

Agenda Item #: 3-C-8

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: July 22, 2008

☒ Consent

☐ Regular

☐ Workshop

☐ Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No.: 2003507A

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: Two Resolutions declaring the acquisition of properties designated as Parcel 103 as a partial fee simple acquisition for road right-of-way and Parcel 303 as a temporary construction easement necessary for the widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road.

SUMMARY: Adoption of these two Resolutions will authorize the filing of eminent domain proceedings against two parcels which total appraised value is \$337,300.

District 3 (PM)

Background and Justification: The property owner of Parcels 103 and 303 has not accepted the offer to purchase made by Palm Beach County. It is therefore necessary to file eminent domain proceedings to acquire these two parcels. The acquisition of Parcel 103 is required for a partial fee simple road right-of-way and Parcel 303, as a temporary construction easement. These parcels are required for the widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road, which is shown on the current Five-Year Road Program. The acquisition of these two parcels 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. Resolutions (2) with Exhibit "A" and Exhibit "B"

Recommended by:

Ormelio A. Fernandez
Division Director

6/27/08
Date

Approved by:

S. T. Webb
County Engineer

7/2/08
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	\$337,450	-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	\$337,450	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No
Budget Acct No.: Fund 3504 Dept. 361 Unit 0951 Object 6120.
Program

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

Road Impact Fee Fund - Zone 4
Congress Ave/S of Lantana Rd to Lantana Rd

Appraised Value - Parcel 103	\$259,100.00
- Parcel 303	\$ 78,200.00
Clerk of Courts Fee	\$ 150.00
Fiscal Impact	\$337,450.00

C. Departmental Fiscal Review: R.D. Wand 6/25/08

III. REVIEW COMMENTS

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

Atwellhite 7.8.08
OFMB
SW 7/8/08 CN 7/3/08

Dr. J. Jacob 7.19.08
Contract Dev. and Control
above 7/19/08

B. Approved as to Form and Legal Sufficiency:

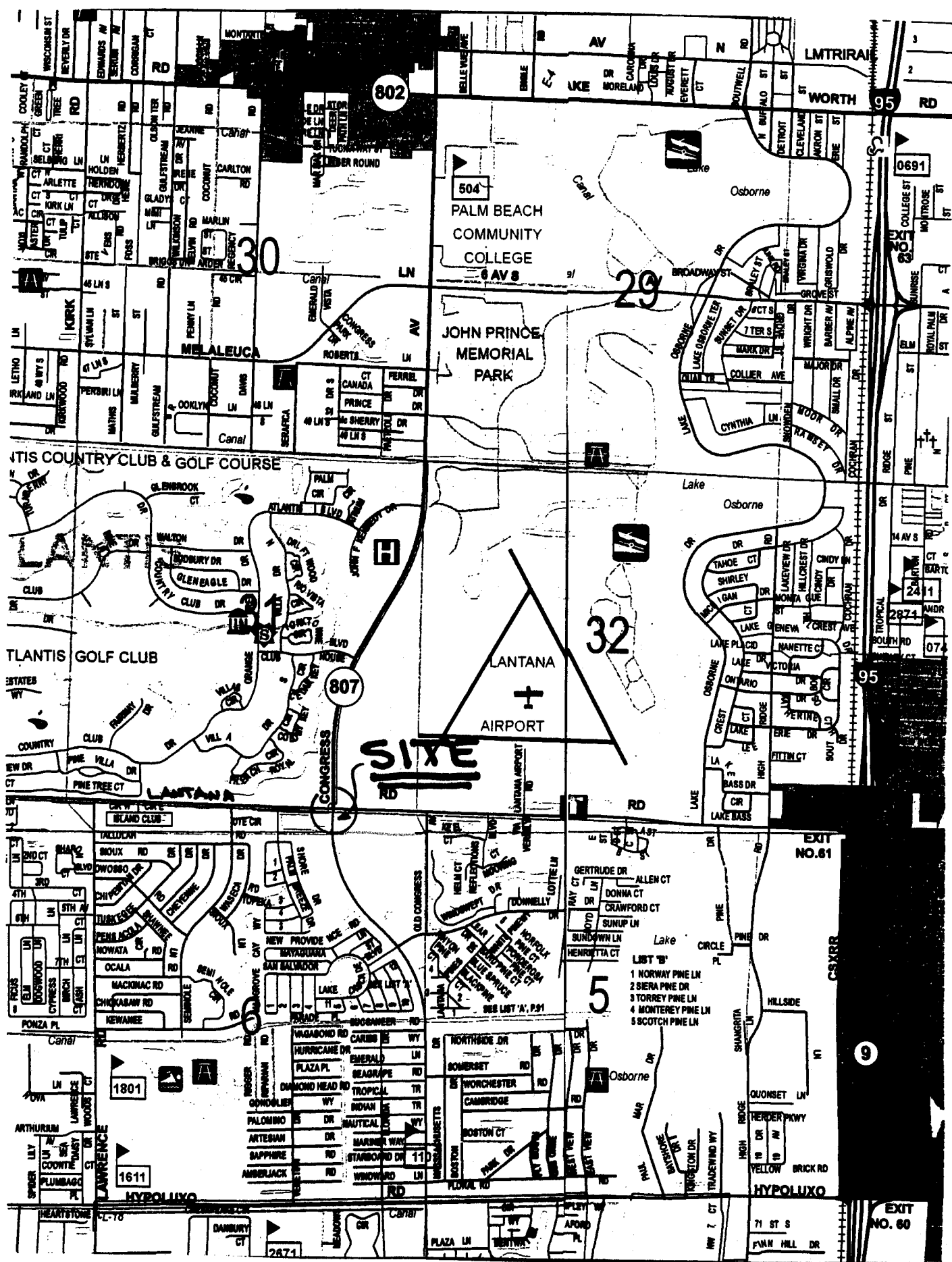
[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP



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 103 AS A PARTIAL FEE SIMPLE ACQUISITION FOR ROAD RIGHT-OF-WAY, NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS ON CONGRESS AVENUE, FROM SOUTH OF LANTANA ROAD TO LANTANA ROAD 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 widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 103 as a partial fee simple acquisition for road right-of-way; 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 103 for the necessary partial fee simple acquisition for road right-of-way, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road 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 103 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; a partial fee simple Acquisition for road right-of-way necessary for the widening and Construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road.

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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT #24 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10706, PAGE 1418 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT #24 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10706, PAGE 1418; SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 4331, PAGE 1012 OF SAID PUBLIC RECORDS AND ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1840.08 FEET, WHERE THE RADIAL LINE BEARS N89°23'12"E;
THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°39'02" FOR 53.01 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°02'14"E FOR 121.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7848, PAGE 1619 OF SAID PUBLIC RECORDS AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, WHERE THE RADIAL LINE BEARS S86°59'29"E;
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°32'11" FOR 29.90 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°27'18"E FOR 19.86 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S46°25'47"W FOR 25.96 FEET;
THENCE S85°15'35"W FOR 2.36 FEET;
THENCE S46°25'47"W FOR 16.69 FEET;
THENCE S01°55'08"W FOR 159.52 FEET TO THE SOUTHERLY LINE OF SAID TRACT #24;
THENCE ALONG THE SAID SOUTHERLY LINE, N88°27'00"W FOR 7.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2197.69 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N01°02'14"E ALONG THE EASTERLY R/W LINE OF CONGRESS AVENUE.

