

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: July 22, 2008

[X] Consent [] Regular
[] Workshop [] Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No. 2003511

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A County Deed in favor of Lake Worth Drainage District (LWDD) for property along the south side of Hypoluxo Road, from Jog Road for about a mile east of Jog Road, identified as Parcels 103A and 103B, transfer of which is contingent upon Palm Beach County's (County) receipt of property from LWDD along Forest Hill Boulevard, identified as Parcel 100.

SUMMARY: This action will approve a County Deed transferring property to LWDD. This transaction is contingent upon the County's receipt of a Deed from LWDD for property along Forest Hill Boulevard west of State Road 7, which is in process at LWDD.

District 3 (PK)

Background and Justification: Hypoluxo Road from Jog Road to Military Trail (Hypoluxo Project) is under design by the County to widen from the existing four lanes to six lanes. LWDD desires additional right-of-way for the LWDD L-18 canal along the Hypoluxo Project. This surplus property, identified as Parcels 103A and 103B, is not needed for the Hypoluxo Project and includes portions of the existing LWDD L-18 canal. The County requires additional right-of-way for the State Road 7 and Forest Hill Boulevard intersection improvement project (Forest Hill Project), said property being owned by LWDD, and being identified as Parcel 100.

LWDD Board has met and approved transferring the needed parcel of land for the Forest Hill Project to the County, in exchange for the two parcels of land on the Hypoluxo Project. The LWDD Deed is in process.

Parcel 100, from LWDD, is 1.59 acres. Parcels 103A and 103B, from the County, total 1.56 acres. Both transfers will be at no cost to the County.

Attachments:

1. Location Maps (2)
2. County Deed with Exhibit "A"

Recommended by:

Ornelis A. Fernandez 6/27/08
Division Director Date

Approved by:

S. T. Williams 7/1/08
County Engineer Date

KAT
Kat

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact: See Comment Section B.

Fiscal Years	2008	2009	2010	2011	2012
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 6/28/08

III. REVIEW COMMENTS

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

April White 7.3.08
OFMB
SP 7/3/08 CN 7/2/08

Dr. J. Jacoby 7/7/08
Contract Dev. and Control

B. Approved as to Form
and Legal Sufficiency:

Paul F. & 7/8/08
Assistant County Attorney

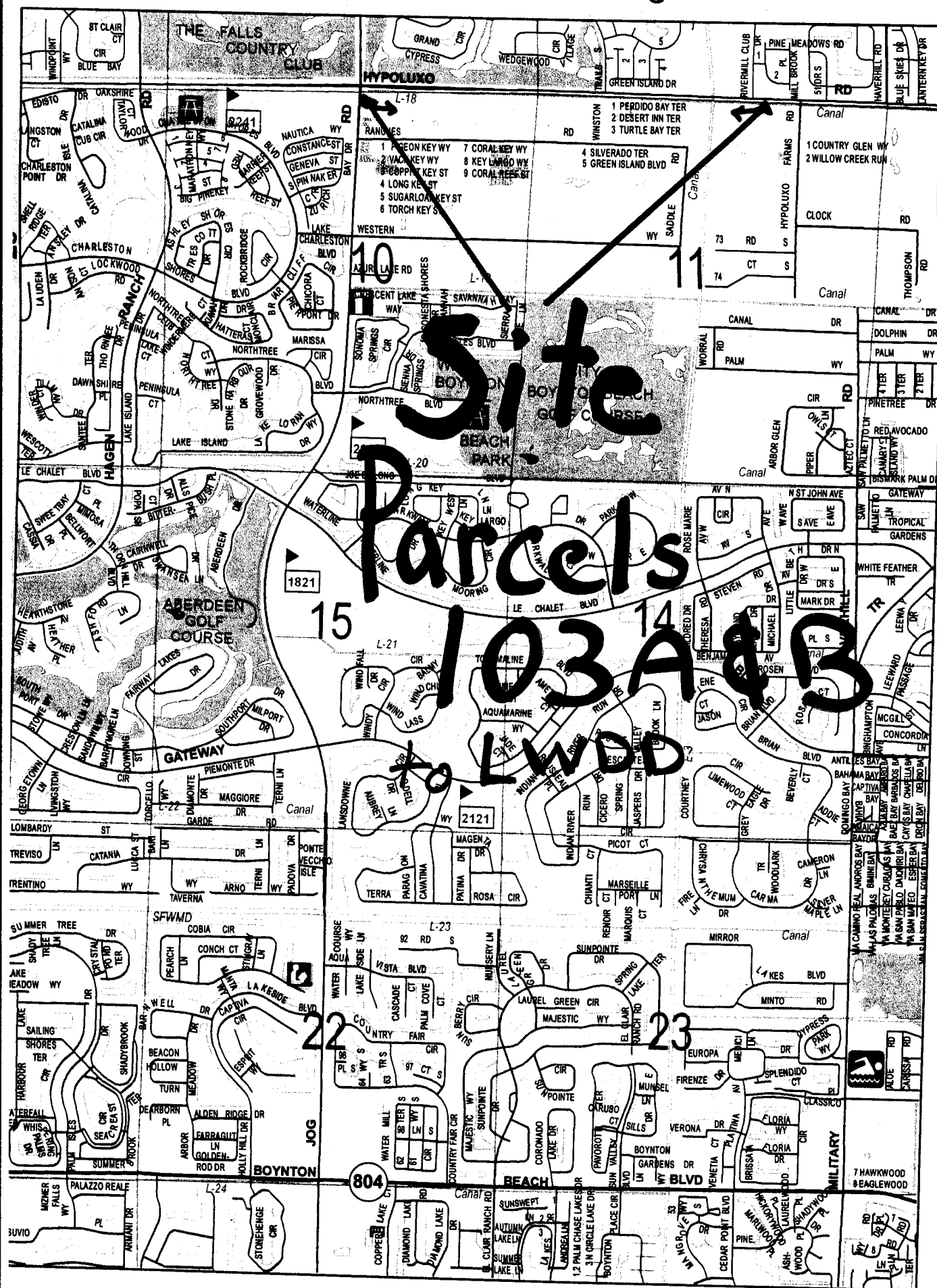
C. Other Department Review:

