

Agenda Item # : **3-C-5**

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

Meeting Date: December 2, 2008

Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: A Resolution declaring the acquisition of property known as Parcel 102 and Parcel 103, as partial takes in fee simple for Right-of-Way, for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, project number 2006502.

SUMMARY: Approval of this action will adopt a Resolution to authorize the filing of eminent domain proceedings against two parcels whose total appraised value is \$39,100.

District 3 (PM)

Background and Justification: The acquisition of these parcels are for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal. This acquisition 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 with Exhibit "A" and Exhibit "B" (4)

Recommended by: *[Signature]* Division Director 10/27/09 *[Signature]* Date

Approved by: *[Signature]* County Engineer 11/3/08 Date

KAT *[Signature]*

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	\$39,100	-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	\$39,100	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No
Budget Acct No.: Fund 3500 Dept. 361 Unit 1165 Object 6120
Program

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


Transportation Improvement Fund
Lawrence Rd over Boynton Canal

Appraisal - Parcel 102	\$ 2,300.00
- Parcel 103	\$36,800.00
Fiscal Impact	<u>\$39,100.00</u>

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

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

[Signature] 11-4-08
OFMB  SW 11/14/08 CN 11/4/08

[Signature] 11/05/08
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.

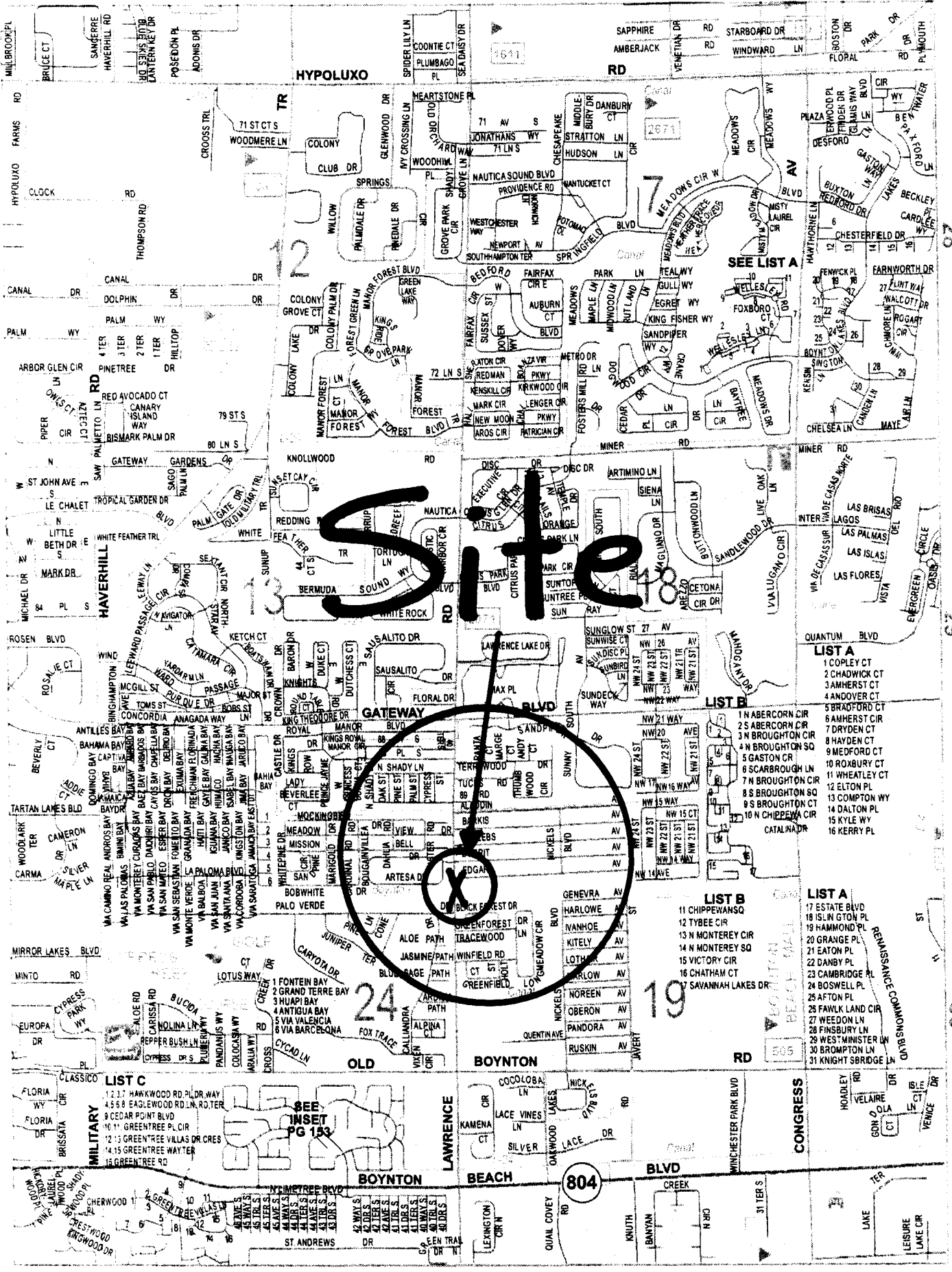
Location Map

R42

See pg 90

R43

98



Site

SEE LIST A

LIST B

LIST B

LIST A

LIST C

SEE INSET PG 153

804

See pg 104

98

RESOLUTION NO. R-2008

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 102 AS A PARTIAL TAKE IN FEE SIMPLE FOR RIGHT-OF-WAY, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF LAWRENCE ROAD FROM SOUTH OF THE C. STANLEY WEAVER CANAL TO NORTH OF THE C. STANLEY WEAVER CANAL, 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 improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 102 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 102, which is 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 102 for the necessary Partial Take in Fee Simple for Right-of-Way, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, 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, a Partial Take in Fee Simple of the property identified as Parcel 102 is necessary for right-of-way, thereon with the construction to be undertaken by Palm Beach County on Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, thereon and adjacent thereto. The right-of-way Partial Take in Fee Simple of the parcel is granted upon the condition that the construction limits shall not extend beyond the limits outlined in the legal description of said property; and,

