

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 1, 2018
Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Roadway Production Division

[X] Consent [] Regular
[] Workshop [] Public Hearing

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: four resolutions to declare the acquisition of properties designated as parcels 101, 102, 103 and 104 as fee simple road right-of-way and parcels 201 and 202 as temporary construction easements as necessary for the construction of a westbound right turn lane on Blue Heron Boulevard/SR708 at Congress Avenue (Project).

SUMMARY: Adoption of these resolutions will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27, Florida Statutes as amended, against six parcels having a total appraised value of \$22,394. The parcels are necessary for the construction of intersection improvements at Blue Heron Boulevard and Congress Avenue. The property owners have not accepted the offers to purchase made by Palm Beach County (County) and attempts to negotiate the purchases have been unsuccessful. Eminent domain proceedings are necessary to acquire the parcels at this time in order to expedite construction of the project, which is funded in the current Five Year Road Program. District 7 (MAB)

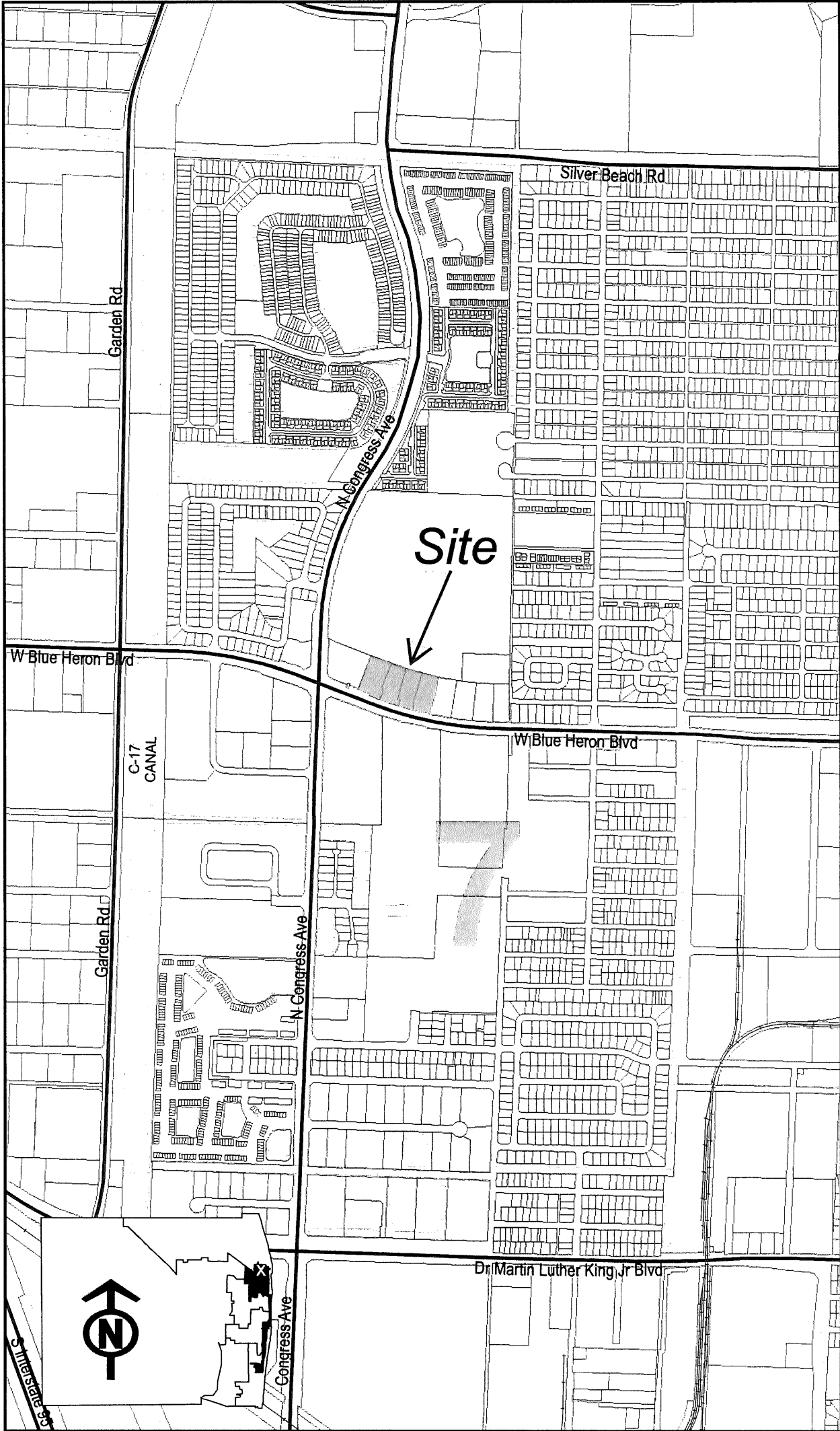
Background and Justification: The acquisition of parcels 101, 102, 103, 104, 201 and 202 is for a public purpose and necessity, which is deemed to be in the best interest of the County. The Engineering Department recommends the Board of County Commissioners' approval.

