#### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

5-B-2

#### AGENDA ITEM SUMMARY

Meeting Date: August 18, 2015		<pre>{ } Consent { } Workshop</pre>	{X} Regular { } Public Hearing		
Department:			_		
Submitted By:	Engineering & Public Works				
Submitted For:	Roadway Production Division				

#### I. EXECUTIVE BRIEF

#### Motion and Title: Staff recommends motion to approve:

- A) The appraisal and acquisition of the parcel of land located at the southeast corner of Frontier Avenue and Arrowhead Drive (Palm Beach Ranchettes Neighborhood); and
- B) The employment of all experts, including but not limited to real estate appraisers, engineers, certified public accountants, business damage experts, and other experts, deemed necessary to appraise and acquire the before mentioned land.

**SUMMARY**: Approval of this item will provide for acquisition of a vacant parcel of land necessary for the future drainage and improvement of Lyons Road from south of Lake Worth Drainage District (LWDD) L-11 Canal to north of LWDD L-10 Canal. No approval for right of way acquisition is being requested for any occupied parcel in this corridor. This is one of two vacant parcels along Frontier Avenue. This parcel's location near a canal will reduce the overall cost of providing drainage for the road.

District 6 (MRE)

**Background and Policy Issues:** On December 3, 1985, the Board of County Commissioners (Board) approved and adopted Ordinance No. 85-40 establishing the Five Year Road Program.

Based on a pond siting study, the parcel was identified as the most feasible location for a drainage retention pond. Although this portion of Lyons Road will not be constructed until State Road 7, an eightlane facility, is operating at or below Level of Service E, it will be needed for drainage in the future. The subject parcel is currently vacant land.

The funding is included in the Five Year Road Program. No construction monies have been identified for the "missing link" of Lyons Road along what is currently Frontier Avenue from south of the LWDD L-11 Canal to north of LWDD L-10 Canal.

Therefore, the Roadway Production Division recommends approval to appraise and acquire the subject parcel and approval for employment of all experts, including but not limited to real estate appraisers, engineers, certified public accountants, business damage experts, and other experts, deemed necessary for projects on said budgeted Five Year Road Program.

#### **Attachments:**

- 1. Location Map
- 2. Subject Parcel Legal Description

2. 500 jeet 1 dieer 12	gar Description	
Recommended By:	Aupor	- 7/29/15 Mile
5 X 2	O / Division Director	Date
	for	
Approved By:	s. J. W.M	8/3/15
	County Engineer	Date

#### II. FISCAL IMPACT ANALYSIS

## A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	<u>\$190,000</u>				<u>-0-</u>
<b>Operating Costs</b>		0-			<u>-0-</u>
External Revenues					<u>-0-</u>
<b>Program Income (County)</b>		-0-			<u> </u>
In-Kind Match (County)	0		-0-		<u>-0-</u>
NET FISCAL IMPACT	<u>\$190,000</u>				<u> </u>
<b># ADDITIONAL FTE</b>	•				
<b>POSITIONS (Cumulative)</b>					

Is Item Included in Current Budget? Yes X No

Budget Account No:

Fund 3503 Dept 361 Unit 1178 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact: Road Impact Fee Zone 3 Lyons Rd/S of LWDD L-11 Canal to N of L-10 Canal

Parcel 00-42-44-19-01-011-0010

Estimated Appraised Value\$120,000.00Expert Fees and Additional Costs\$70,000.00Fiscal Impact1

C. Departmental Fiscal Review: \_\_\_\_

#### III. <u>REVIEW COMMENTS</u>

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

९/५

B. Approved as to Form and Legal Sufficiency:

**Assistant County Attorney** 

(Assistant County Attorney

C. Other Department Review:

**Department Director** 

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

F:\COMMON\WP\AGENDAPAGE2\AGNPGTWO2015\00.225.ROW.REV2.DOC

2

615 Control 8-5-15

# **Project Location**

# SE corner of Frontier Ave and Arrowhead Dr

Palm Beach County



## Attachment No. 2

Parcel Control Number: 00-42-44-19-01-011-0010

Legal Description:

(Description of Lot 1, Section L, Unit A, Palm Beach Ranchettes). A parcel of land in Section 19, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows.

The North 199 feet of the South 599 feet less the East 440 feet of Tract 8, Block 24, of the Palm Beach Farms Company Plat Number 3, as same is recorded in Plat Book 2, Page 47, Public Records, Palm Beach County, Florida, said parcel of land being subject to a Drainage and Utilities Easement over the North 15 feet and over the West 15 feet thereof, and further subject to any and all Easements and/or Rights of Way of record.