Department Director

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

I:\WP\AgendaPage2\Agnpgtwo2008\0000.No Impact

R42
G



T45

T45

T45

Location Map 2

77

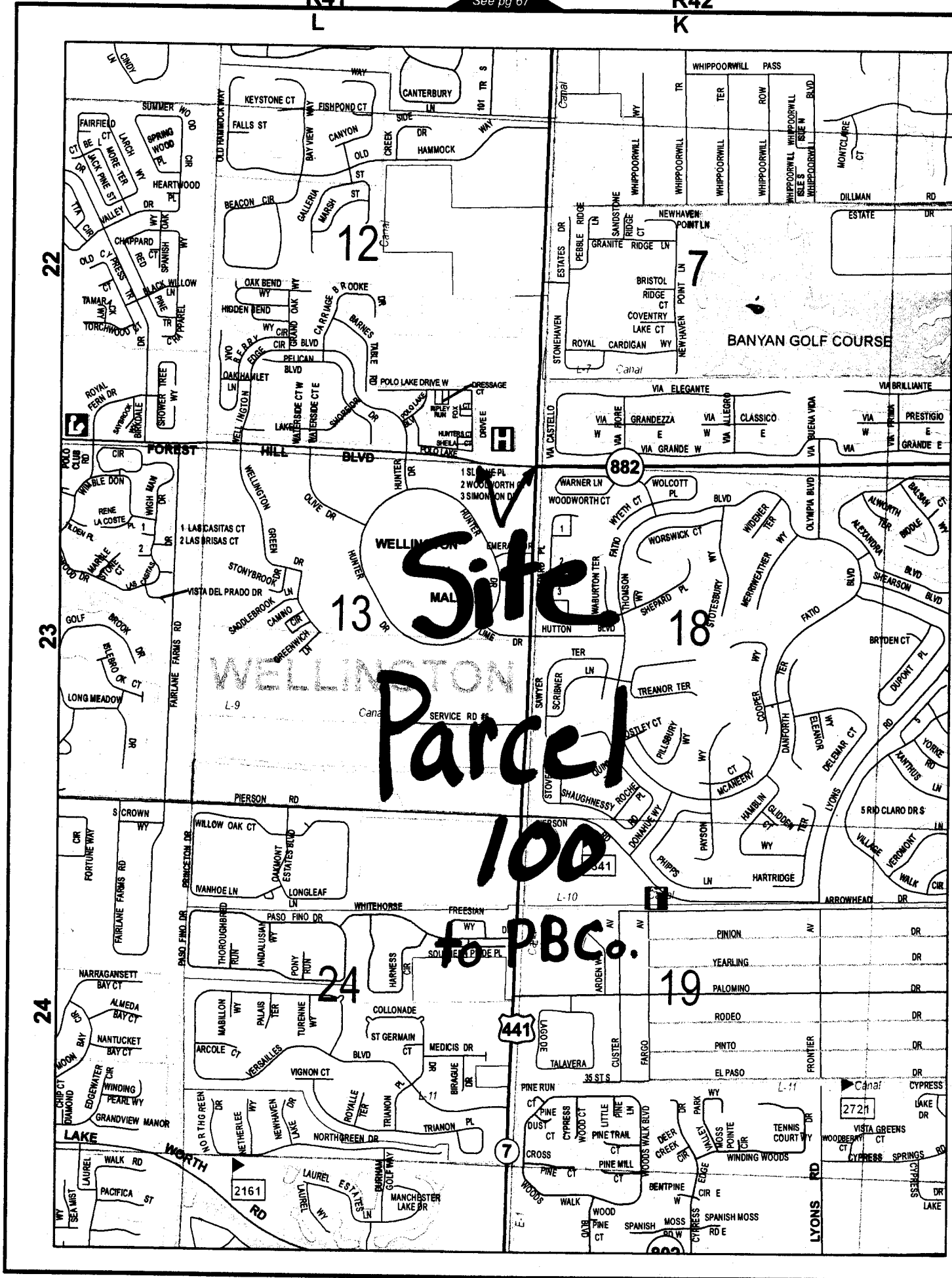
R41

See pg 67

R42

L

K



77

L

See pg 87

K

RETURN TO:

PALM BEACH COUNTY
NAME: R/W ACQUISITION SECTION
POST OFFICE BOX 21229
ADDRESS: WEST PALM BEACH, FLORIDA 33416
ATTN:
ACCT. NO.: 1010 W/C BOX 1066

C O U N T Y D E E D

THIS DEED, made this _____ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and LAKE WORTH DRAINAGE DISTRICT, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described In Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chair of said Board, the day and year aforesaid.

ATTEST:
SHARON R. BOCK, Clerk & Comptroller

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

BY: _____
Clerk (or Deputy Clerk)

BY: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 200__ by _____, Chairperson, Board of County Commissioners, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Typed name of Acknowledger
Deputy Clerk

Exhibit "A"
to Co. Deed
1 of 11

PARCEL 103B(ADDITIONAL R/W FOR L-18 CANAL)

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SURVEYOR WHOSE NAME APPEARS BELOW.
- 2. BEARINGS SHOWN ARE BASED ON THE PALM BEACH COUNTY GEODETIC CONTROL DENSIFICATION PROJECT WITH THE NORTH LINE OF SECTION 10 BEARING N89°16'48"E
- 3. THE LAND DESCRIPTION WAS PREPARED BY THE SURVEYOR
- 4. THIS IS NOT A BOUNDARY SURVEY
- 5. ABBREVIATIONS: P.O.C. = POINT OF COMMENCEMENT; P.O.B. = POINT OF BEGINNING; SEC.=SECTION; TWP = TOWNSHIP; RGE = RANGE; CB = CHORD BEARING; P.I. = POINT OF INTERSECTION; C/L = CENTERLINE; STA. = STATION; LNW = LAWSON, NOBLE & WEBB; PBCO = PALM BEACH COUNTY

DESCRIPTION:

A PORTION OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ONE-QUARTER (S1/4) CORNER OF SAID SECTION 2; THENCE S89°00'35"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 40.07 FEET TO THE POINT OF BEGINNING; THENCE N04°19'20"E, 4.01 FEET; THENCE S89°00'35"E, 114.61 FEET; THENCE S89°34'57"E, 100.00 FEET; THENCE S89°00'35"E, 799.39 FEET; THENCE S00°59'25"W, 5.00 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 2; THENCE N89°00'35"W, ALONG SAID SOUTH LINE, 1014.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 4,906 SQUARE FEET (0.11 ACRES), MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DELINEATED UNDER MY DIRECTION ON DECEMBER 14, 2007.

Kathleen L. Hall
KATHLEEN L. HALL, P.L.S.

FLORIDA REGISTRATION NO. 4103

KATHLEEN L. HALL LAND SURVEYING, INC.

