

4A

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

=====

Meeting Date: August 16, 2011	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Regular
	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Public Hearing

Department:

Submitted By: Engineering & Public Works  
Submitted For: Roadway Production Division

=====

I. EXECUTIVE BRIEF

**Staff recommends motion to approve:** Alignment Alternate 1 for 47<sup>th</sup> Place South (Polo Club Road) from Lyons Road to Polo Road and Polo Road (South 85<sup>th</sup> Avenue) from 47<sup>th</sup> Place South to 1,000 feet north of 47<sup>th</sup> Place South.

**SUMMARY:** The alignment of Polo Club Road must be determined so the developers of Andalucia Planned Unit Development (P.U.D.) (Control Number 2008-129, Application No. DOA/TDR-2010-03019) can complete the Zoning process. The Andalucia P.U.D. was approved at the July 28, 2011 Board of County Commissioner's Zoning Hearing and conditions of approval were established. The developers were required to dedicate portions of the ultimate right-of-way for Polo Club Road fronting their property on an alignment approved by the Board of County Commissioners. Approval of the alignment of Polo Club Road will allow the roadway design phase and subsequent roadway construction to proceed.

District 6 (MRE)

**Background and Policy Issues:** This roadway segment is shown on the Thoroughfare Right-of-Way Identification Map. This action finalizes and defines the alignment. A Notice of Public Hearing letter (Attachment 4) was sent to all adjacent property owners.

The developer prepared an alignment study. Staff has evaluated the alternative alignments and has provided attachments identifying the costs and impacts for each. The estimated cost of road construction for each of the alignment alternatives is the same. Staff recommends the Polo Club Road Alternate 1 alignment because it best utilizes the existing 30 foot wide platted right-of-way.

**Attachments:**

1. Location Sketch
  2. Alternate Alignments (3 pages)
  3. Alignment Alternatives – Evaluation Matrix
  4. Notice of Public Hearing Letter
- =====

Recommended By:	<u>[Signature]</u>	Date	<u>7/26/11</u>
	for Division Director		
Approved By:	<u>[Signature]</u>	Date	<u>7/27/11</u>
	County Engineer		

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2011	2012	2013	2014	2015
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	-0-	-0-	-0-	-0-	-0-
POSITIONS (CUMULATIVE)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes \_\_\_\_ No X

### Budget Account No.:

Fund      Agency      Organization      Object      Amount

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

Fiscal impact is undeterminable at this time.

### C. Departmental Fiscal Review:

Alice Kovalainen

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Administration Comments:

The recommended alternative has estimated costs of \$921,983. It has not been determined at this time if the Developer or the County will be responsible for payment.

OFMB cc 8/3/11 Contract Administration 8/4/11  
8/1/11 PM 7-28-11 8-4-11 S. Wheeler