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

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal; and,

WHEREAS, in order to accomplish the acquisition of this parcel, 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:

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the County Attorney are hereby further 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 "B", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Engineer and County Attorney are hereby authorized 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 "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Partial Take in Fee Simple for 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:

- District 1: Karen T. Marcus _____
- District 2: John F. Koons _____
- District 3: _____
- District 4: Mary McCarty _____
- District 5: _____
- District 6: Jess R. Santamaria _____
- District 7: _____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

LAWRENCE ROAD AT THE C. STANLEY WEAVER CANAL PALM BEACH COUNTY, PROJECT #2006502

SAFETY

Lawrence Road is currently a five (5) lane urban highway running north and south through a residential area. However, it is currently restricted to two (2) lanes in width. The widening of Lawrence Road at the C. Stanley Weaver Canal as a five (5) lane roadway (transitioning to 4 lanes over the bridge) will improve the overall safety for users of this roadway by eliminating the two lane restriction and resultant traffic merges, providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. 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 Lawrence Road at the C. Stanley Weaver Canal as a five (5) lane roadway (4 lanes over the bridge itself), had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. 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 the 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

Lawrence Road is a heavily traveled roadway. 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.

Alternate routes were not feasible, as this project falls within an established, existing roadway corridor, and addresses the completion of a "gap" in previously constructed projects to the north and south.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Lawrence Road exists along an established roadway corridor. The proposed improvements occur mainly within existing rights of way, thus minimizing any negative impacts to the surrounding environment. This roadway improvement project has been permitted through the appropriate environmental regulatory agencies.

