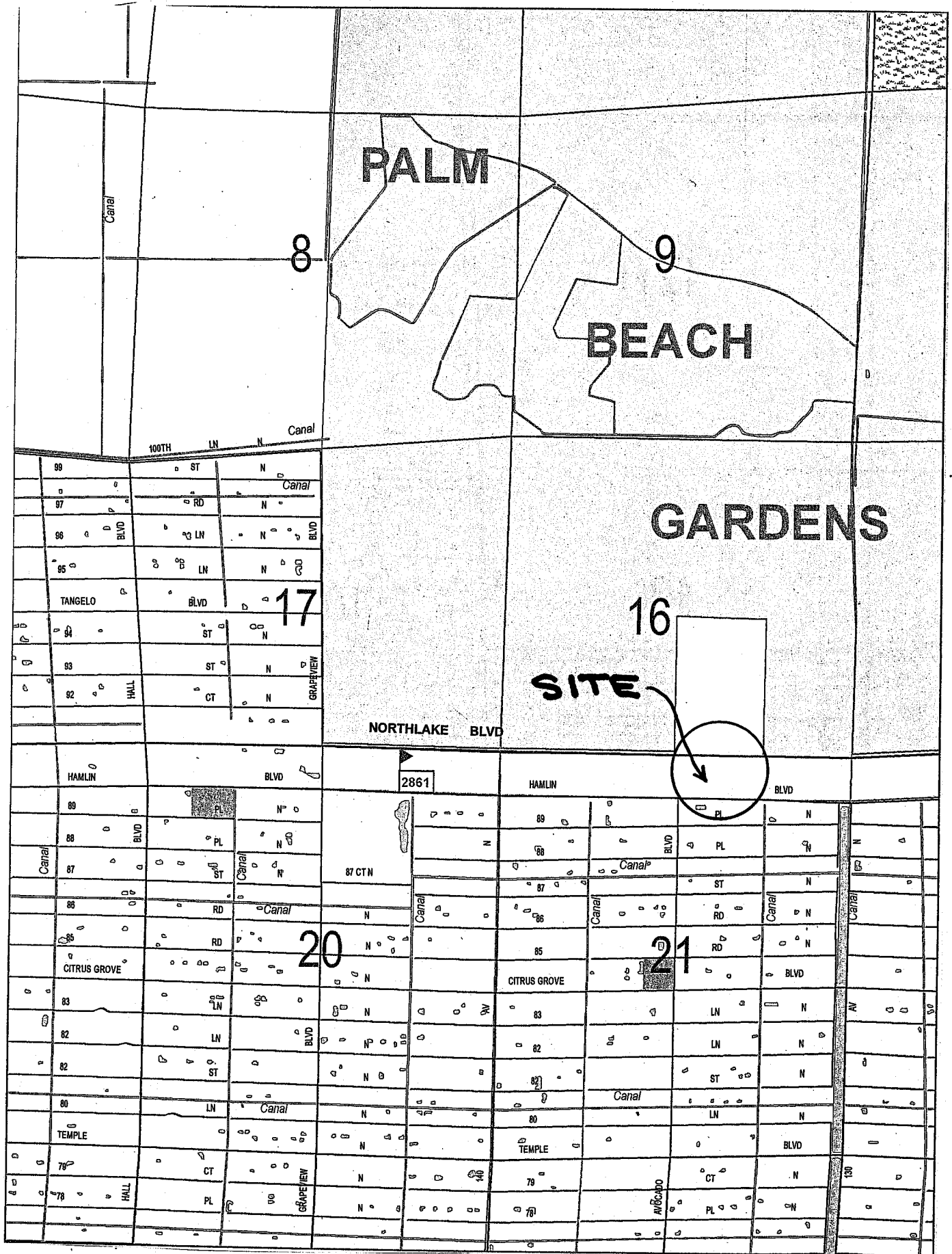
    Paul F. [Signature]    5/15/08      
Assistant County Attorney