Attachments:

1. Location Map
2. Resolution for Parcels 101 and 201 with Exhibits "A-1" & "A-2" and Exhibit "B" (2)
3. Resolution for Parcels 102 and 202 with Exhibits "A-1" & "A-2" and Exhibit "B" (2)
4. Resolution for Parcels 103 with Exhibits "A-1" and Exhibit "B" (2)
5. Resolution for Parcels 104 with Exhibits "A-1" and Exhibit "B" (2)

Recommended by:  9/4/18
Department Director Date

Approved by:  4/11/18
Assistant County Administrator Date



0 0.5 1 Mile

Location Map

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PROPERTY DESIGNATED AS PARCEL 101 AS A FEE SIMPLE ACQUISITION AND PARCEL 201 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF BLUE HERON BOULEVARD AND CONGRESS AVENUE, 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 of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue; and,

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 101 as a fee simple acquisition and Parcel 201 as a temporary construction easement; and

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

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

WHEREAS, the BCC 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 BCC has determined that the acquisition of the real property identified as Parcel 101 for a fee simple acquisition and Parcel 201 for a temporary construction easement which are more fully described in Exhibit "A-1" and Exhibit "A-2", is necessary for the construction and improvement of Blue Heron Boulevard and Congress Avenue, 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-1" and Exhibit "A-2"; and

WHEREAS, the property described in Exhibit "A-1" and Exhibit "A-2", 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 Parcels 101 and 201, 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 BCC 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-1" and Exhibit "A-2", 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-1" and Exhibit "A-2" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A-1" and Exhibit "A-2" is to be used for the following public use and purpose: a fee simple acquisition necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue.

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:

- Commissioner, Melissa McKinlay, Mayor _____
- Commissioner, Mack Bernard, Vice Mayor _____
- Commissioner Hal R. Valeche _____
- Commissioner Paulette Burdick _____
- Commissioner Dave Kerner _____
- Commissioner Steven L. Abrams _____
- Commissioner Mary Lou Berger _____

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: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A-1"

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 101

A PORTION OF LOT 1, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 68°44'31" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 21°15'29" EAST, A DISTANCE OF 5.29 FEET; THENCE SOUTH 68°43'40" EAST, A DISTANCE OF 45.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,806.43 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°50'25", A DISTANCE OF 41.15 FEET; THENCE SOUTH 21°27'57" WEST, A DISTANCE OF 5.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'58" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY OF BLUE HERON BOULEVARD THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°49'31", A DISTANCE OF 40.50 FEET; THENCE NORTH 68°44'31" WEST, A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 461 SQUARE FEET OR 0.011 ACRES, MORE OR LESS

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: 01-24-14
 REV. 04-30-14 JAF
 REV. 06-23-14 JAF
 REV. 08-15-17 JAF
 REV. 05-18-17 JAF
 REV. 07-06-16 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

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 AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NO. 26911-1, DATED: JUNE 18, 2015

Date/Time: Tue, 15 Aug 2017 8:43am Path Name: G:\Projects\LAB\WF\WF057600\SURVEY\WF057600-SD101.dwg
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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 1 OF 4		DATE: 01-24-14	DRAWN BY JAF
		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD101

EXHIBIT "A-1"

LEGEND:

- ⊕ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- ① - LOT NUMBER
- ⑩ - RIGHT-OF-WAY PARCEL NUMBER