### B. Legal Sufficiency:

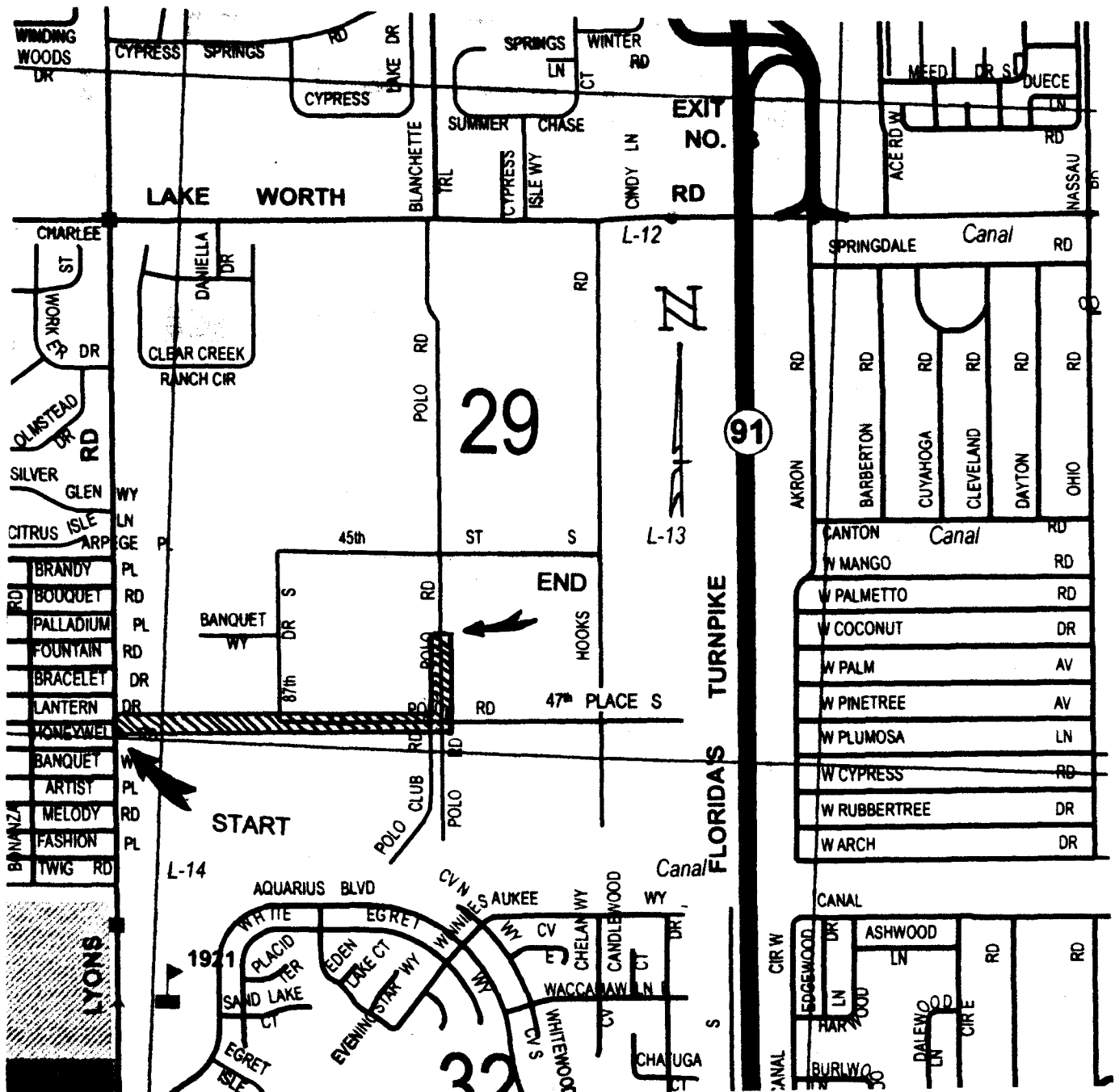
Marlene R. [Signature] 8/4/11  
Assistant County Attorney