5499 N. FEDERAL HIGHWAY, SUITE N

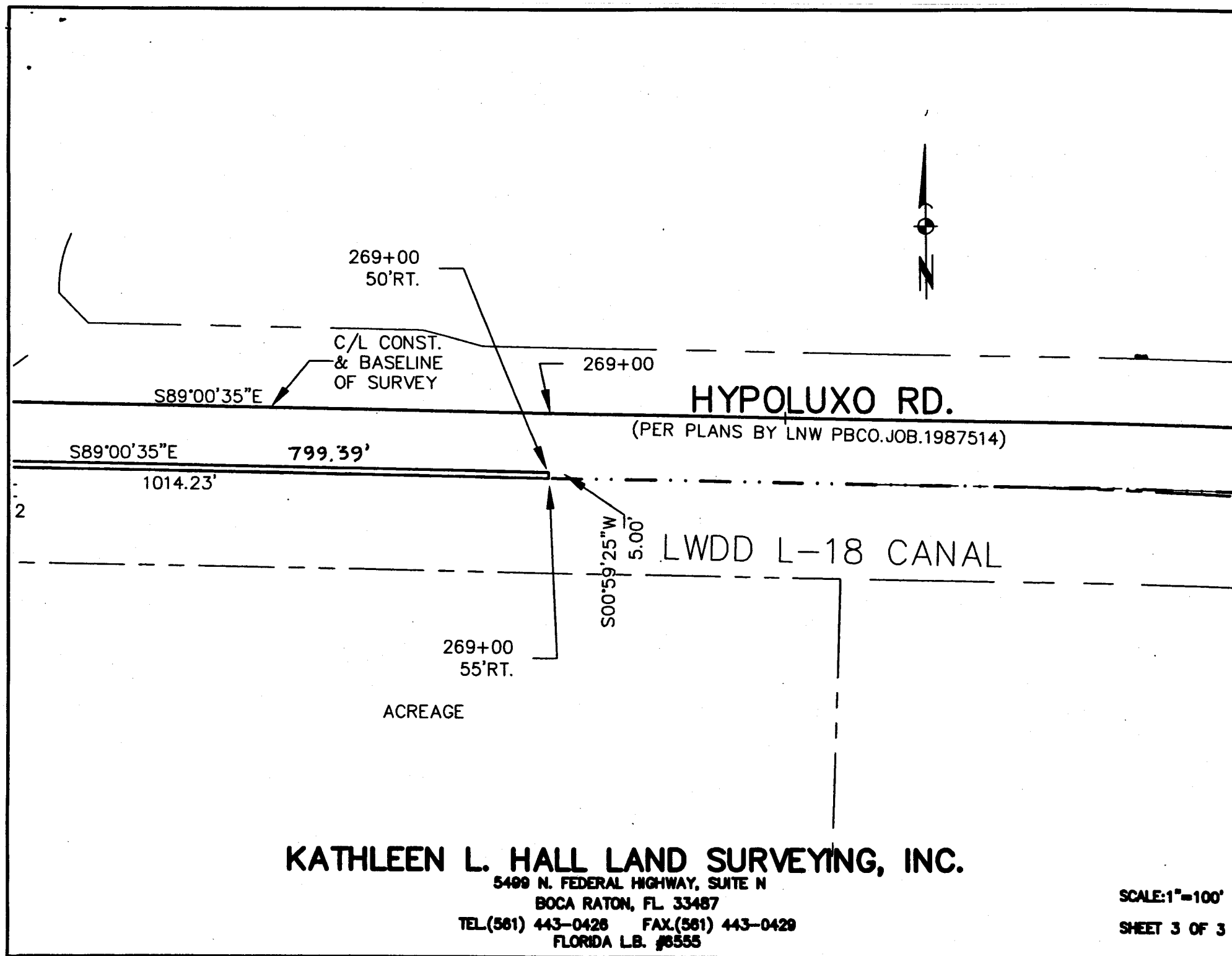
BOCA RATON, FL. 33487

TEL.(561) 443-0426 FAX.(561) 443-0429

FLORIDA L.B. #6555

REV.:6/9/08
REV.:5/30/08
REV.:2/4/08
REV.:1/24/08
DATE: 12/14/07
SHEET 1 OF 3
JOB NO.: 3574

Exhibit "A"
to Co. Deed
2 of 11



KATHLEEN L. HALL LAND SURVEYING, INC.

5400 N. FEDERAL HIGHWAY, SUITE N

BOCA RATON, FL 33487

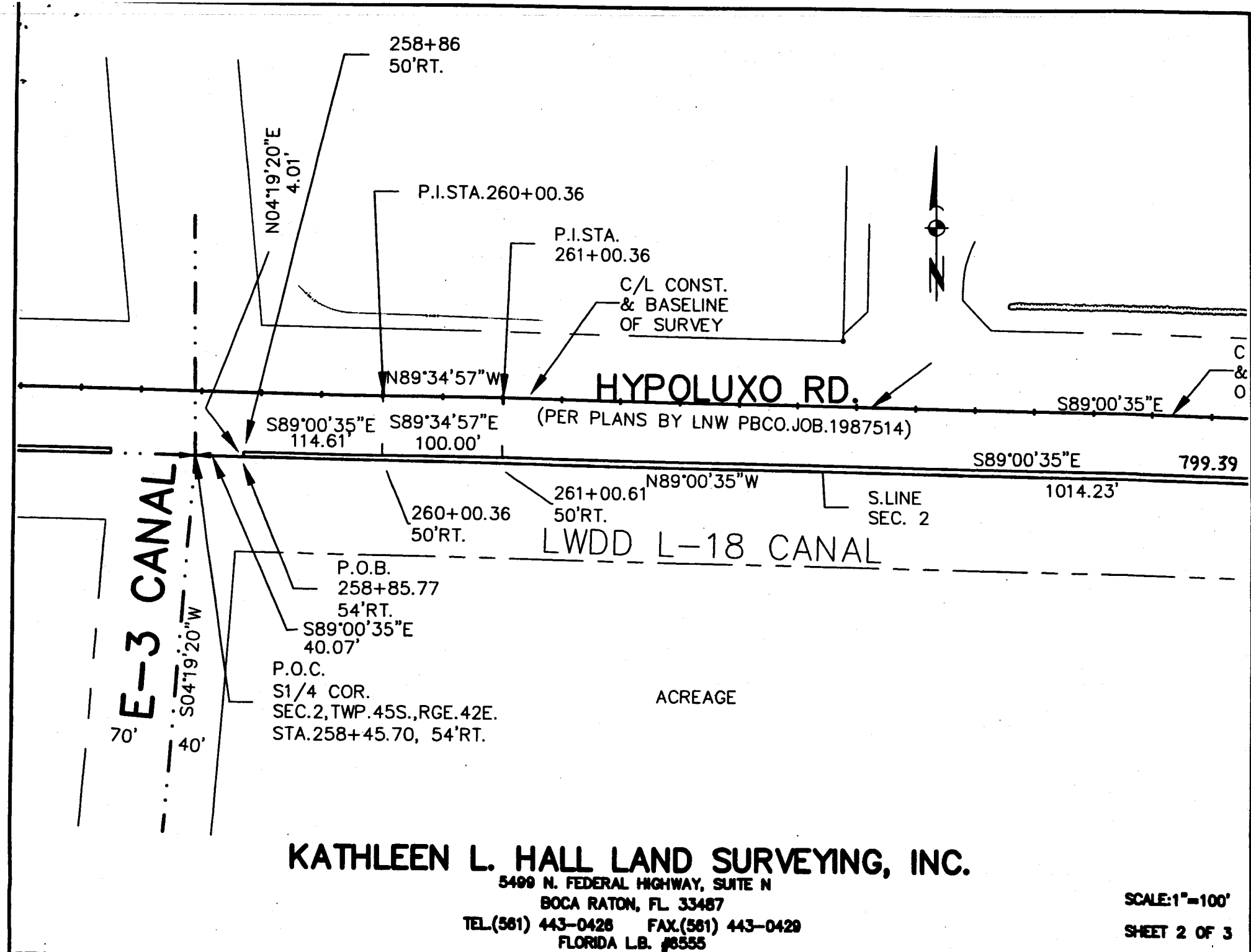
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FLORIDA L.B. #6555

