

**Location Map**

RESOLUTION NO. R-2016 - \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS (BOARD) OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PROPERTY DESIGNATED AS PARCEL 101 AS A FEE SIMPLE ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF NORTHLAKE BOULEVARD AND MILITARY TRAIL, TO BE FOR A PUBLIC USE AND PURPOSE, 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; and

**WHEREAS**, the parcel is necessary for the construction and improvement of Northlake Boulevard and Military Trail; and,

**WHEREAS**, the funds are available for the acquisition of the property designated as Parcel 101 as a fee simple acquisition; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by Palm Beach County (County); and

**WHEREAS**, the Board is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127, and 337.27, as amended; and

**WHEREAS**, the 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, the Board has determined that the acquisition of the real property identified as Parcel 101, for a fee simple acquisition, which is more fully described in Exhibit "A", is necessary for the construction and improvement of Northlake Boulevard and Military Trail, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and

**WHEREAS**, the property 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 101, 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. The Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, and other experts and witnesses, for the 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.
3. The County Engineer and County Attorney are hereby further 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 "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 use and purpose: a fee simple acquisition necessary for the construction and improvement of Northlake Boulevard and Military Trail.

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: \_\_\_\_\_

District 2: Paulette Burdick

District 3: \_\_\_\_\_

District 4: Steven L. Abrams

District 5: \_\_\_\_\_

District 6: Melissa McKinlay

District 7: \_\_\_\_\_

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY,  
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
County Attorney

By: \_\_\_\_\_  
Deputy Clerk

# EXHIBIT "A"

## LEGAL DESCRIPTION: RIGHT-OF-WAY ACQUISITION

A PORTION OF NORTHMIL PLAZA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, SOUTH 88°32'49" EAST, A DISTANCE OF 350.30 FEET; THENCE NORTH 01°27'11" EAST, A DISTANCE OF 56.00 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID NORTHMIL PLAZA PLAT AND TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE ALONG THE WEST LINE OF SAID NORTHMIL PLAZA PLAT, NORTH 01°45'30" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHMIL PLAZA PLAT; THENCE SOUTH 88°32'49" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 461.15 FEET TO POINT ON THE EAST LINE OF SAID NORTHMIL PLAZA PLAT; THENCE ALONG SAID EAST LINE, SOUTH 01°45'30" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHMIL PLAZA PLAT; THENCE NORTH 88°32'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 461.15 FEET TO THE POINT OF BEGINNING.

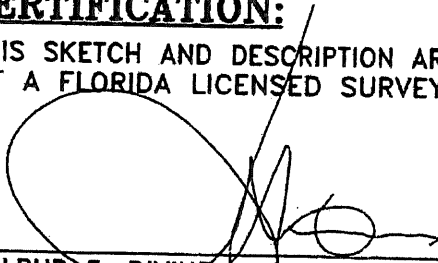
CONTAINING 2,306 SQUARE FEET OR 0.053 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 88°32'49" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

### CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**WILBUR F. DIVINE**  
 PROFESSIONAL LAND SURVEYOR & MAPPER  
 LICENSE NO. 4190, STATE OF FLORIDA

DATE: 11-05-14

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: REFERENCE TITLE SEARCH REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 13, 2016.

REV: 03-03-16    REV: 08-03-16  
 REV: 02-23-16    REV: 03-28-16  
 REV: 08-31-15    REV: 03-24-16



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 1500 Gateway Boulevard, Suite 200  
 Boynton Beach, Florida 33426

Tel: (561) 697-7000 Fax: (561) 369-4731  
 www.arcadis.com

LB. 7082	PROJECT MANAGER WFD	DEPARTMENT MANAGER WFD	SCALE:	CHECKED BY W.F.D.
	SHEET TITLE SKETCH OF DESCRIPTION R/W ACQUISITION PARCEL 101 SHEET 1 OF 5		DATE: 11-05-14	DRAWN BY JAF
			PROJECT NUMBER WF900144	DRAWING NUMBER WF900144-SD01