### C. Other Department Review:

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

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

**PALM BEACH COUNTY PROJECT 2011603S**



### LOCATION MAP

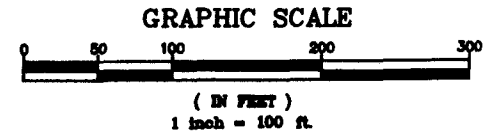
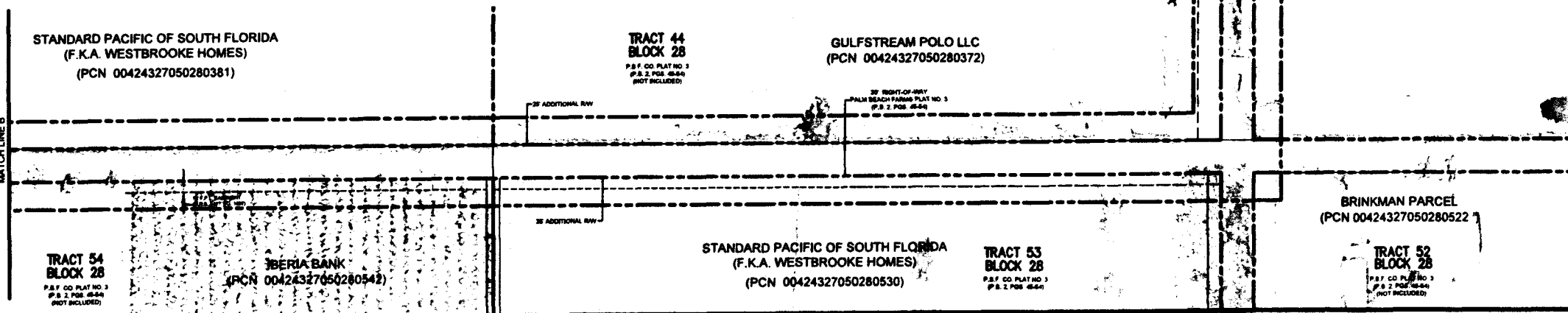
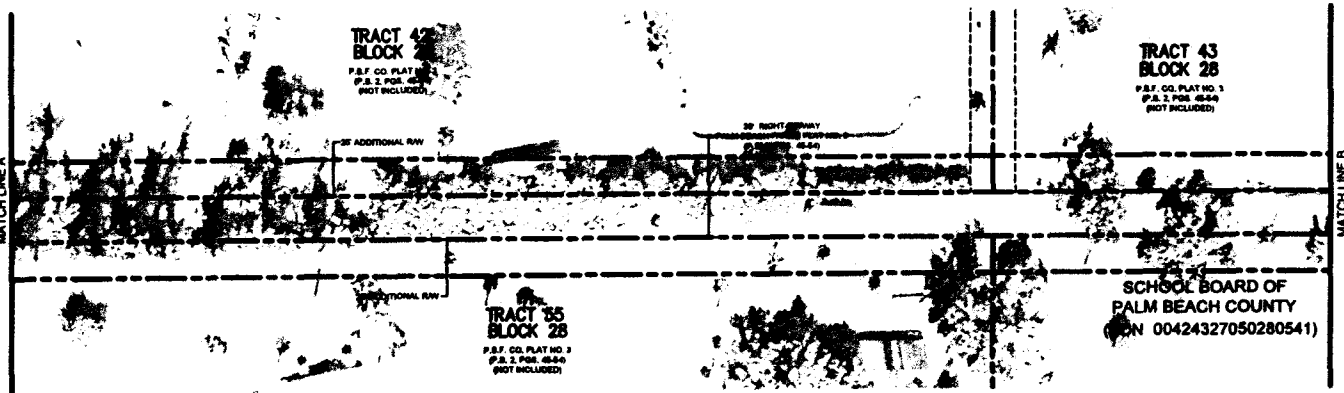
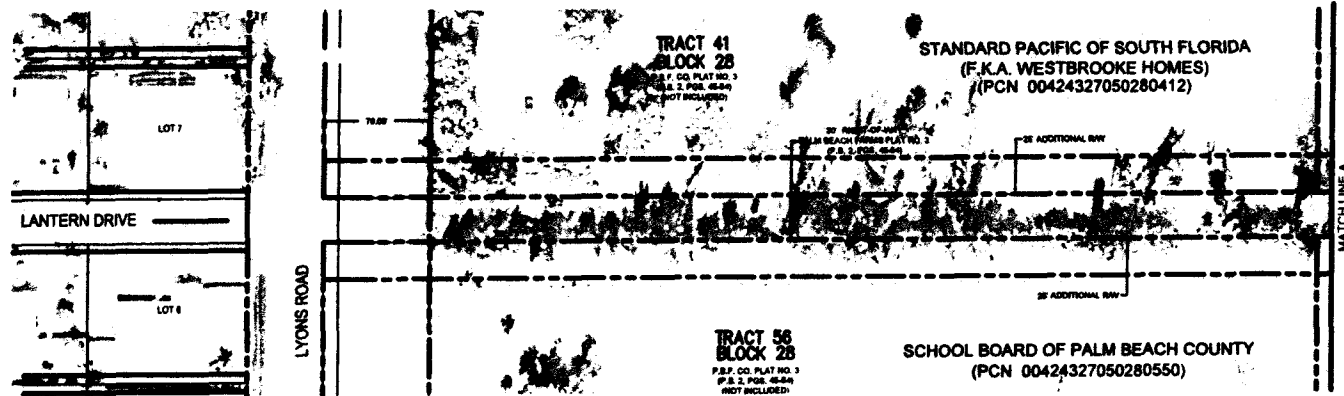