SCALE:1"=100'

SHEET 3 OF 3

Exhibit "A"
to Co. Deed
3 of 11



KATHLEEN L. HALL LAND SURVEYING, INC.

5499 N. FEDERAL HIGHWAY, SUITE N
BOCA RATON, FL 33487
TEL.(561) 443-0428 FAX.(561) 443-0429
FLORIDA L.B. #8555

SCALE: 1"=100'
SHEET 2 OF 3

Exhibit "A"
to Co. Deed
4 of 11

- NOTES:
- PARCEL 103A(ADDITIONAL R/W FOR L-18 CANAL)
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SURVEYOR WHOSE NAME APPEARS BELOW.

2. BEARINGS SHOWN ARE BASED ON THE PALM BEACH COUNTY GEODETIC CONTROL DENSIFICATION PROJECT WITH THE NORTH LINE OF SECTION 10 BEARING N89°16'48"E

3. THE LAND DESCRIPTION WAS PREPARED BY THE SURVEYOR

4. THIS IS NOT A BOUNDARY SURVEY

5. ABBREVIATIONS: P.O.C. = POINT OF COMMENCEMENT; P.O.B. = POINT OF BEGINNING; SEC.=SECTION; TWP = TOWNSHIP; RGE = RANGE; CB = CHORD BEARING; R = RADIUS; A=ARC DISTANCE; Δ=DELTA ANGLE; LNW = LAWSON, NOBLE & WEBB; PBCO = PALM BEACH COUNTY; C = CORNER

DESCRIPTION:

A PORTION OF SECTIONS 3 AND 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S1/4) CORNER OF SAID SECTION 3; THENCE N89°16'48"E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE N00°43'10"W, 17.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, RADIAL LINE THROUGH SAID POINT BEARS S01°27'57"E; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 9910.00 FEET, A DELTA OF 02°49'30", AN ARC DISTANCE OF 488.62 FEET TO A POINT OF NON-TANGENCY; THENCE N89°58'13"E, 206.30 FEET; THENCE N01°21'33"E, 35.00 FEET; THENCE S88°38'27"E, 193.67 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 25050.00 FEET, A DELTA OF 01°09'34", AN ARC DISTANCE OF 506.91 FEET TO A POINT OF TANGENCY; THENCE S89°48'01"E, 1328.78 FEET; THENCE S89°00'35"E, 1824.12 FEET; THENCE S88°26'12"E, 100.00 FEET; THENCE S89°00'35"E, 599.16 FEET; THENCE S00°59'25"W, 4.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE N89°00'35"W, ALONG SAID SOUTH LINE OF SECTION 2, A DISTANCE OF 2594.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S89°16'51"W, 61.26 FEET TO A POINT ON AFORESAID SOUTH LINE OF SECTION 3; THENCE S89°16'48"W, ALONG SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 2592.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 63,636 SQUARE FEET (1.46 ACRES), MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DELINEATED UNDER MY DIRECTION ON DECEMBER 14, 2007.

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FLORIDA L.B. #6555

KATHLEEN L. HALL, P.L.S.