Date\Time : Wed, 03 Aug 2016 - 3:09pm Path\Name : G:\Projects\TRA\WF900144\SURVEY\WF900144\_SD01-REVISED.dwg  
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SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

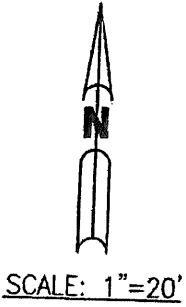
NOTE:  
 COORDINATES SHOWN ARE FLORIDA STATE  
 PLANE, EAST ZONE, NAD 83, 1990  
 ADJUSTMENT. SCALE FACTOR 1.000038589

**NORTHMIL PLAZA PLAT**  
 P.B. 87, PGs. 135 & 136

PARCEL CONTROL NUMBER  
 5242421325000000  
 O.R.B. 16305, PG. 714

UNPLATTED  
 ACREAGE

**MILITARY TRAIL**  
 O.R.B. 2797, PG. 1530



SCALE: 1"=20'

WEST LINE OF  
 NORTHMIL PLAZA PLAT

STA: 58+50.33  
 OFFSET: 61.00' LT.

**N01°45'30"E-5.00'**

MOST SOUTHERLY S.W. CORNER  
 OF NORTHMIL PLAZA PLAT

**P.O.B.**  
 STA: 58+50.30  
 OFFSET: 56.00' LT.  
 N 900815.99  
 E 948003.35

N. R/W LINE PER  
 D.B. 946, PG. 453

WEST LINE OF S.E. 1/4  
 SEC. 13-42-42

13  
 24

58+00

**S88°32'49"E**  
 350.30'

**P.O.C.**

SOUTH 1/4 CORNER OF  
 SEC. 13, TWP. 42 S.,  
 RGE. 42 E.  
 BASED ON PBCO SURVEY  
 DEPARTMENT POSITION  
 STA. 55+00.00  
 N 900768.89  
 E 947651.74

REV: 08-31-15

3'  
 12' U.E.  
 (O.R.B. 1144, PG. 108)

12' BELLSOUTH EASEMENT  
 (O.R.B. 11974, PG. 1155)

12' U.E.  
 (O.R.B. 12361,  
 PG. 1694)

5' L.A.E. (P.)

**S88°32'49"E** 461.15'

**N88°32'49"W** 461.15'

N. R/W LINE PER  
 O.R.B. 11655, PG. 584

**BASELINE**  
 SOUTH LINE OF  
 THE S.E. 1/4 OF  
 SEC. 13-42-42

N01°27'11"E  
 56.00'

56.00'

**NORTH LAKE BLVD. (C.R. 809-A)**  
 FDOT. R/W MAP - SECTION 9368-150

59+00

**LEGEND:**

- ☉ - CENTERLINE
- C.R. - COUNTY ROAD
- D.B. - DEED BOOK
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. - LIMITED ACCESS EASEMENT
- LT. - LEFT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PBCO - PALM BEACH COUNTY

- 101 - PARCEL NUMBER
- (P.) - PLAT
- PG - PAGE
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.T. - SURVEY TIE
- STA. - STATION
- TWP. - TOWNSHIP
- N 903472.19  
 E 886633.00 - COORDINATES

MATCH LINE SEE SHEET OF

Date: Time: Wed, 03 Aug 2016 - 3:09pm. Path: Name: G:\Projects\TRA\WF900144\SURVEY\WF900144\_S001-Rev1.dwg  
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LB 7062

PROJECT MANAGER W.F.D.	DEPARTMENT MANAGER W.F.D.	SCALE: 1" = 20'	CHECKED BY WFD
SHEET TITLE SKETCH OF DESCRIPTION R/W ACQUISITION PARCEL 101 SHEET 2 OF 5		DATE: 11-05-14	DRAWN BY JAF
		PROJECT NUMBER WF900144	DRAWING NUMBER WF900144-SD01

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



SCALE: 1"=20'

**NORTHMIL PLAZA PLAT**

P.B. 87, PGS. 135 & 136

PARCEL CONTROL NUMBER

5242421325000000

O.R.B. 16305, PG. 714

12' U.E.  
(O.R.B. 12361,  
PG. 1694)

101

5' L.A.E. (P.)