EXHIBIT No 4.4.1

<b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b> ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS TEL: (561) 986-0300 FAX: (561) 986-0778 LEW 2436 1850 FOREST HILL BLVD., SUITE 208 WEST PALM BEACH, FLORIDA 33408	
DATE: FEB 2011	SCALE: 1" = 100'
PROJECT: POLO CLUB ROAD - ALIGNMENT STUDY	REVISIONS:
DESIGNER: ALTERNATE 1	DATE: FEB 2011
SHEET NO: 2	1279

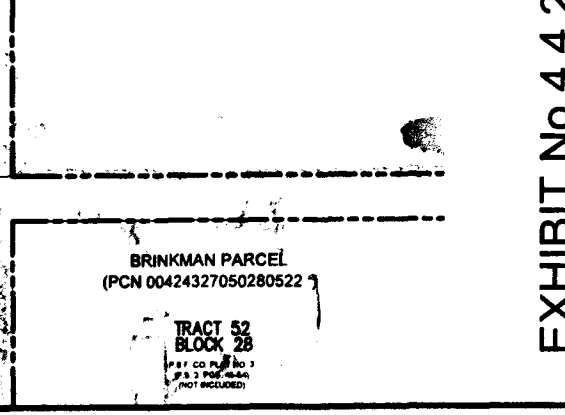
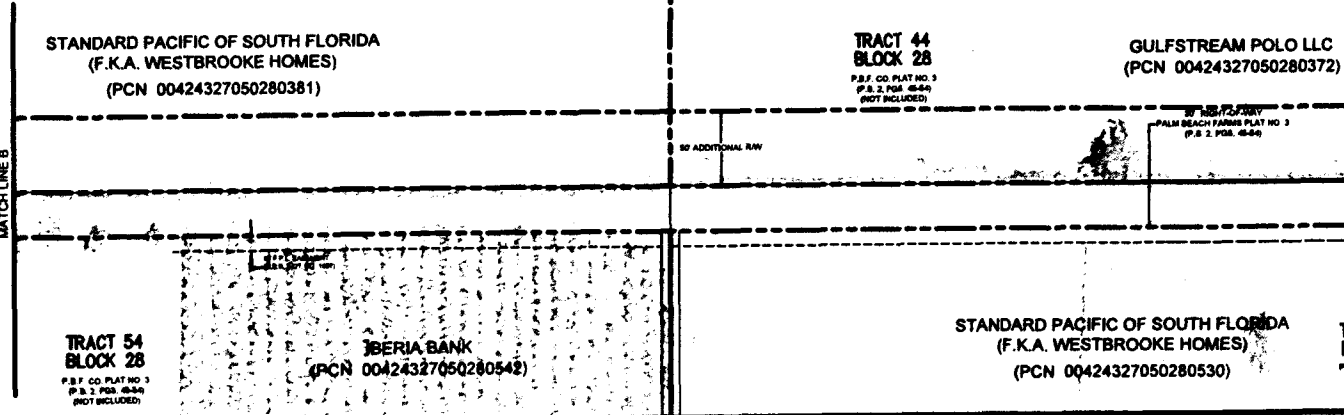
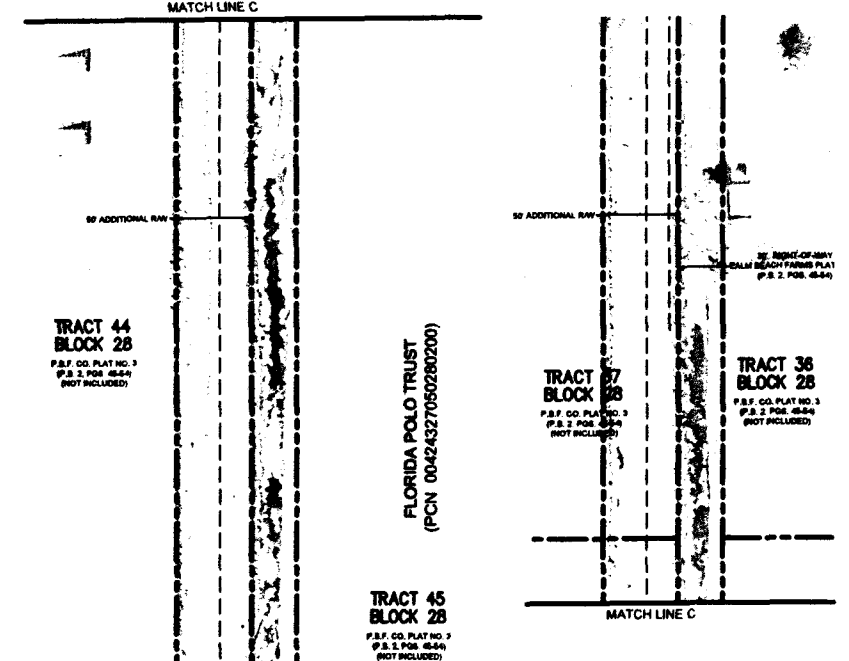
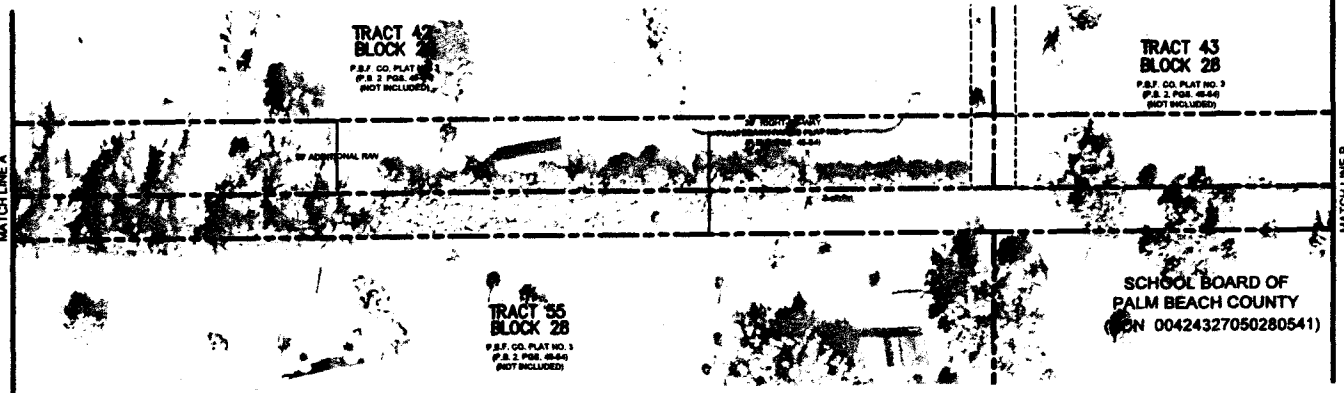
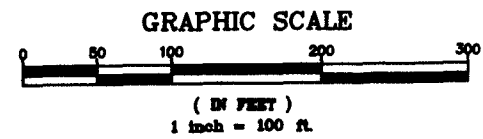
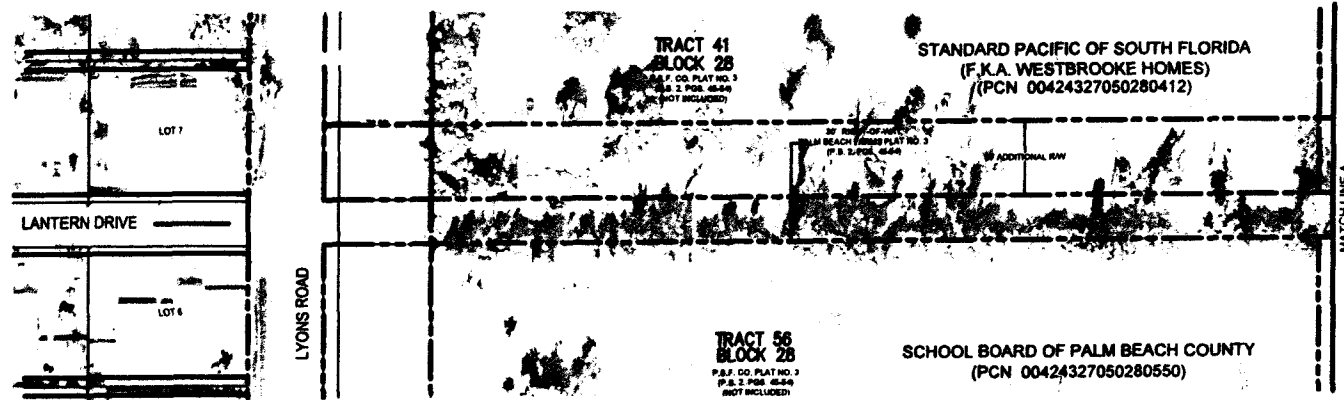