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
P.B.- PLAT BOOK
O.R.B.- OFFICIAL RECORDS BOOK
CL - CENTERLINE

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 6/16/08

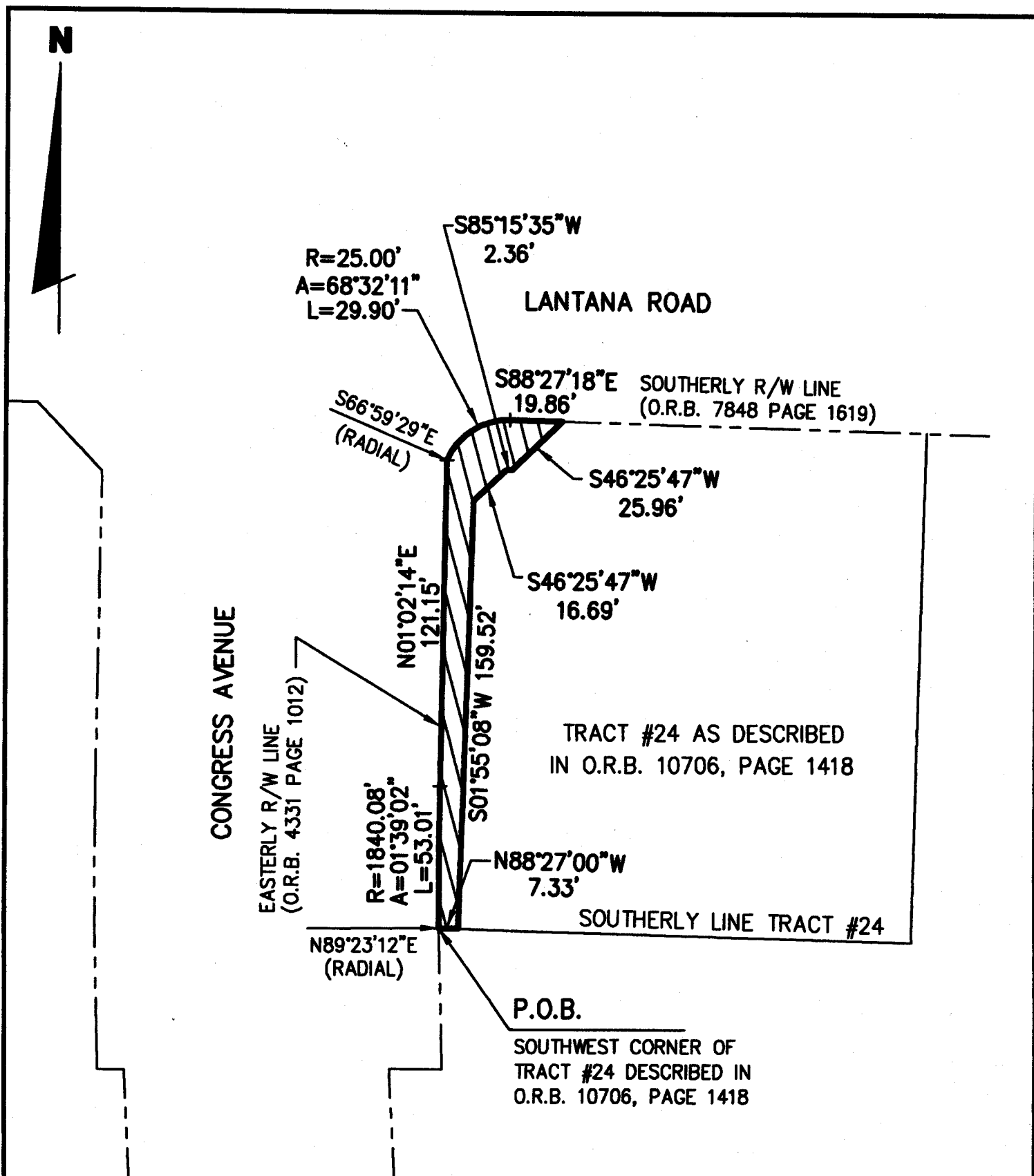


PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN: DKN	PROJ. No. 05-016
CHECKED: TB	SCALE: NONE
DATE: JUNE 2006	SHEET 1 OF 2

CONGRESS AVENUE
R/W PARCEL 103


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

THIS SKETCH IS NOT A SURVEY

 SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN:	DKN	PROJ. No. 05-016
CHECKED:	TB	SCALE: 1" = 50'
DATE:	JUNE 2006	SHEET 2 OF 2

 CONGRESS AVENUE
R/W PARCEL 103

EXHIBIT "B"

CONGRESS AVENUE FROM SOUTH OF LANTANA ROAD TO LANTANA ROAD PALM BEACH COUNTY PROJECT #2003507A

SAFETY

The design includes construction plans for a six-lane divided urban arterial from south of Lantana Road to Lantana Road. The purpose of the project is to widen the existing four-lane roadway relieving congestion and improving drainage for the corridor. This segment will be constructed at approximately the same time as the project from Lantana Road to south of Lantana Road and is included for construction in Fiscal Year 2009.