FLORIDA REGISTRATION NO. 4103

REV.:6/9/08
REV.:5/30/08
REV.:2/4/08
REV.:1/24/08
DATE: 12/14/07
SHEET 1 OF 8
JOB NO.: 3574

Exhibit 'A'
to Co. Deed
60611

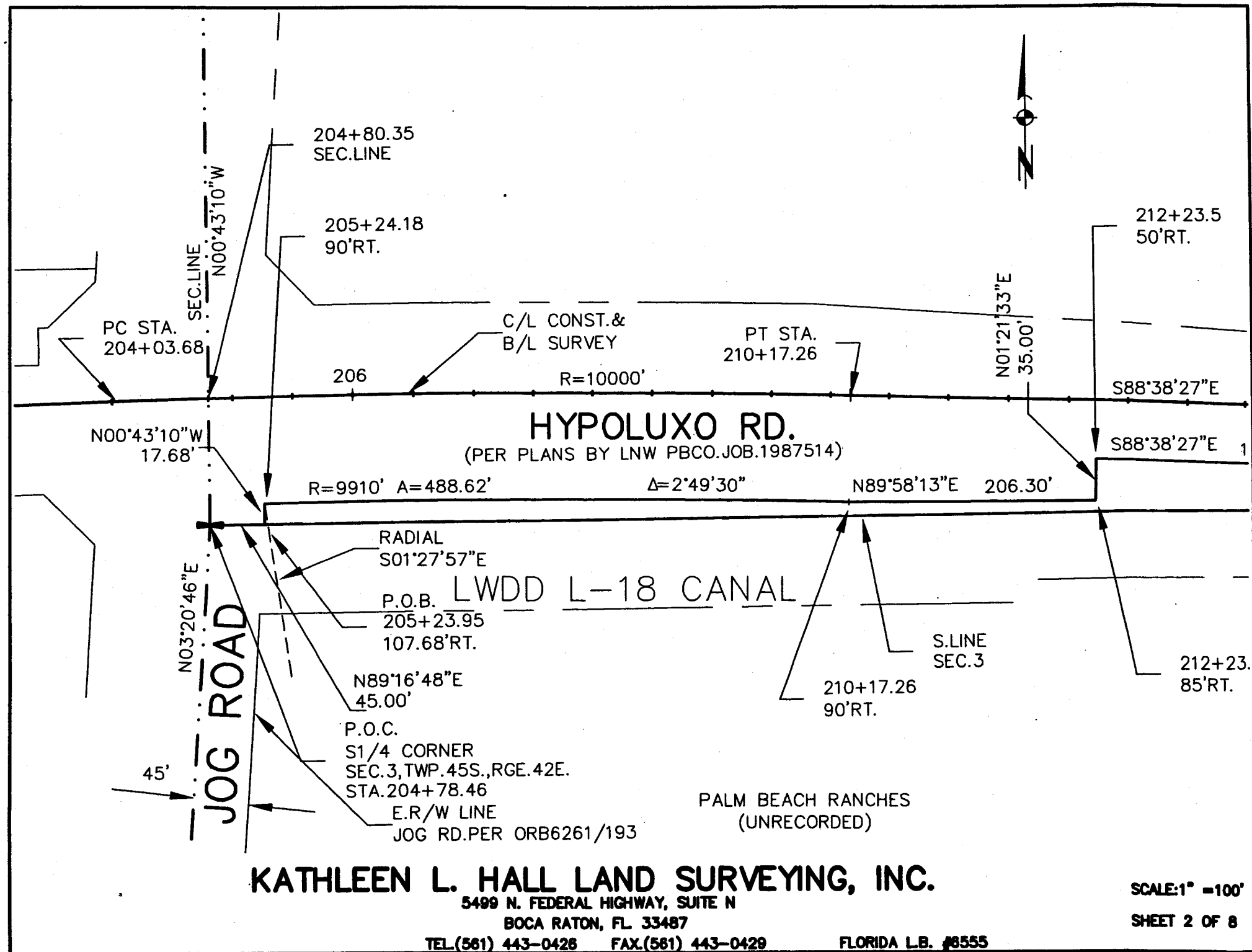
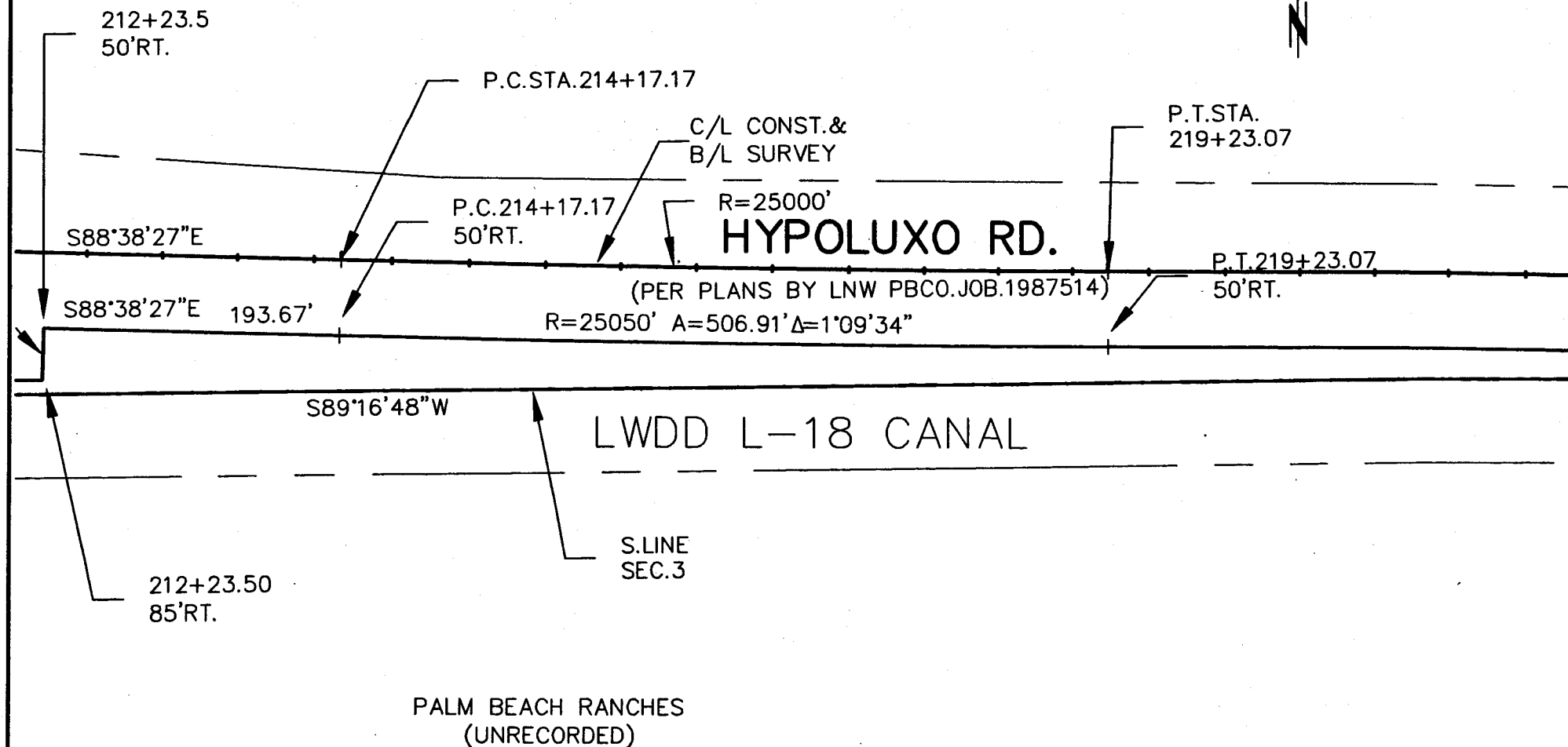