EXHIBIT No 4.4.2

<b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b> <small>ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS</small> TEL: (813) 944-0000 FAX: (813) 944-0728 1850 FOREST HILL BLVD., SUITE 208 WEST PALM BEACH, FLORIDA 33406	
DRAWN / CHECKED: DATE:	MOVIE / SCALE: DATE:
PROJECT: POLO CLUB ROAD - ALIGNMENT STUDY ALTERNATE 2	SHEET NO. 3 OF 5

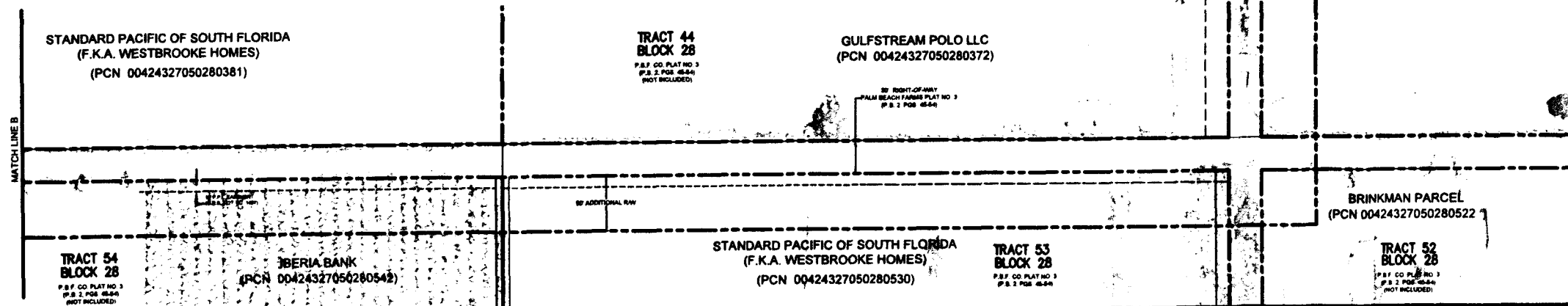
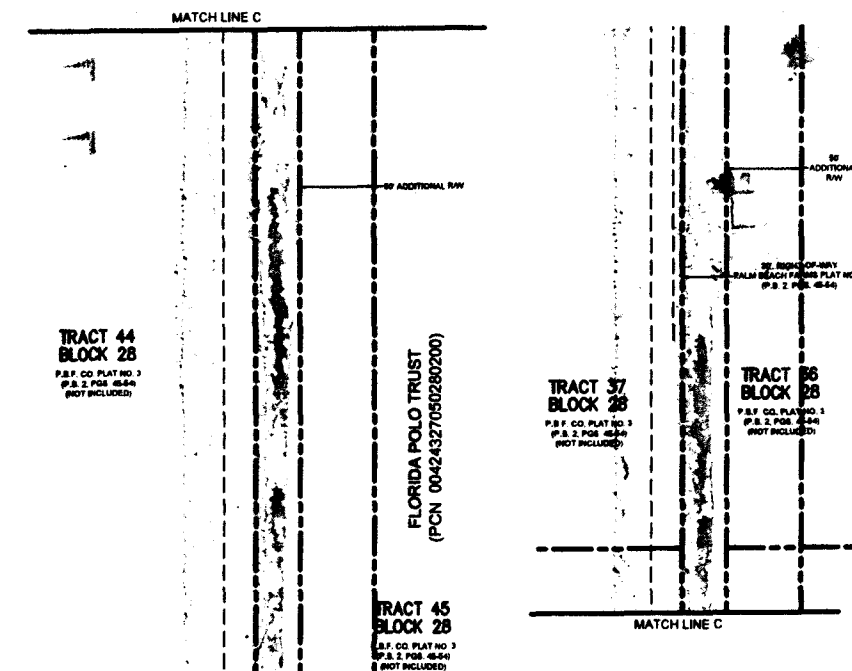