PALM BEACH COUNTY PROJECT NO. 2013101

DATE/TIME: Thu, 01 Jun 2017 - 2:32PM PATHNAME: G:\Projects\LB7082\WF057600\SURVEY\WF057600-SD101.dwg


 <p>ARCADIS ARCADIS U.S., Inc. 1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426 Tel: (561) 697-7000 Fax: (561) 389-4731 www.arcadis.com</p>	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD	
	LB 7082 SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 2 of 4			DATE: 01-24-14	DRAWN BY JAF
				PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD101
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EXHIBIT "A-1"

NOTE:
FOR LEGEND SEE SHEET
2 OF 4

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

TRACT "A"
WEDGEWOOD PLAZA
(P.B. 56, PG. 72)



SCALE: 1"=60'

BLUE HERON WALGREENS
(P.B. 84, PGS. 179 - 180)

U.E. & D.E.
(P.B. 84, PGS.
179-180)

(O.R.B. 100' D.E.
10118, PG. 962)

BLUE HERON SHOPPES
(P.B. 99, PGS. 32 - 34)

PARCEL CONTROL NO.
56434230280000010
O.R.B. 14322, PG. 918

LIFT STATION

R/W PARCEL PER
O.R.B. 15349,
PG. 1042

STA: 242+85.48
OFFSET: 58.29'L

S68°43'40"E-45.87'

STA: 243+31.35
OFFSET: 58.29'L

R=2806.43'
Δ=0°50'25"
L=41.15'

EAST LINE
OF LOT 1

P.O.C.
S.W. CORNER
LOT 1

SOUTH LINE
OF LOT 1

N21°15'29"E
5.29'

P.O.B.
STA: 242+85.48
OFFSET: 53.00'L

N68°44'31"W
46.50'

STA: 243+31.98
OFFSET: 53.00'L

BLUE HERON BOULEVARD
(FDOT SECTION NO. 93012-2502)
(STATE ROAD 708)

R=2811.93'
Δ=0°49'31"
L=40.50'

STA: 243+73.25
OFFSET: 53.00'L

STA: 243+73.35
OFFSET: 58.29'L

S21°27'57"W
5.29'

10' U.E.
(P.)

245+00

NOTE:
SEE SHEET 4 OF 4 FOR
ADDITIONAL INFORMATION

PALM BEACH COUNTY PROJECT NO. 2013101

DATE/TIME: Thu, 01 Jun 2017 - 2:32PM PATHNAME: C:\Projects\LB_7082\WFS057600\SURVEY\WFS057600-SD101.dwg