Exhibit "A"
to Co. Deed
6 of 11



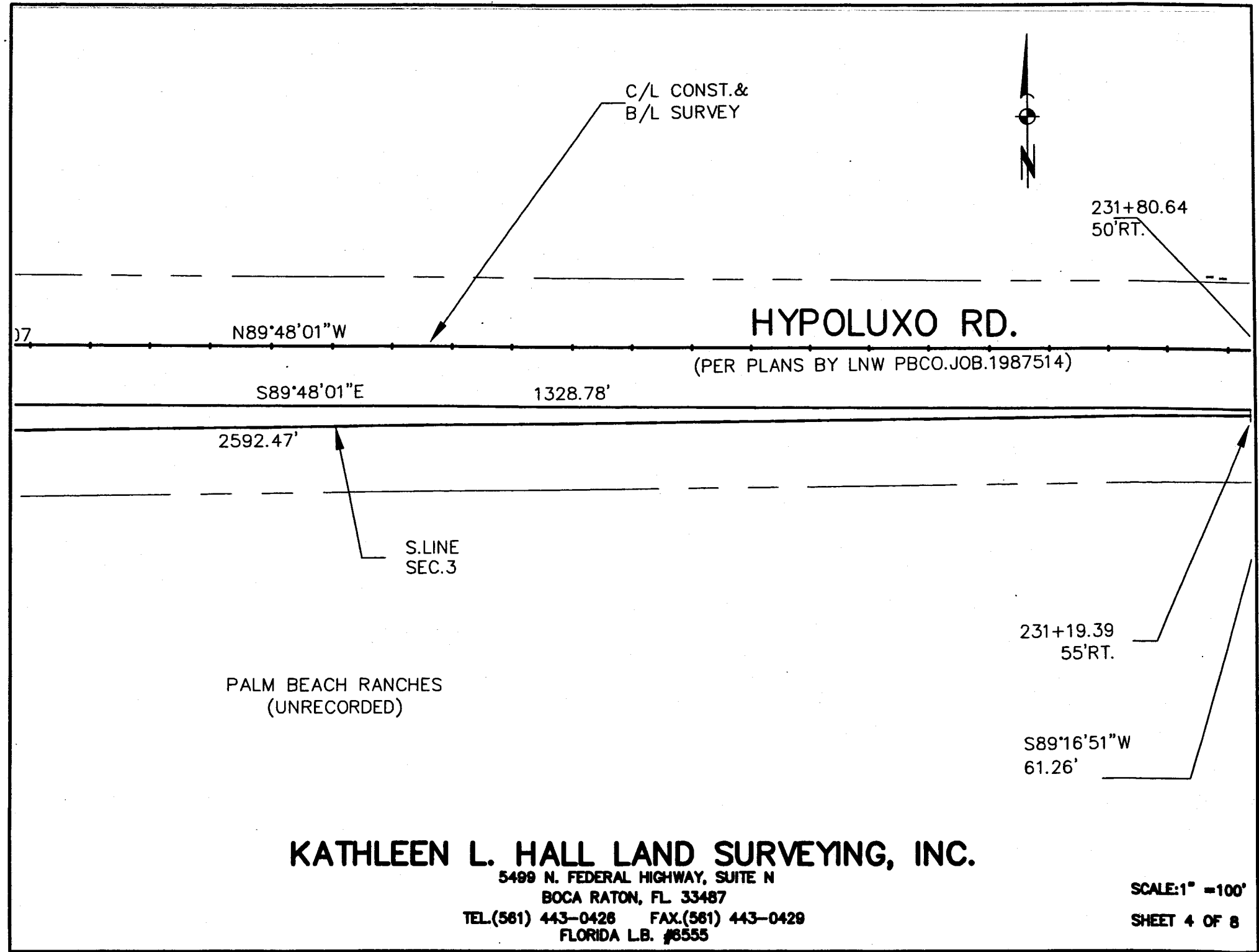
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SCALE:1" =100'