Following is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Lawrence Road at the C. Stanley Weaver Canal:

FEE ACQUISITION OF ADDITIONAL RIGHT OF WAY FOR CORNER SIGHT LINES – PARCEL NO. 102

Restrictions to visibility are often present at intersecting streets, caused by vegetation and improvements outside of the normal Right of Way that are not maintained or controlled by the County. This is the case at Edgar Avenue. In accordance with Florida Statutes, the Florida Department of Transportation has developed and implemented policies, publishing them as the "Florida Greenbook", in order to control obstructions to sight distance at intersecting streets where hindrances to visibility in either direction (left or right) might occur. It is often necessary to purchase "corner clips" for proper sight lines, as is the case with Parcel no. 102. This parcel is required to assure that vehicles approaching the intersection from the north and south will be clearly seen by vehicles entering Lawrence Road from the side street, Edgar Avenue.

FEE ACQUISITION OF ADDITIONAL RIGHT OF WAY – PARCEL NO.103

In conformance to the 2030 Long Range Transportation Plan, Lawrence Road is to be reconstructed to provide 5 lanes. The Comprehensive Plan requires that 80 ft be available for construction along this particular corridor, therefore additional right of way must be acquired (7 ft of additional right of way was already acquired from the opposite (westerly) side of the street, bringing the current right of way to 73 ft in width), and the only remaining portion of right of way not yet acquired is this one, to the north of the C. Stanley Weaver Canal along the east side of Lawrence Road, 7 ft shown as Parcel no. 103.

Exhibit "B"

102

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, LYING IN LOT 1, BLOCK 5, OF PLAT NO.1 WEST BOYNTON, RECORDED IN PLAT BOOK 14, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE NORTH LINE OF SAID LOT 1, N87°44'56"E FOR 7.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N87°44'56"E FOR 24.17 FEET TO A POINT OF CUSP ON A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 71°49'32" FOR 31.34 FEET;
THENCE S01°39'09"W FOR 29.82 FEET TO THE EAST RIGHT-OF-WAY OF LAWRENCE ROAD, LYING 40.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19;
THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°16'56"W FOR 46.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 137 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N00°16'56"W ALONG THE WEST LINE OF SECTION 19.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- O.R.B.- OFFICIAL RECORD BOOK
- P.B.- PLAT BOOK
- R - RADIUS
- ? - CENTRAL ANGLE
- A - ARC LENGTH
- 40'RI - DISTANCE RIGHT OF BASELINE
- CL - CENTERLINE
- LAE - LIMITED ACCESS EASEMENT
- PBCo - PALM BEACH COUNTY

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.