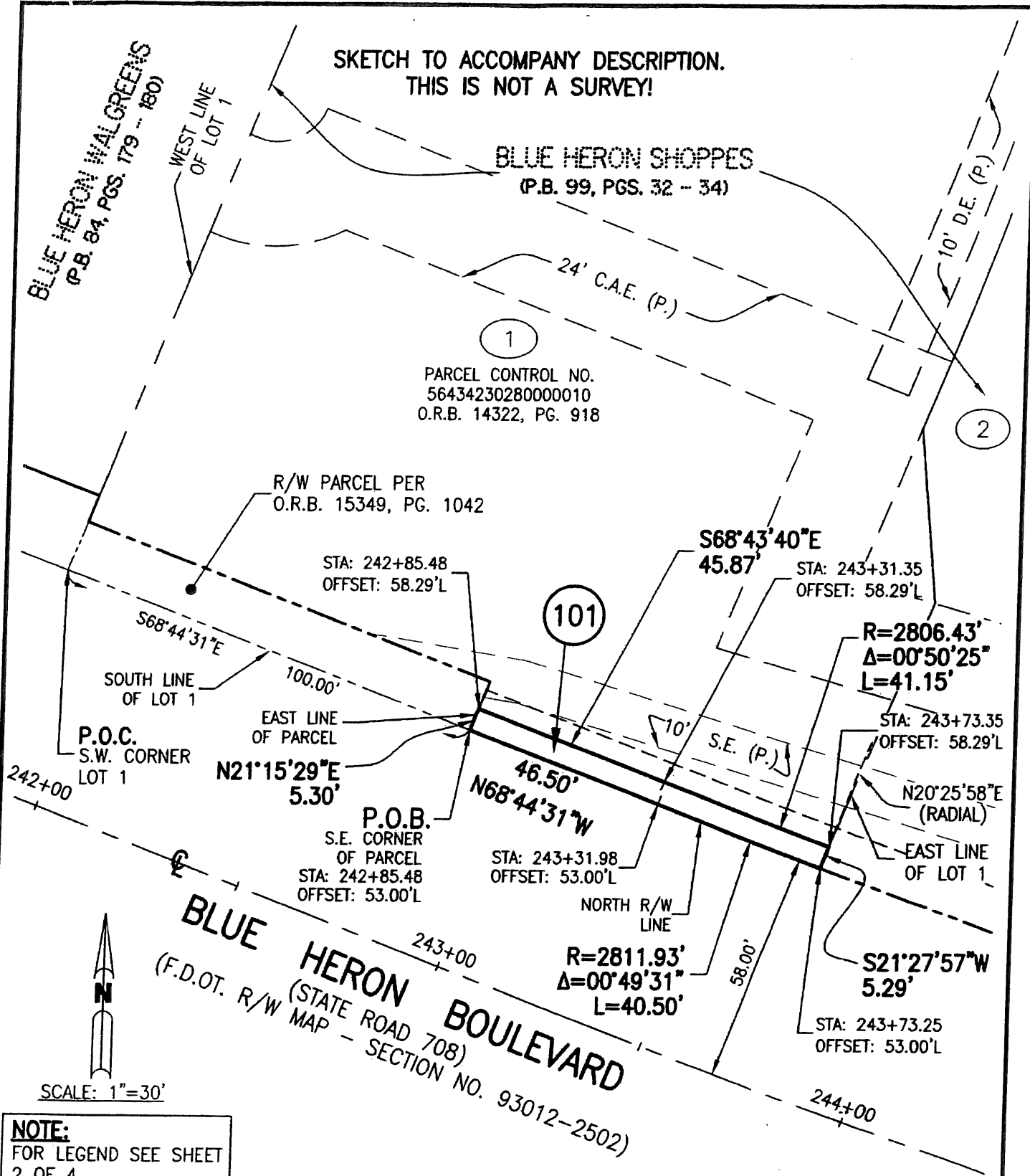


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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 60'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION		DATE: 01-24-14	DRAWN BY JAF
PARCEL 101 RIGHT-OF-WAY PARCEL		PROJECT NUMBER WFS057600	DRAWING NUMBER WFS057600-SD101
SHEET 3 OF 4			

EXHIBIT "A-1"

SKETCH TO ACCOMPANY DESCRIPTION.
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SCALE: 1"=30'

NOTE:
FOR LEGEND SEE SHEET
2 OF 4

PALM BEACH COUNTY PROJECT NO. 2013101

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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 30'	CHECKED BY WFD
		DATE: 01-24-14	DRAWN BY JAF
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 4 OF 4		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD101

LB 7062

EXHIBIT "A-2"

LEGAL DESCRIPTION: PARCEL 201 - TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 1, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 21°27'57" EAST, A DISTANCE OF 5.29 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2806.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'55" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°40'01", A DISTANCE OF 32.67 FEET; THENCE NORTH 21°05'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,796.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 21°05'57" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'14", A DISTANCE OF 32.73 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, SOUTH 21°27'57" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 327 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

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

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID LOT 1, SAID LINE BEARING SOUTH 21°27'57" WEST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.

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: 02-20-14

REV. 06-19-14 JAF REV. 05-18-17 JAF
REV. 04-30-14 JAF REV. 07-11-16 JAF
REV. 07-17-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

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NOTE: REFERENCE TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NO. 26911-1, DATED: JUNE 18, 2015



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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 201		DATE: 02-20-14	DRAWN BY JAF
TEMPORARY CONSTRUCTION EASEMENT		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD201
SHEET 1 OF 3			

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EXHIBIT "A-2"

LEGEND:

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- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- ① - LOT NUMBER
- ②① - TEMPORARY CONSTRUCTION EASEMENT NUMBER