**C. Other Department Review:**

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

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

LOCATION MAP



Return to: Palm Beach County  
Name: R/W Acquisition Section  
Post Office Box 21229  
Address: West Palm Beach, Florida 33416  
Attn: Ed Handy  
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:  
Name: Paul F. King  
Assistant County Attorney  
Post Office Box 21229  
Address: West Palm Beach, Florida 33416

NOT TO BE RECORDED  
WITHOUT BOARD OF COUNTY  
COMMISSIONERS ACCEPTANCE DATE

PCN: 00-41-42-16-00-000-5070  
(Individual/Partnership)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 2003503

ROAD: Northlake Blvd., East of Seminole P/W Rd.  
to East of Coconut Rd.

PARCEL NO.: 132

WARRANTY DEED

THIS WARRANTY DEED, made this 28<sup>th</sup> day of MARCH, 2008, by Florida Tropic, Ltd., whose post office address is 101 Pineapple Grove Way, Delray Beach, FL 33444-3703, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A", Attached hereto and made a part thereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that said grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:  
(Signature of two witnesses required by Florida law)

FLORIDA TROPIC, LTD., a Florida limited partnership  
By: Tropic Land Management, Inc., a Florida corporation, its general partner

*[Handwritten Signature]*  
WITNESS SIGNATURE (Required)

By: *[Handwritten Signature]*  
SIGNATURE OF GRANTOR

TANYA TACCETTA  
TYPED OR PRINTED NAME OF WITNESS

Anthony V. Pugliese, III, its President  
TYPED OR PRINTED NAME OF GRANTOR

101 Pineapple Grove Way  
Delray Beach, FL 33444-3703

MAILING ADDRESS

*[Handwritten Signature]*  
WITNESS SIGNATURE (Required)

SIGNATURE OF GRANTOR

Dana Marek  
TYPED OR PRINTED NAME OF WITNESS

TYPED OR PRINTED NAME OF GRANTOR

MAILING ADDRESS

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME, the undersigned authority, personally appeared Anthony V. Pugliese, III, as President of Tropic Land Management, Inc., the general partner of FLORIDA TROPIC, LTD. who is / are personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath, executed the foregoing instrument.



Witnessed my hand and official seal this 28<sup>th</sup> day of MARCH, 2008.

Signed: *[Handwritten Signature]*  
Notary Public in and for  
the County and State aforementioned

**EXHIBIT "A"**

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41, EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The SOUTH 587.82 FEET OF THE WEST 853.75 FEET OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION SIXTEEN (16) LESS ALL LANDS WEST OF THE EAST 2549.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION SIXTEEN (16).

SUBJECT TO; ROAD AND DRAINAGE FEE AND EASEMENT RIGHTS-OF-WAY FOR UNIMPROVED AVOCADO BOULEVARD, LAKE PARK WEST ROAD, ALSO KNOWN AS LAKE PARK BOULEVARD AND HAMLIN BOULEVARD (INCLUDING THE SOUTH 40.00 FEET OF SAID SOUTH 587.82 FEET FOR THE 100.00 FOOT RIGHT-OF-WAY FOR HAMLIN BOULEVARD; POSSIBLE DRAINAGE CANAL PRIOR USE BEFORE FILLING OF SAID SOUTH 40.00 FOOT PORTION OF HAMLIN BOULEVARD RIGHT-OF-WAY.



CERTIFICATE of VALUE

2 of 2

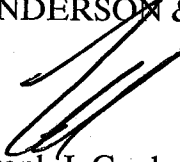
**ANDERSON & CARR, INC.**

Mr. L. Morton Rose, P.E.  
Five Year Program Manager  
Palm Beach County Department of Engineering and Public Works,  
March 17, 2008

The following presents a summary appraisal report. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions, which are attached and made part of this appraisal.

Respectfully submitted,

ANDERSON & CARR, INC.



Frank J. Cardo, MAI  
State-Certified General Real Estate Appraiser RZ1190



Richard J. Mickle II  
State-Certified General Real Estate Appraiser RZ1511

FJC/RJM:agp