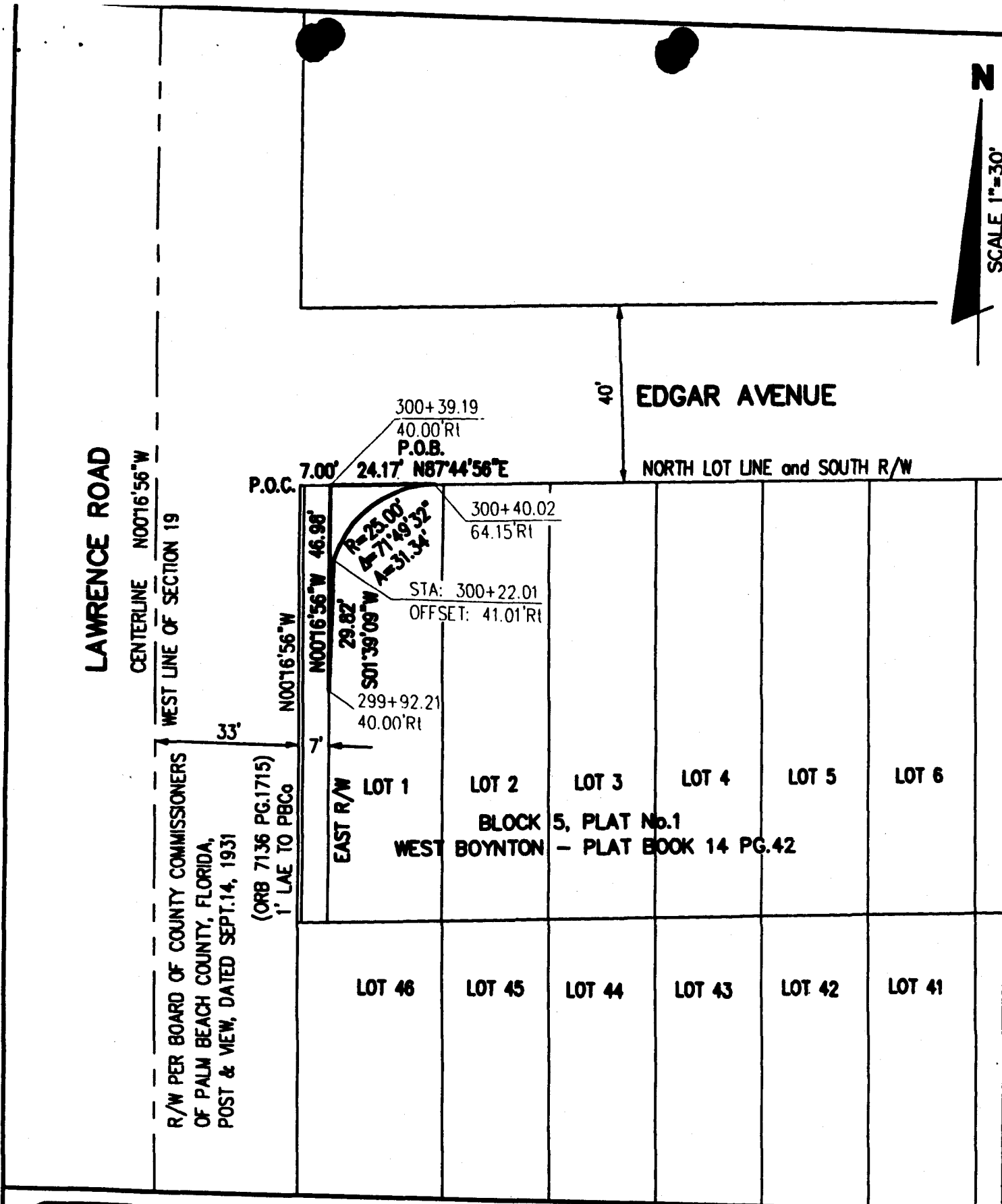
[Signature]
 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: APR 14 2008

LAWRENCE ROAD

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) 615-3988 FAX

LEGAL DESCRIPTION		
DRAWN:	MDB	PROJ. No. 06-022
CHECKED:	JEP	SCALE: NONE
R/W PARCEL 102		DATE: 4/14/08
SHEET 1 OF 2		

Exhibit "B"
2 of 2



N
SCALE 1"=30'



LAWRENCE ROAD

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) 615-3988 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

DRAWN:	MDB	PROJ. No.	06-022
CHECKED:	JEP	SCALE:	1"=30'
R/W PARCEL 102		DATE:	4/14/08
		SHEET 2 OF 2	

RESOLUTION NO. R-2008

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 103 AS A PARTIAL TAKE IN FEE SIMPLE FOR RIGHT-OF-WAY, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF LAWRENCE ROAD FROM SOUTH OF THE C. STANLEY WEAVER CANAL TO NORTH OF THE C. STANLEY WEAVER CANAL, 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 improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 103 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 103, which is 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 Take in Fee Simple for Right-of-Way, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, 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, a Partial Take in Fee Simple of the property identified as Parcel 103 is necessary for right-of-way, thereon with the construction to be undertaken by Palm Beach County on Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal, thereon and adjacent thereto. The right-of-way Partial Take in Fee Simple of the parcel is granted upon the condition that the construction limits shall not extend beyond the limits outlined in the legal description of said property; and,

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

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Lawrence Road from south of the C. Stanley Weaver Canal to north of the C. Stanley Weaver Canal; and,

WHEREAS, in order to accomplish the acquisition of this parcel, 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:

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2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the County Attorney are hereby further 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 "B", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Engineer and County Attorney are hereby authorized 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 "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Partial Take in Fee Simple for 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:

District 1: Karen T. Marcus	_____
District 2: John F. Koons	_____
District 3:	_____
District 4: Mary McCarty	_____
District 5:	_____
District 6: Jess R. Santamaria	_____
District 7:	_____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