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 Congress Avenue from south of Lantana Road to Lantana Road to a six-lane divided urban arterial had been estimated prior to beginning design. The appropriate funding for design, easement and right-of-way acquisition, and construction was budgeted in the County's Roadway Program in fiscal years 2003 through 2009. Throughout the roadway design process, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of right-of-way parcels for this project fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Alternate routes were considered based on the Project Development and Environmental (PD&E) Study for south of Lanatna Road to Lantana Road by FDOT. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-way Identification Map) has for many years, defined this route as necessary 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.

LONG RANGE PLANNING

The development of this project is in conformance with the Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way Identification Map). The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way Identification Map) identifies this section of Congress Avenue as 110' right-of-way width. The 110' right-of-way width is designed to accommodate an ultimate six (6) lane divided roadway, which is required to meet traffic demands at full development of the County.

ENVIRONMENTAL IMPACTS

The alignment of the roadway is mainly within existing rights-of-way. This roadway improvement project will be permitted through all appropriate environmental regulatory agencies.

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 303 AS A TEMPORARY CONSTRUCTION EASEMENT
ACQUISITION NECESSARY FOR THE WIDENING AND
CONSTRUCTION OF IMPROVEMENTS ON CONGRESS
AVENUE, FROM SOUTH OF LANTANA ROAD TO LANTANA
ROAD 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 widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 303 as a Temporary Construction Easement; 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 303 for the necessary Temporary Construction Easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road 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 303 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; a Temporary Construction Easement acquisition, necessary for the widening and construction of improvements on Congress Avenue, from south of Lantana Road to Lantana Road.

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"
1052

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT #24 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10706, PAGE 1418 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT #24 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10706, PAGE 1418;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT #24, S88°27'00"E FOR 7.33 FEET TO THE POINT OF BEGINNING;

THENCE N01°55'08"E FOR 159.52 FEET;

THENCE N46°25'47"E FOR 16.69 FEET;

THENCE N85°15'35"E FOR 2.36 FEET;

THENCE N46°25'47"E FOR 25.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7848, PAGE 1619 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°27'18"E FOR 14.11 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S46°25'47"W FOR 51.87 FEET;

THENCE S01°55'08"W FOR 153.25 FEET TO THE SOUTHERLY LINE OF SAID TRACT #24; THENCE ALONG SAID SOUTHERLY LINE N88°27'00"W FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2069.79 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N88°27'00"W ALONG THE SOUTHERLY LINE OF TRACT #24.

ABBREVIATIONS

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R/W - RIGHT-OF-WAY
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JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 6/18/08