EXHIBIT No 4.4.3

**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS  
TEL. (941) 968-0080  
FAX. (941) 842-8776  
www.schorah.com  
ED# 2438 LB# 2438  
1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33408

[illegible]

DATE/CHECKED:	MDY/YR
SCALE:	1" = 100'
FREDERICK ROTH, JR., P.E. FLORIDA LICENSE #18601 FOR MICHAEL B. SCHORHAM AND ASSOCIATES, INC.	DATE: FEB 2011

PROJECT: POLO CLUB ROAD -  
ALIGNMENT STUDY  
ALTERNATE 3

JOB NO.  
1279  
SHEET NO.  
4  
OF 5

**EXHIBIT 4.4.5**

<b>ALIGNMENT ALTERNATIVES – EVALUATION MATRIX FOR POLO CLUB ROAD LYONS ROAD TO 1000' NORTH ON SO. 85<sup>TH</sup> STREET PBC PROJECT NO. 2011603S</b>				
<b>CRITERIA</b>	<b>ALT. NO. 1</b>	<b>ALT. NO. 2</b>	<b>ALT. NO. 3</b>	<b>NO BUILD</b>
LENGTH OF ROADWAY	0.7 MI	0.7 MI	0.7 MI	0 MI
TRANSPORTATION SYSTEM (Long Range Planning) <sup>1</sup>	Satisfies Transportation Network	Satisfies Transportation Network	Satisfies Transportation Network	Fails to Satisfy Transportation Network
LOCAL TRAFFIC SERVICE	Local Access	Local Access	Local Access	Inadequate Access
PUBLIC SAFETY	Enhanced Safety, Accessible Route	Enhanced Safety, Accessible Route	Enhanced Safety, Accessible Route	No Improvement
ENVIRONMENTAL IMPACTS <sup>2</sup>	\$26,565.00	\$26,565.00	\$17,940.00	None
RIGHT OF WAY VALUE <sup>3</sup>	\$272,418.13	\$232,094.77	\$314,510.29	\$0.00
CONSTRUCTION COSTS (estimated) <sup>4</sup>	\$623,000.00	\$623,000.00	\$623,000.00	\$0.00
TOTAL ESTIMATED COSTS	\$921,983.13	\$881,659.77	\$955,450.29	\$0.00
<b>IMPACTS TO SURROUNDING PROPERTIES (in Acres)</b>				
<b>PARCELS AFFECTED <sup>5</sup></b>	<b>IMPACTS</b>	<b>IMPACTS</b>	<b>IMPACTS</b>	<b>IMPACTS</b>
SCHOOL DISTRICT	0.90	0.00	1.81	0.00
STANDARD PACIFIC OF SOUTH FLORIDA	1.52	2.27	0.78	0.00
IBERIA BANK	0.19	0.00	0.38	0.00
GULFSTREAM / FLORIDA TRUST POLO	1.59	1.95	1.20	0.00
BRINKMANN	0.09	0.02	0.19	0.00
<b>TOTAL</b>	<b>4.29</b>	<b>4.24</b>	<b>4.36</b>	<b>0.00</b>

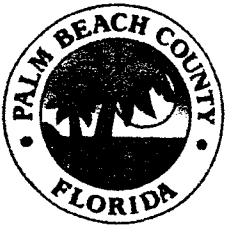
<sup>1</sup> Based on 2030 Traffic Volumes and 2020 Future Roadway System Map

<sup>2</sup> Environmental impact cost is based on 0.25 AC on north side of east-west segment and 0.52 AC in north-south segment of wetland mitigation. No cost is associated with tree impacts. Those impacts will be mitigated on the adjacent developments.