LAWRENCE ROAD AT THE C. STANLEY WEAVER CANAL PALM BEACH COUNTY, PROJECT #2006502

SAFETY

Lawrence Road is currently a five (5) lane urban highway running north and south through a residential area. However, it is currently restricted to two (2) lanes in width. The widening of Lawrence Road at the C. Stanley Weaver Canal as a five (5) lane roadway (transitioning to 4 lanes over the bridge) will improve the overall safety for users of this roadway by eliminating the two lane restriction and resultant traffic merges, providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. 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 Lawrence Road at the C. Stanley Weaver Canal as a five (5) lane roadway (4 lanes over the bridge itself), had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. 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 the 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

Lawrence Road is a heavily traveled roadway. 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.

Alternate routes were not feasible, as this project falls within an established, existing roadway corridor, and addresses the completion of a "gap" in previously constructed projects to the north and south.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Lawrence Road exists along an established roadway corridor. The proposed improvements occur mainly within existing rights of way, thus minimizing any negative impacts to the surrounding environment. This roadway improvement project has been permitted through the appropriate environmental regulatory agencies.

Following is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Lawrence Road at the C. Stanley Weaver Canal:

FEE ACQUISITION OF ADDITIONAL RIGHT OF WAY FOR CORNER SIGHT LINES – PARCEL NO. 102

Restrictions to visibility are often present at intersecting streets, caused by vegetation and improvements outside of the normal Right of Way that are not maintained or controlled by the County. This is the case at Edgar Avenue. In accordance with Florida Statutes, the Florida Department of Transportation has developed and implemented policies, publishing them as the "Florida Greenbook", in order to control obstructions to sight distance at intersecting streets where hindrances to visibility in either direction (left or right) might occur. It is often necessary to purchase "corner clips" for proper sight lines, as is the case with Parcel no. 102. This parcel is required to assure that vehicles approaching the intersection from the north and south will be clearly seen by vehicles entering Lawrence Road from the side street, Edgar Avenue.

FEE ACQUISITION OF ADDITIONAL RIGHT OF WAY – PARCEL NO.103

In conformance to the 2030 Long Range Transportation Plan, Lawrence Road is to be reconstructed to provide 5 lanes. The Comprehensive Plan requires that 80 ft be available for construction along this particular corridor, therefore additional right of way must be acquired (7 ft of additional right of way was already acquired from the opposite (westerly) side of the street, bringing the current right of way to 73 ft in width), and the only remaining portion of right of way not yet acquired is this one, to the north of the C. Stanley Weaver Canal along the east side of Lawrence Road, 7 ft shown as Parcel no. 103.

A PARCEL OF LAND IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, LYING IN LOT 46, BLOCK 5, OF PLAT NO.1 WEST BOYNTON, RECORDED IN PLAT BOOK 14, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHWEST CORNER OF SAID LOT 46;
 THENCE ALONG THE WEST LINE OF SAID LOT 46, N00°16'56"W FOR 102.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 46;
 THENCE ALONG THE NORTH LINE OF SAID LOT 46, N87°44'56"E FOR 7.00 FEET;
 THENCE S00°16'56"E FOR 102.47 FEET TO THE SOUTH LINE OF SAID LOT 46;
 THENCE ALONG SAID SOUTH LINE, S87°47'24"W FOR 7.00 FEET TO THE POINT OF BEGINNING.


CONTAINING 717 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N00°16'56"W ALONG THE WEST LINE OF SECTION 19.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING
 P.O.C.- POINT OF COMMENCEMENT
 R/W - RIGHT-OF-WAY
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 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: APR 14 2008