PALM BEACH COUNTY PROJECT NO. 2013101

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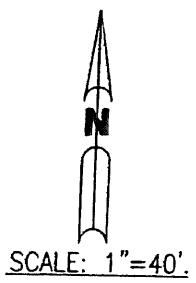
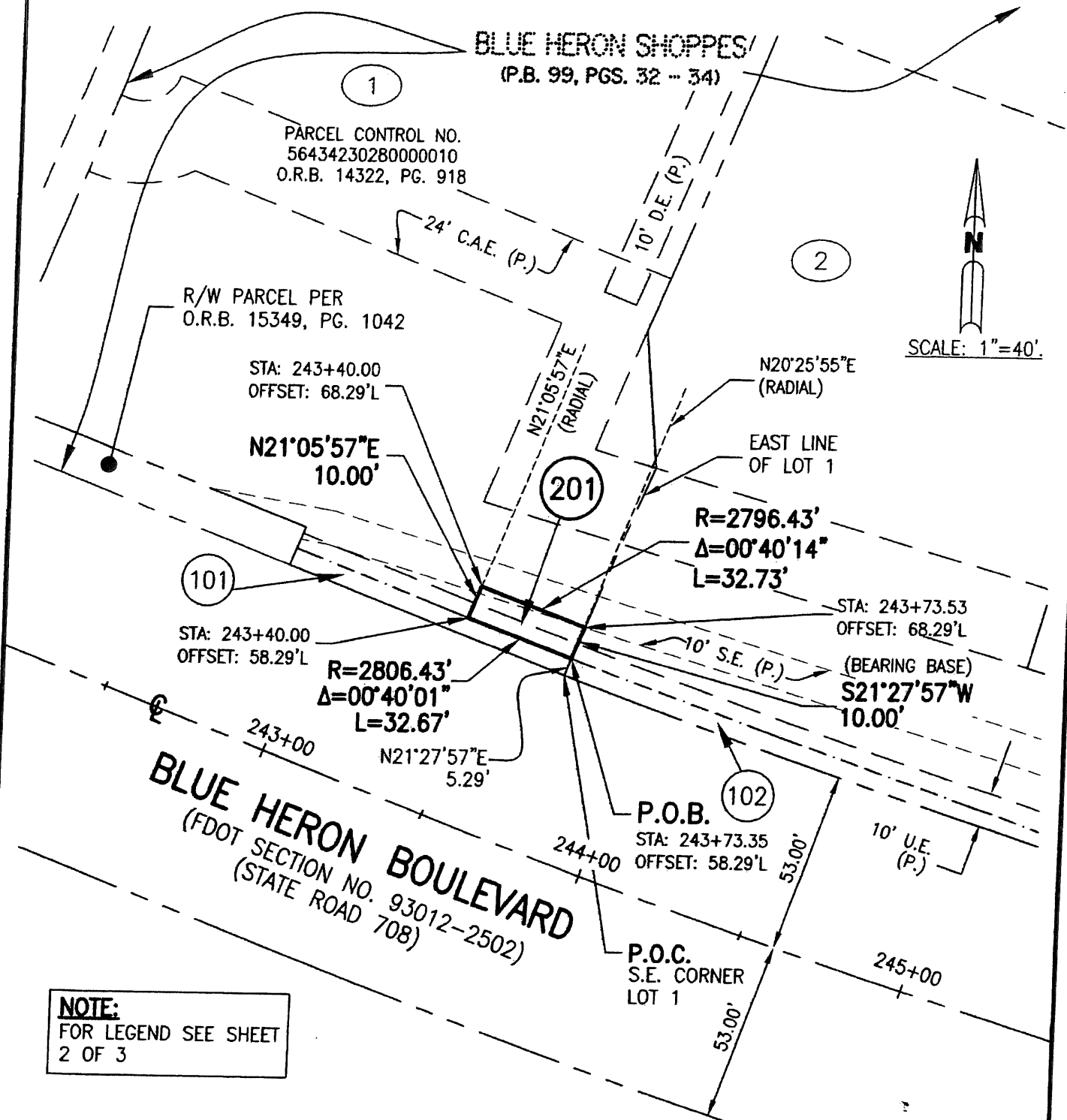
Tel: (581) 697-7000 Fax: (581) 369-4731
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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 201 TEMPORARY CONSTRUCTION EASEMENT SHEET 2 of 3		DATE: 02-20-14	DRAWN BY JAF
		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD201