SHEET 3 OF 8

Exhibit "A"
to Co. Deed
7 of 11

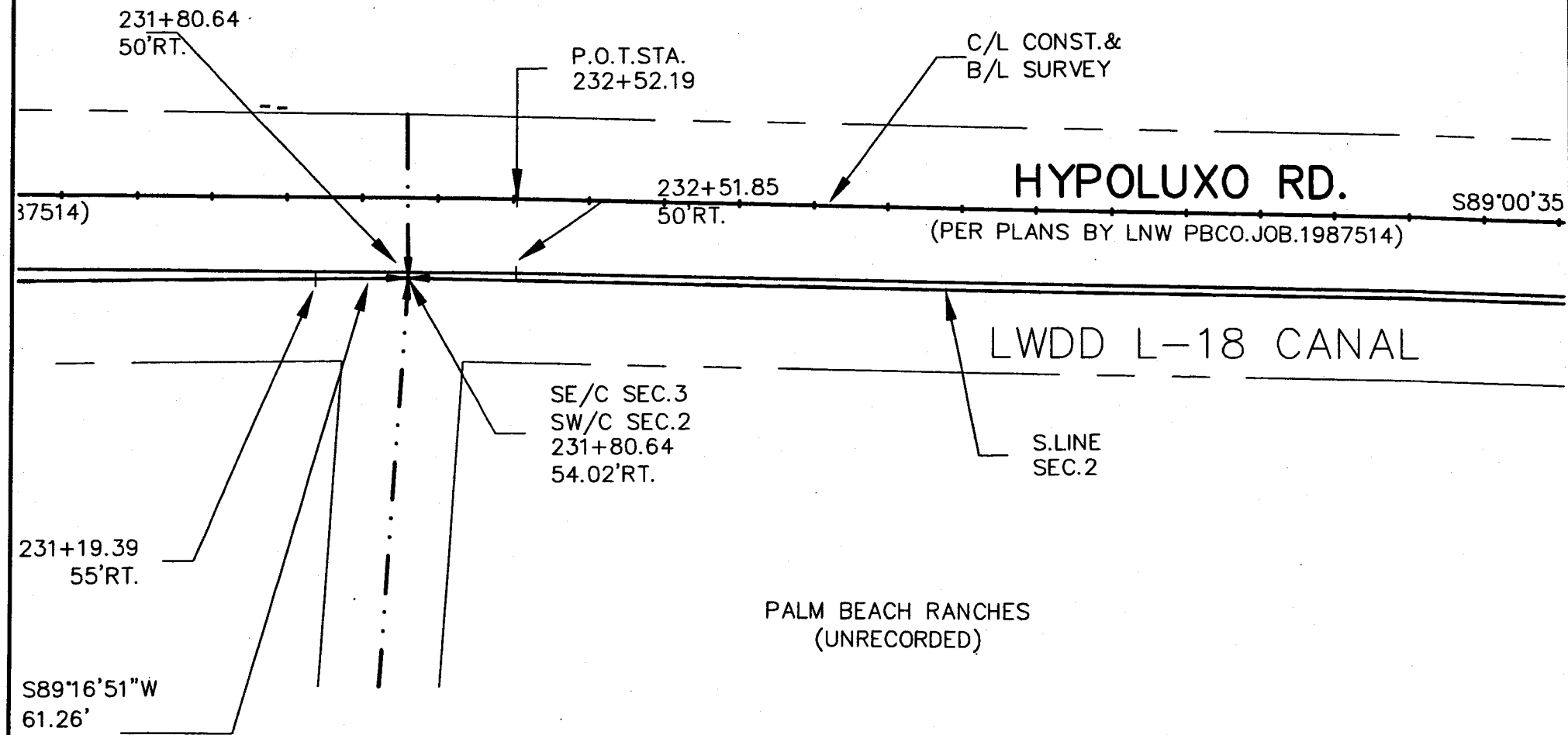


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SCALE:1" =100'
SHEET 4 OF 8

Exhibit "A"
to Co. Deed
8 of 11



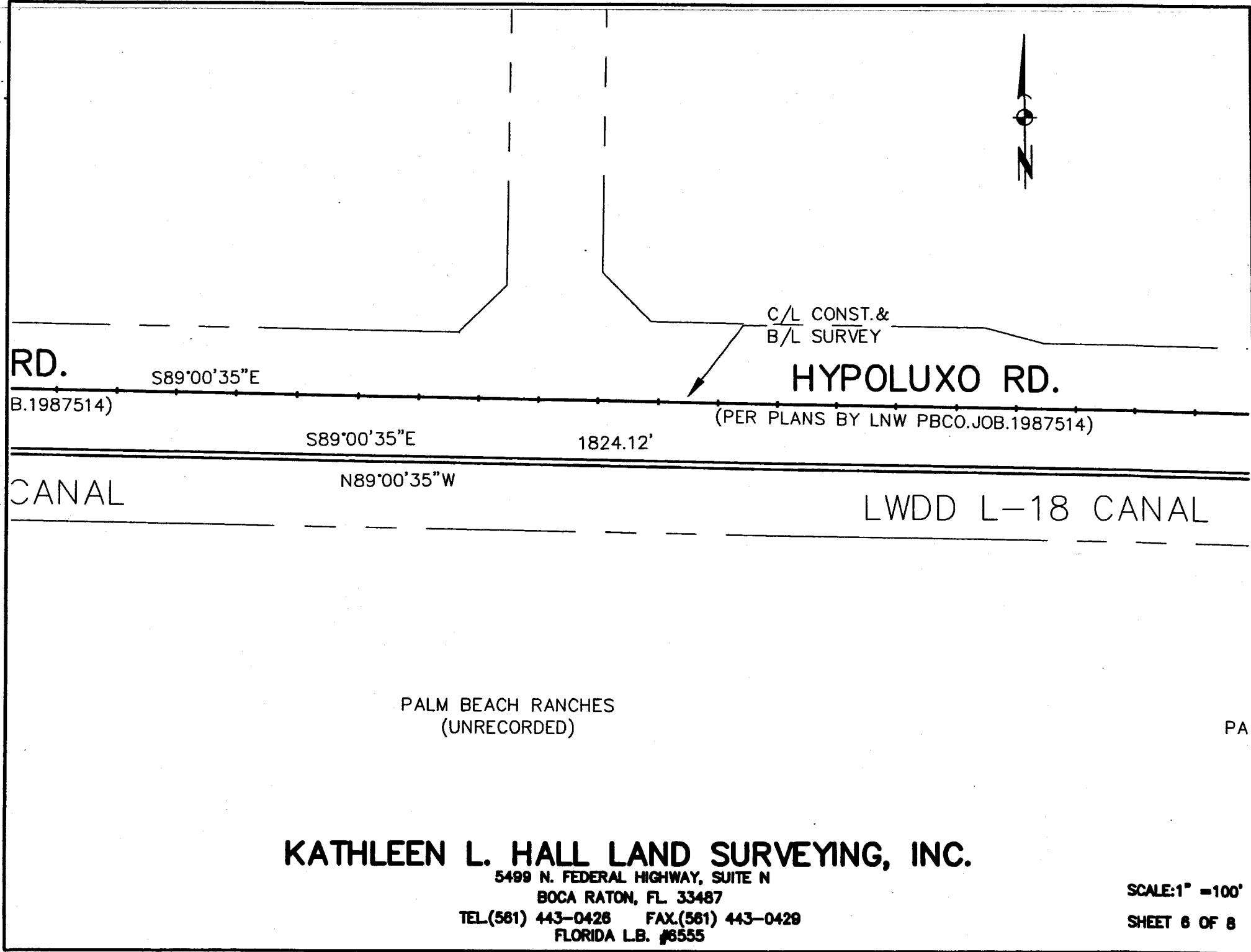
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SCALE: 1" = 100'