LAWRENCE ROAD



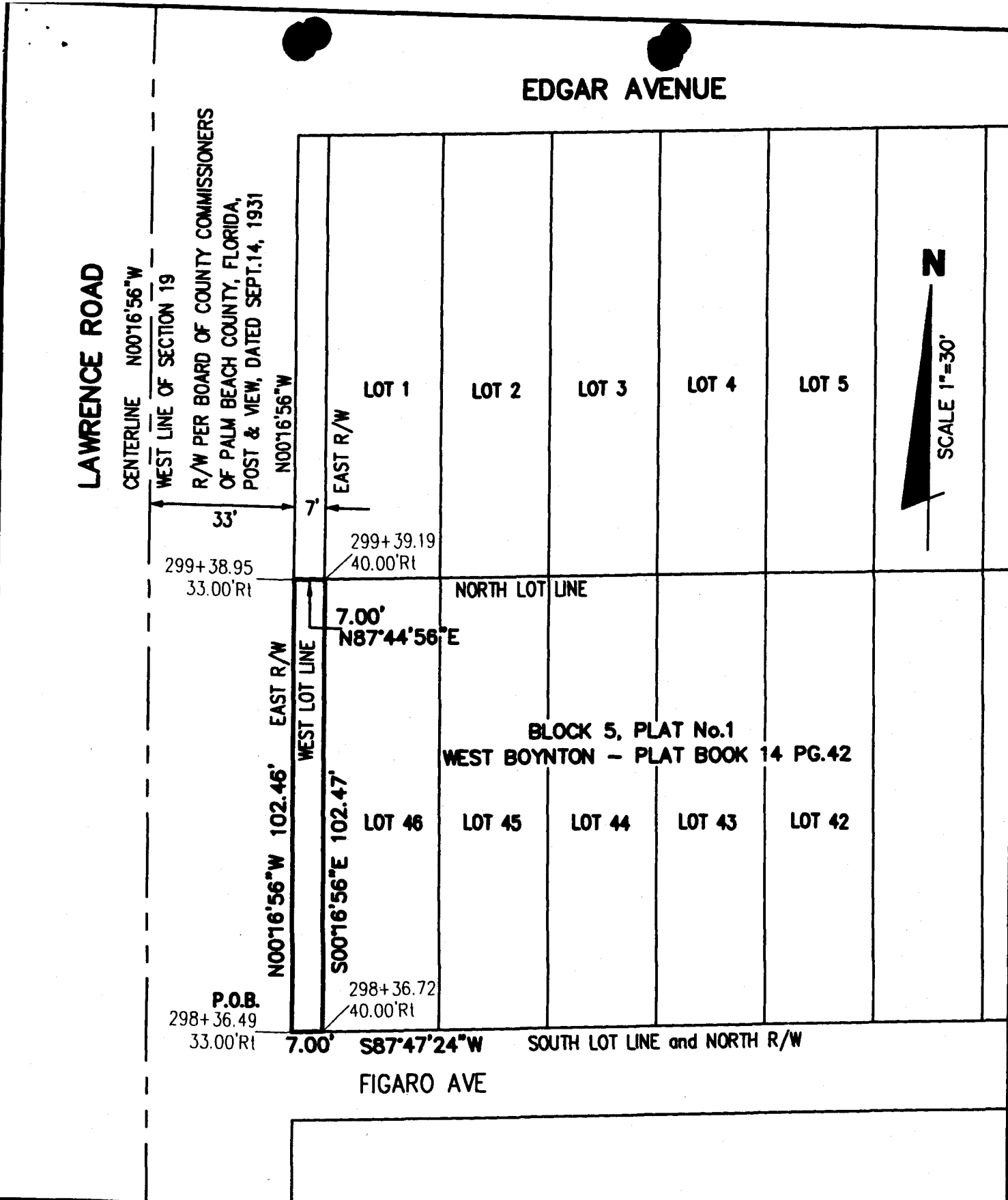
BROWN & PHILLIPS, INC.


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: MDB	PROJ. No. 06-022
CHECKED: JEP	SCALE: NONE
R/W PARCEL 103	DATE: 4/14/08
	SHEET 1 OF 2

Exhibit "B"
2 of 2



 <p>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</p>	LAWRENCE ROAD	
	<p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION THIS SKETCH IS NOT A SURVEY</p>	
	<p>DRAWN: MDB</p> <p>CHECKED: JEP</p> <p>R/W PARCEL 103</p>	<p>PROJ. No. 06-022</p> <p>SCALE: 1"=30'</p> <p>DATE: 4/14/08</p> <p>SHEET 2 OF 2</p>