<sup>3</sup> Right-of-Way Value is based on the 2010 Proposed Tax Notice Market Value and Site Acreage shown on the P.B.C. Property Appraiser web site data included in this study. No right-of-way acquisition cost is projected for this road. All right-of-way will be acquired by dedication as the adjacent projects are developed.

<sup>4</sup> The construction cost estimate is based on the proposed 2 lane roadway section from Lyons Road East to a traffic roundabout and approximately 1,000' of the north-south road link. Note that the road section from Lyons Road east to the eastern entrance to the Andalucia P.U.D. (approximately 2,440 LF) with turn lanes at Lyons Road and the project's West entrance is being funded by Standard Pacific of South Florida with an impact fee credit of \$250,000.00 for the western portion of the roadway. Construction costs assume storm water runoff is included in adjacent developments (no separate ponds). Any additional roadway costs are expected to be funded by project developers.

<sup>5</sup> Parcels affected are based on current parcel information from P.B.C. Property Appraiser database. All alignment options utilize existing platted right-of-way as a portion of ultimate right-of-way. No structures are located within any of the proposed right-of-way limits. Right-of-way areas based on standard 80' right-of-way with roundabout intersection.



**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

Karen T. Marcus, Chair  
Shelley Vana, Vice Chair  
Paulette Burdick  
Steven L. Abrams  
Burt Aaronson  
Jess R. Santamaria  
Priscilla A. Taylor

**County Administrator**

Robert Weisman

**REVISED**

July 15, 2011

**NOTICE OF PUBLIC HEARING FOR THE  
PROPOSED ALIGNMENT OF  
47<sup>TH</sup> PLACE SOUTH (aka POLO CLUB ROAD)  
FROM  
LYONS ROAD TO POLO ROAD  
AND  
POLO ROAD (aka SOUTH 85<sup>TH</sup> AVENUE)  
FROM  
47<sup>TH</sup> PLACE SOUTH TO 1,000' NORTH OF 47<sup>TH</sup> PLACE SOUTH  
PALM BEACH COUNTY, FLORIDA  
PALM BEACH COUNTY PROJECT NUMBER 2011603S**

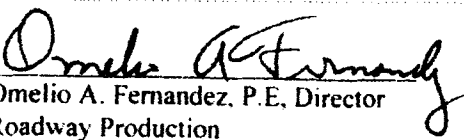
**TO WHOM IT MAY CONCERN:**

The purpose of this letter is to inform you that a Public Hearing on the proposed alignment of 47<sup>th</sup> Place South (aka Polo Club Road) from Lyons Road to Polo Road and Polo Road (aka South 85<sup>th</sup> Avenue) from 47<sup>th</sup> Place South to 1,000' North of 47<sup>th</sup> Place South is scheduled for Tuesday, August 16, 2011, at the Governmental Center in the Jane Thompson Memorial Chambers on the 6<sup>th</sup> floor, 301 North Olive Avenue, West Palm Beach, Florida. The Board of County Commissioners' Meeting Agenda schedules Public Hearings to begin at 9:30 A.M. Actual time of the above Public Hearing is subject to the sequence and time of Public Hearings to be heard that day.

Questions regarding this Public Hearing or the proposed alignment of 47<sup>th</sup> Place South (aka Polo Club Road) from Lyons Road to Polo Road and Polo Road (aka South 85<sup>th</sup> Avenue) from 47<sup>th</sup> Place South to 1,000' North of 47<sup>th</sup> Place South should be asked of:

Tony Miller, P.E.  
Roadway Production Division  
2300 N. Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, FL 33411  
Phone: (561) 684-4075  
Fax: (561) 684-4166  
E-mail: [tmiller@pbcgov.org](mailto:tmiller@pbcgov.org)

Sincerely,

  
Omelio A. Fernandez, P.E., Director  
Roadway Production

"An Equal Opportunity  
Affirmative Action Employer"

F:\ROADWAY\PUBLIC\_HEARINGS\Property\_Owner\_Notice\2011603S\_Notice Revised.doc