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

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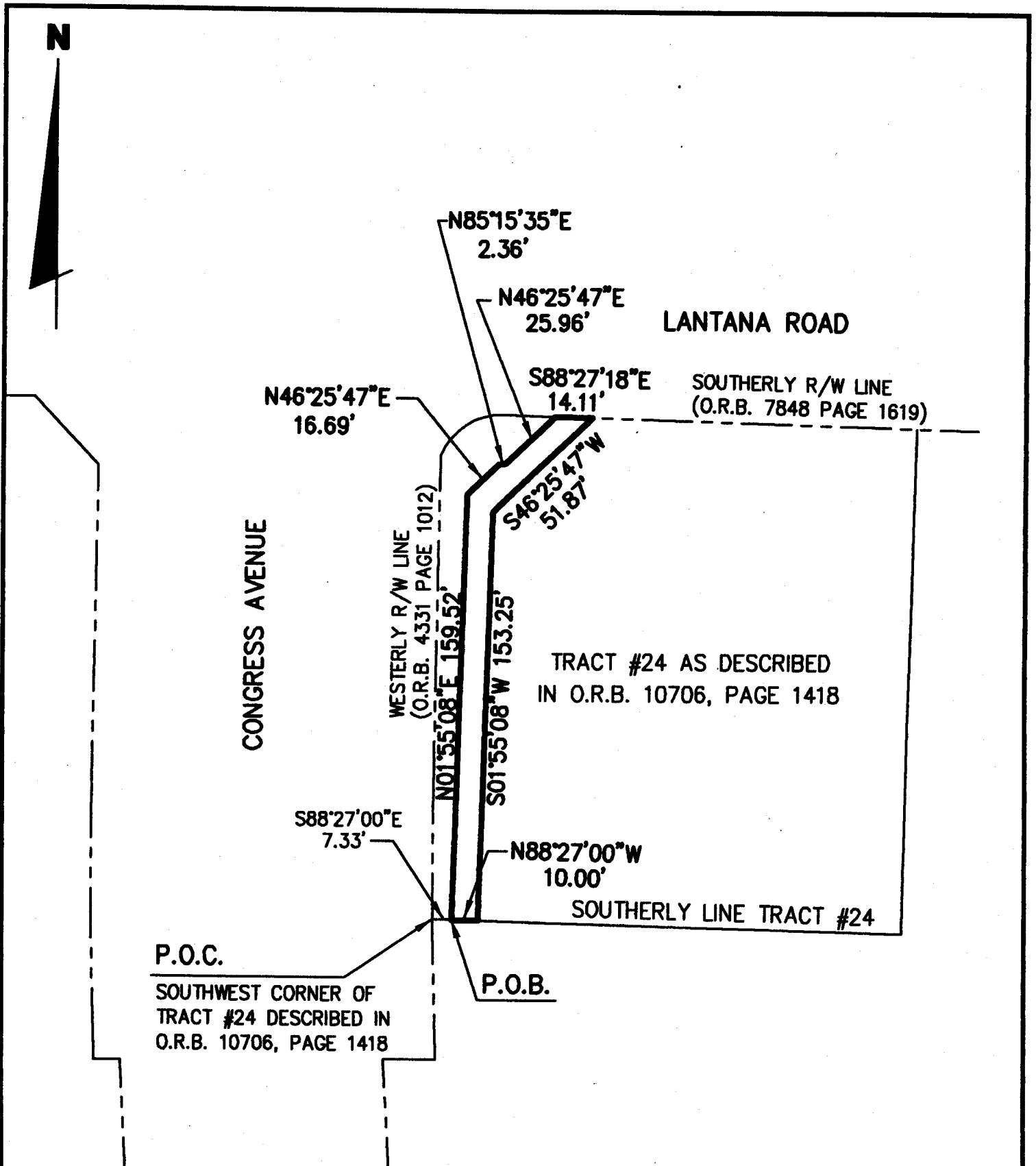
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN: DKN	PROJ. No. 05-016
CHECKED: TB	SCALE: NONE
DATE: JUNE 2006	SHEET 1 OF 2

CONGRESS AVENUE
TCE PARCEL 303

EXHIBIT "A"

2 of 2



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

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CONGRESS AVENUE
TCE PARCEL 303

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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 Congress Avenue from south of Lantana Road to Lantana Road to a six-lane divided urban arterial had been estimated prior to beginning design. The appropriate funding for design, easement and right-of-way acquisition, and construction was budgeted in the County's Roadway Program in fiscal years 2003 through 2009. Throughout the roadway design process, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of right-of-way parcels for this project fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Alternate routes were considered based on the Project Development and Environmental (PD&E) Study for south of Lanatna Road to Lantana Road by FDOT. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-way Identification Map) has for many years, defined this route as necessary 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.

LONG RANGE PLANNING

The development of this project is in conformance with the Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way Identification Map). The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way Identification Map) identifies this section of Congress Avenue as 110' right-of-way width. The 110' right-of-way width is designed to accommodate an ultimate six (6) lane divided roadway, which is required to meet traffic demands at full development of the County.

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The alignment of the roadway is mainly within existing rights-of-way. This roadway improvement project will be permitted through all appropriate environmental regulatory agencies.