LB 7082

EXHIBIT "A-2"

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



NOTE:
FOR LEGEND SEE SHEET
2 OF 3

PALM BEACH COUNTY PROJECT NO. 2013101



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LB 7062	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 40'	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION		DATE: 02-20-14	DRAWN BY JAF
	PARCEL 201		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD201
	TEMPORARY CONSTRUCTION EASEMENT			
SHEET 3 OF 3				

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EXHIBIT "B"

**BLUE HERON BOULEVARD AND CONGRESS AVENUE, PALM BEACH COUNTY,
PROJECT #2013101**

SAFETY

Blue Heron Boulevard is currently a four to six lane paved Florida Department of Transportation roadway running east-west from Bee Line Highway to Ocean Avenue. More specifically, the limits of construction for this widening and paving of Blue Heron Boulevard extend from Congress Avenue to approximately 950 feet east of Congress Avenue, and is within a commercial area. This construction will improve Blue Heron Boulevard by adding a second westbound left turn lane at Congress Avenue, including 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 providing this right turn lane improvement along this portion of Blue Heron Boulevard was estimated prior to beginning design of the project. 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

Blue Heron 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, alternate routes and methodologies were considered for addressing the traffic demands at the project intersection but this alternative was found to be the most economically feasible.

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

Blue Heron 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 Blue Heron Boulevard within the previously stated project limits:

ACQUISITIONS FOR ROAD RIGHT-OF-WAY - PARCEL 101

Currently, the Florida Department of Transportation owns a 100 foot wide Road Right-of-Way interest east of Congress Avenue that varies in width from approximately 106 foot to 125 foot. The parcels to be acquired represent acquisition outside of the existing mainline Right-of-Way and is required to construct roadway widening for a right turn lane, which includes curb and gutter, sidewalk, and additional drainage infrastructure.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS – PARCELS 201

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right-of-Way in order to construct driveways and re-grade the existing ground to match and harmonize with existing grades on adjacent properties.

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PROPERTY DESIGNATED AS PARCEL 102 AS A FEE SIMPLE ACQUISITION AND PARCEL 202 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF BLUE HERON BOULEVARD AND CONGRESS AVENUE, 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 of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue; and,

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 102 as a fee simple acquisition and Parcel 202 as a temporary construction easement; and

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

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

WHEREAS, the BCC 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 BCC has determined that the acquisition of the real property identified as Parcel 102 for a fee simple acquisition and Parcel 202 for a temporary construction easement which are more fully described in Exhibit "A-1" and Exhibit "A-2", is necessary for the construction and improvement of Blue Heron Boulevard and Congress Avenue, 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-1" and Exhibit "A-2"; and

WHEREAS, the property described in Exhibit "A-1" and Exhibit "A-2", 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 Parcels 102 and 202, 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 BCC 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-1" and Exhibit "A-2", 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-1" and Exhibit "A-2"** that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A-1" and Exhibit "A-2"** is to be used for the following public use and purpose: a fee simple acquisition necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue.

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:

- Commissioner, Melissa McKinlay, Mayor _____
- Commissioner, Mack Bernard, Vice Mayor _____
- Commissioner Hal R. Valeche _____
- Commissioner Paulette Burdick _____
- Commissioner Dave Kerner _____
- Commissioner Steven L. Abrams _____
- Commissioner Mary Lou Berger _____

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: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A-1"

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 102

A PORTION OF LOT 2, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 21°27'57" EAST, A DISTANCE OF 5.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2806.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'55" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'27", A DISTANCE OF 62.41 FEET; THENCE SOUTH 70°50'32" EAST, A DISTANCE OF 66.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2389.23 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'33"; A DISTANCE OF 21.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 16°13'25" WEST, A DISTANCE OF 4.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°21'19" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'39". A DISTANCE OF 151.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 757 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