5' L.A.E. (P.)

S88°32'49"E

461.15'

6'

N88°32'49"W

461.15'

6'

N. R/W LINE PER  
O.R.B. 11655, PG. 584

SOUTH LINE OF  
NORTHMIL PLAZA PLAT

N. R/W LINE PER  
D.B. 946, PG. 453

**BASELINE**

SOUTH LINE OF  
THE S.E. 1/4 OF  
SEC. 13-42-42

S88°32'49"E

60+00

**NORTH LAKE BLVD. (C.R. 809-A)**

FDOT. R/W MAP - SECTION 9368-150

**LEGEND:**

- ⊕ - CENTERLINE
- C.R. - COUNTY ROAD
- D.B. - DEED BOOK
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. - LIMITED ACCESS EASEMENT
- LT. - LEFT
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- P.O.B. - POINT OF BEGINNING
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- PBCO - PALM BEACH COUNTY
- 101 - PARCEL NUMBER
- (P.) - PLAT
- PG - PAGE
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.T. - SURVEY TIE
- STA. - STATION
- TWP. - TOWNSHIP
- N 903472.19 - COORDINATES
- E 886633.00

MATCH LINE SEE SHEET 2 OF 5

MATCH LINE SEE SHEET 4 OF 5

Data\Tms - Wed, 03 Aug 2016 - 3:09pm Path\Name : G:\Projects\TMA\WF900144\SURVEY\WF900144\_SD01 - Revised.dwg  
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LB 7082	PROJECT MANAGER W.F.D.	DEPARTMENT MANAGER W.F.D.	SCALE: 1" = 20'	CHECKED BY WFD
	SHEET TITLE SKETCH OF DESCRIPTION R/W ACQUISITION PARCEL 101		DATE: 08-31-15	DRAWN BY JAF
	SHEET 3 OF 5		PROJECT NUMBER WF900144	DRAWING NUMBER WF900144-SD01



SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



SCALE: 1"=20'

**NORTHMIL PLAZA PLAT**

P.B. 87, PGS. 135 & 136

PARCEL CONTROL NUMBER

5242421325000000

O.R.B. 16305, PG. 714

12' U.E.  
(O.R.B. 12361  
PG. 1694)

101

5' L.A.E. (P.)

S88°32'49"E

461.15'

N88°32'49"W

461.15'

N. R/W LINE PER  
O.R.B. 11655, PG. 584

SOUTH LINE OF  
NORTHMIL PLAZA PLAT

N. R/W LINE PER  
D.B. 946, PG. 453

**BASELINE**

SOUTH LINE OF  
THE S.E. 1/4 OF  
SEC. 13-42-42

61+00

S88°32'49"E

62+00

**NORTH LAKE BLVD. (C.R. 809-A)**

FDOT. R/W MAP - SECTION 9368-150

**LEGEND:**

- ⊕ - CENTERLINE
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- PG - PAGE
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- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.T. - SURVEY TIE
- STA. - STATION
- TWP. - TOWNSHIP
- N 903472.19 - COORDINATES
- E 886633.00

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5

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LB 7062	PROJECT MANAGER W.F.D.	DEPARTMENT MANAGER W.F.D.	SCALE: 1" = 20'	CHECKED BY WFD
	SHEET TITLE SKETCH OF DESCRIPTION R/W ACQUISITION PARCEL 101		DATE: 08-31-15	DRAWN BY JAF
	SHEET 4 of 5		PROJECT NUMBER WF900144	DRAWING NUMBER WF900144-SD01

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



**NORTHMIL PLAZA PLAT**  
P.B. 87, PGs. 135 & 136

PARCEL CONTROL NUMBER  
5242421325000000  
O.R.B. 16305, PG. 714

SCALE: 1"=20'

UNPLATTED  
ACREAGE

12' U.E.  
(O.R.B. 12361  
PG. 1694)

10' F.P.L. EASEMENT  
(O.R.B. 12274,  
PG. 1869)

EAST LINE OF  
NORTHMIL PLAZA PLAT

STA: 63+11.48  
OFFSET: 61.00' LT.