SHEET 5 OF 8

Exhibit "A"
to Co Deed
9 of 11

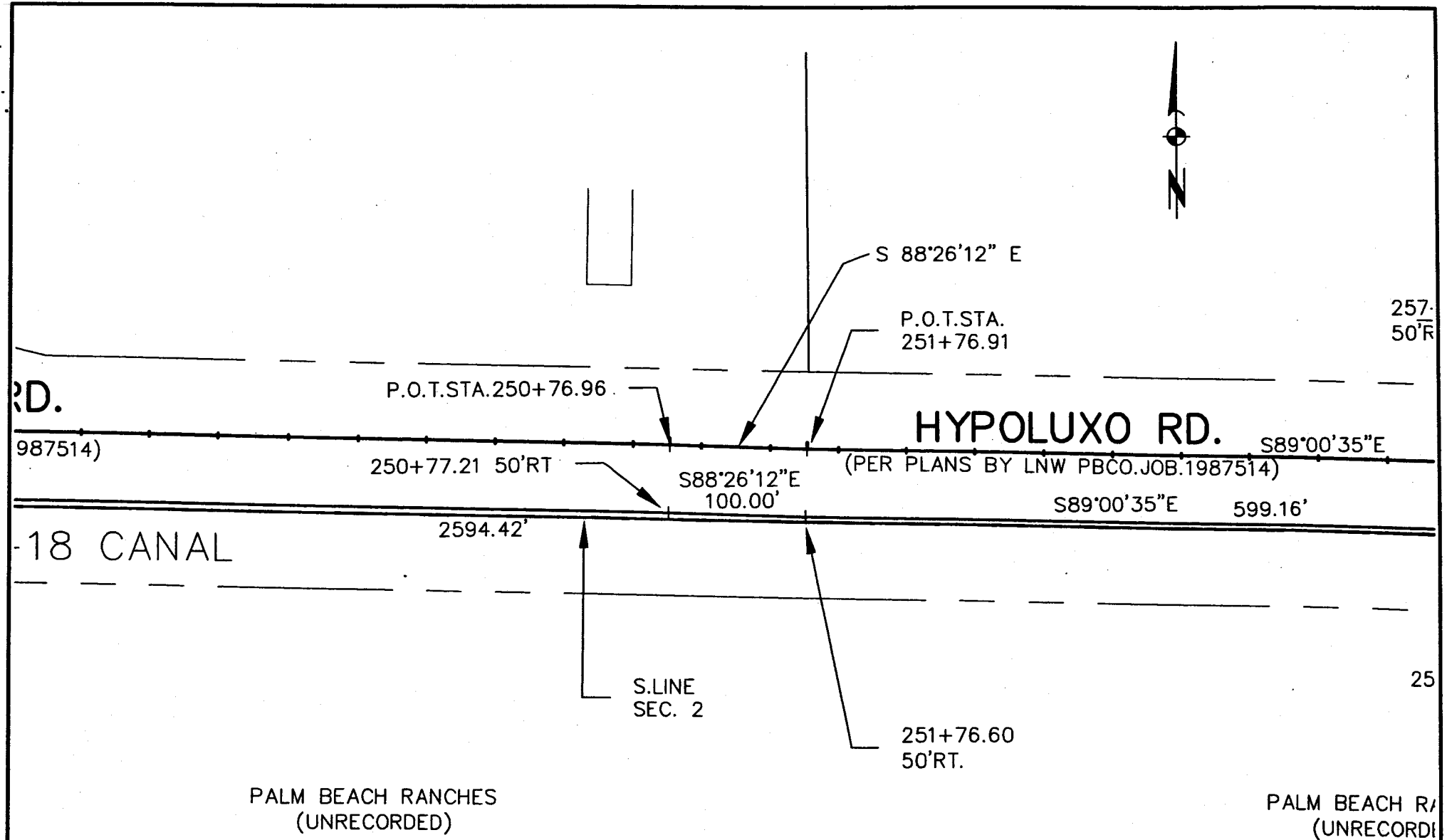


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SCALE:1" = 100'
SHEET 6 OF 8

Exhibit "A"
to Co. Deed
10 of 11



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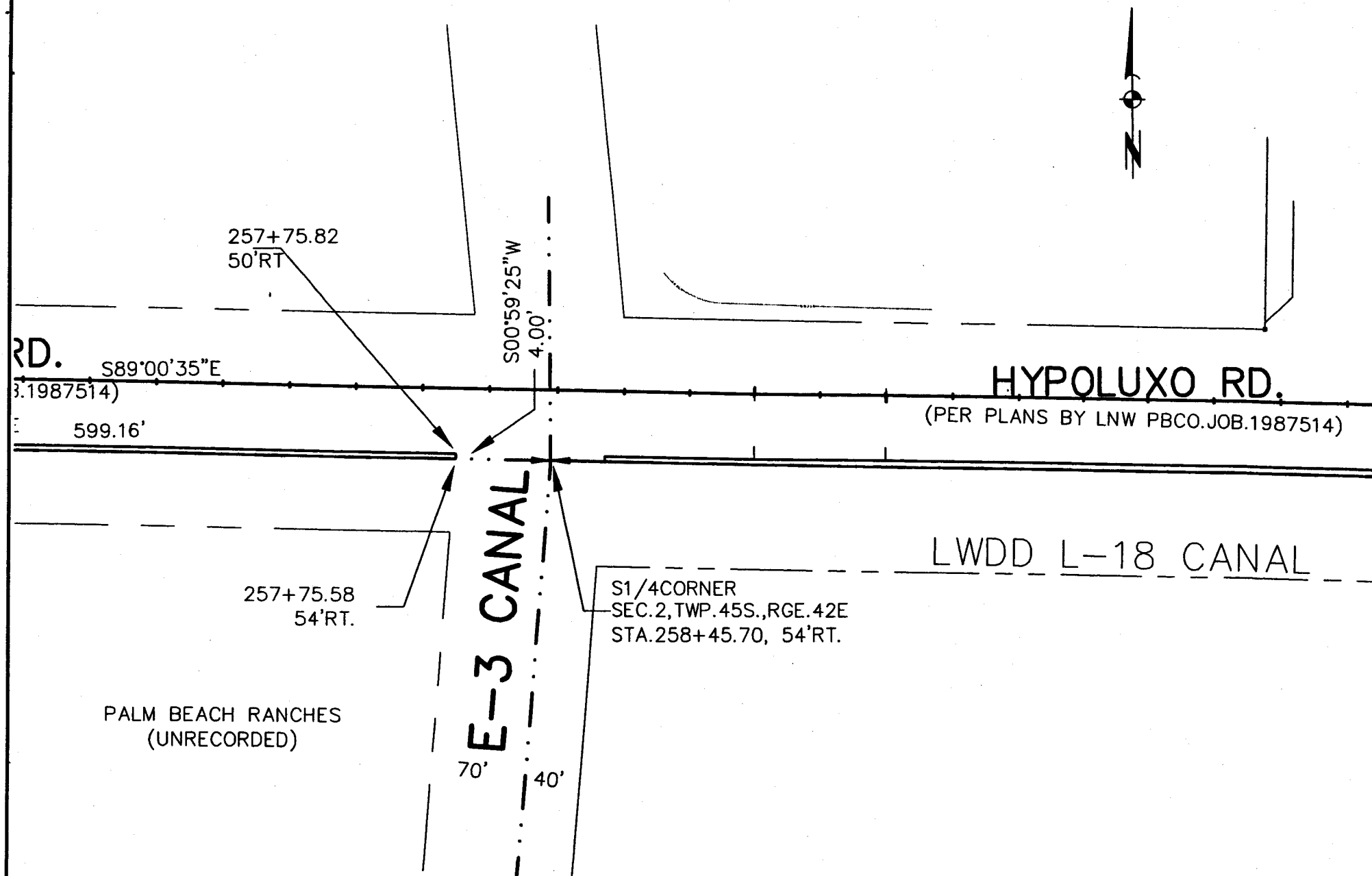
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SCALE: 1" = 100'

SHEET 7 OF 8

Exhibit "A"
to Co. Deed
11 of 11



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SCALE:1" =100'

SHEET 8 OF 8