

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** July 21, 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 approve: The purchase and payment in the amount of \$650,227 for a parcel of land located at the southwest quadrant of Northlake Boulevard and 130<sup>th</sup> Avenue North.

**SUMMARY:** Approval of this action will allow the purchase and payment in the amount of \$650,227 for a 13.86 acre parcel of land designated as Parcel 135 (WMA-2). This parcel of land is for a water management area needed for the construction and improvement of Northlake Boulevard from east of Seminole Pratt Whitney Road to east of Coconut Boulevard.

District 6 (PK)

**Background and Justification:** On February 3, 2009, 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. A water management area is required for the improvement of Northlake Boulevard from east of Seminole Pratt Whitney Road to east of Coconut Boulevard. A parcel of land, 13.86 acres in size and located at the southwest quadrant of Northlake Boulevard and 130<sup>th</sup> Avenue North is advertised for sale by the property owner. The asking price for said property is \$750,000. Palm Beach County (County) has obtained an appraisal establishing a value of \$697,700 for the parcel. An analysis by staff of properties purchased by the County in the area over recent months indicated a possible lower value for the parcel. An offer of \$650,000 was presented to the property owner, which was accepted. In addition to the offered amount the County will pay closing and recording fees in the amount of \$227. The total amount due to the property owner is \$650,227. The acquisition of this parcel is for a public purpose and necessity, which is deemed to be in the best interest of the County.

**Attachments:**

1. Location Map
2. Offer Letter
3. Letter of Understanding from the Property Owner
4. Certificate of Appraised Value

**Recommended by:**

*MR*  
*Ormelis A. Fernandez*  
Division Director

6/19/08  
Date

**Approved by:**

*A. T. Webb*  
County Engineer

6/29/09  
Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	\$650,227	-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	\$650,227	-0-	-0-	-0-	-0-

# 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 Blvd/E of Seminole Pratt to E of Coconut

Parcel Value	\$650,000.00
Closing & Recording Costs	\$ 227.00
Fiscal Impact	\$650,227.00

C. Departmental Fiscal Review: Adwillhite

## III. REVIEW COMMENTS

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

MO 8/2 7/8/09  
OFMB  
(110) 6/29/09 CN

Dr. J. J. J. J. J. 7/9/09  
Contract Dev. and Control

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

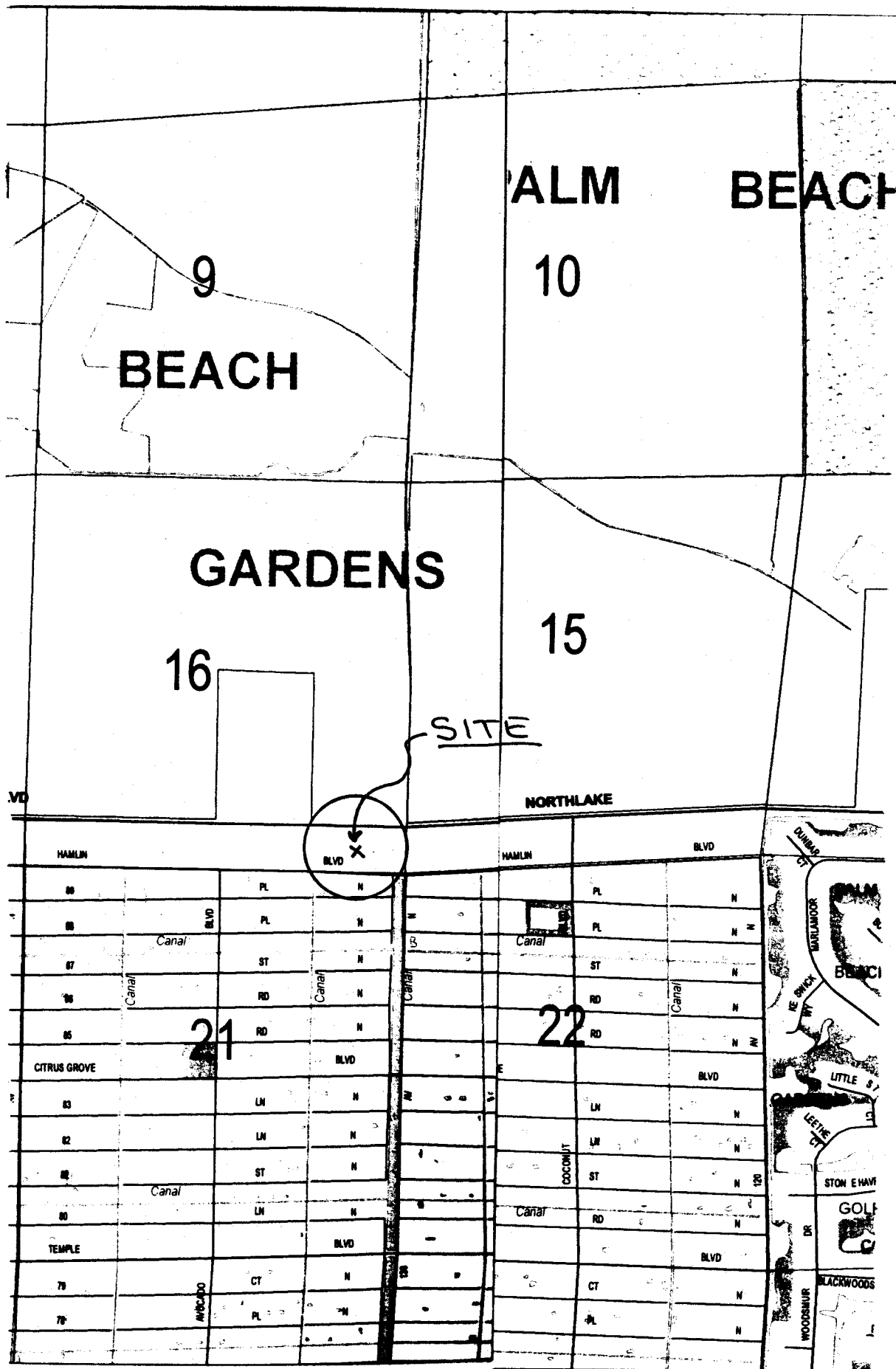
Paul F. J. 7/1/09  
Assistant County Attorney