5' L.A.E. (P.)

101

S88°32'49"E

461.15'

S01°45'30"W  
5.00'

N88°32'49"W

461.15'

N. R/W LINE PER  
O.R.B. 11655, PG. 584

STA: 63+11.45  
OFFSET: 56.00' LT.  
N 900804.30  
E 948464.35

N. R/W LINE PER  
D.B. 946, PG. 453

SOUTH LINE OF  
NORTHMIL PLAZA PLAT

NOTE:  
COORDINATES SHOWN ARE FLORIDA  
STATE PLANE, EAST ZONE, NAD 83,  
1990 ADJUSTMENT. SCALE FACTOR  
1.000038589

**BASELINE**

SOUTH LINE OF THE S.E.  
1/4 OF SEC. 13-42-42

S88°32'49"E

63+00

**NORTH LAKE BLVD. (C.R. 809-A)**

FDOT. R/W MAP - SECTION 9368-150

**LEGEND:**

- ⊙ - CENTERLINE
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- D.B. - DEED BOOK
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- SEC. - SECTION
- S.T. - SURVEY TIE
- STA. - STATION
- TWP. - TOWNSHIP
- N 903472.19 - COORDINATES
- E 886633.00

S.E. CORNER OF  
SEC. 13, TWP. 42 S.,  
RGE. 42 E.  
BASED ON PBCO SURVEY  
DEPARTMENT POSITION  
N 900701.89  
E 950293.35

MATCH LINE SEE SHEET 4 OF 5

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PROJECT MANAGER W.F.D.	DEPARTMENT MANAGER W.F.D.	SCALE: 1" = 20'	CHECKED BY WFD
SHEET TITLE SKETCH OF DESCRIPTION R/W ACQUISITION PARCEL 101 SHEET 5 OF 5		DATE: 08-31-15	DRAWN BY JAF
		PROJECT NUMBER WF900144	DRAWING NUMBER WF900144-SD01

EXHIBIT "B"

**NORTHLAKE BOULEVARD AND MILITARY TRAIL, PALM BEACH COUNTY,  
PROJECT #2013519**

**SAFETY**

Northlake Boulevard is currently a 2 to 6 lane paved roadway running east-west from Seminole Pratt Whitney Road to Federal Highway (US 1). More specifically, the limits of construction for this widening and paving of Northlake Boulevard extend from Military Trail to approximately 680' east of Military Trail, and is within a commercial area. This construction will improve Northlake Boulevard by adding a westbound right turn lane at Military Trail, including paved shoulders, curb and gutter, sidewalks and additional drainage. This project will improve the overall safety for motorists, bicyclists and pedestrians.

The design of the 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 this portion of Northlake Boulevard was 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, all 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 this parcel fits into the planned funding for this project, and the acquisition of this parcel was necessary, in furtherance of this public project.

**ALTERNATE ROUTES**

Northlake Boulevard is a heavily travelled roadway passing through residential and commercial areas. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined this roadway as a route required 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. As a 6-lane roadway currently exists at the project location, no alternate route was examined.

**LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2040 Long Range Transportation System Plan. The 2040 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**

Northlake Boulevard exists along an established roadway corridor. The limits of the project are bordered by existing commercial developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project is expected to be permitted through the appropriate environmental regulatory agencies.

EXHIBIT "B"

*Following is a more detailed outline of the reasons for acquisition needed for the improvement of Northlake Boulevard within the previously stated project limits:*

**ACQUISITIONS FOR ROAD RIGHT-OF-WAY - PARCEL 101**

Currently, the County owns a 131 ft wide road right-of-way interest east of Military Trail. The parcel to be acquired represents acquisition outside of the existing mainline right-of-way and is required to construct a sidewalk.