### C. Other Department Review:

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

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

# LOCATION MAP



# OFFER LETTER



**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Jeff Koons, Chairman

Burt Aaronson, Vice Chairman

Karen T. Marcus

Shelley Vana

Steven L. Abrams

Jess R. Santamaria

District 7

**County Administrator**

Robert Weisman



"An Equal Opportunity  
Affirmative Action Employer"

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June 8, 2009

Hand Delivered

Ms. Cristi Hernandez  
Riverside Properties  
1151 S.W. 30<sup>th</sup> Street, Ste. F  
Palm City, FL 34990

**RE: Phanitdasack Property located on Northlake Blvd, between Avocado  
Blvd. and Coconut Blvd., PCN 00-41-42-16-00-000-5060**

Dear Ms. Hernandez:

Palm Beach County would like to purchase the 13.86 acre parcel of land referenced above that you have listed for sale.

The County's offer to purchase this property is **\$650,000.00.**

If your client is agreeable to this offer, Mr. Ed Handy is the Right-of-Way Specialist who will be handling this matter, on behalf of the Board of County Commissioners. You can contact Mr. Handy at 561/684-4184, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Morton Rose".  
L. Morton Rose, P.E., Manager  
Five Year Road Program

cc: Omelio Fernandez, P.E., Director, Eng. Pub. Works Operations  
Kristine Frazell-Smith, P.E., Project Engineer, Roadway Production Division  
Ed Handy, Right-of-Way Specialist, Right-of-Way Acquisition Section

LETTER OF UNDERSTANDING FROM PROPERTY OWNER



June 11, 2009

Department of Engineering  
and Public Works  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
www.pb.gov.com

James G. Vulpetti  
Riverside Properties  
1151 SW 30<sup>th</sup> Street, Ste. F  
Palm City, FL 34990

RE: Letter of Understanding - Phanitdasack Property  
P.B. County Project: Northlake Blvd., east of Seminole Pratt Whitney  
Rd. to east of Coconut Blvd.  
Project No.: 2003503

Dear Sir:

This Letter of Understanding between Lo Phanitdasack (seller) and the Board of County Commissioners of Palm Beach County (Buyer) is for the sole purchase of the 13.86 acres on Northlake Blvd. (00-41-42-16-00-000-5050). The agreed purchase price is \$650,000. With closing and recording fees the amount needed to close prior before August 31, 2009 is \$650,227. The buyer and seller agree to hold no parties responsible, including listing and selling brokerage Riverside Properties. All parties agree to not hold any party responsible for the purchase of this land and agree there are no contingencies upon the purchase of this land other than the approval of the Board of County Commissioners of Palm Beach County.

Palm Beach County  
Board of County  
Commissioners  
Jeff Noons, Chairman  
Burt Armstrong, Vice Chairman  
Karen T. Marcus  
Shelley Wynn  
Steven L. Abrams  
Jesse H. Santamaría  
District 7

County Administrator  
Robert Weisman



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L. Morton Rhee, P.E., Manager,  
Five Year Road Program,  
Roadway Production Division

6/11/09  
Date

Lo Phanitdasack,  
  
Riverside Properties

6/12/09  
Date

6/12/09  
Date

1082

**FRANK J. CARDO, MAI, VICE PRESIDENT**  
**State-Certified General Real Estate Appraiser RZ1190**

[illegible]

**Fax (561) 833-234**

Summary of Compensation - Bond 2017-18 - 2018-19	
Land:	\$ 674,000
Improvements:	\$ 23,700
<b>Total Compensation (Rounded):</b>	<b>\$ 697,700</b>

CERTIFICATE OF APPRAISED VALUE

2 of 2

**ANDERSON & CARR, INC.**

Mr. L. Morton Rose  
Palm Beach County  
Department of Engineering and Public Works  
April 10, 2009

The following presents a summary 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