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: 01-27-14

REV. 04-30-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

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: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Date\Time : Fri, 20 Nov 2015 - 11:06am Path\Name : G:\Projects\WRT\WF\WF057600\SURVEY\WF057600-SD102.dwg
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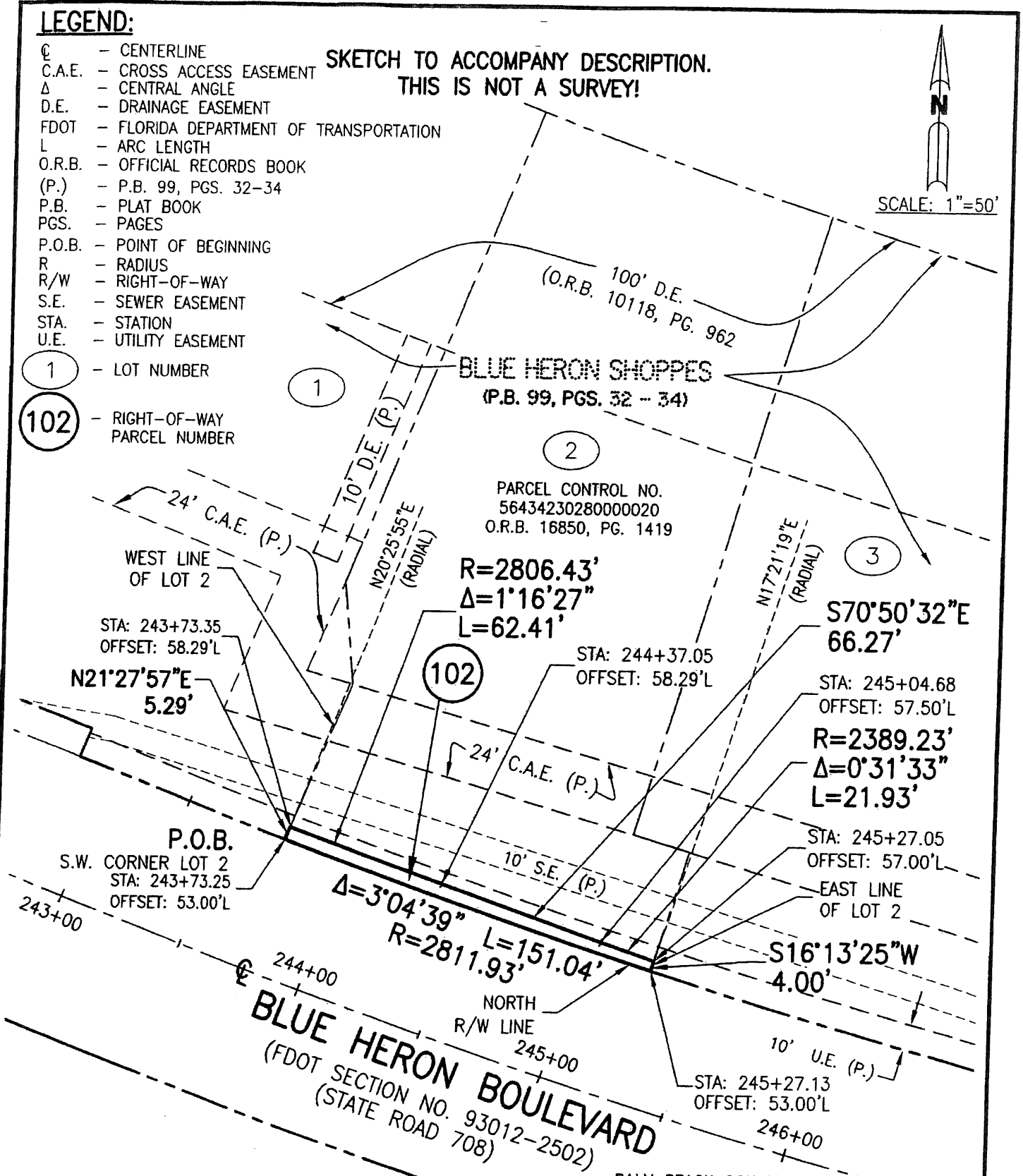
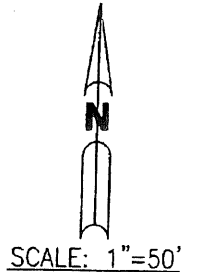
LB 7082	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 102 RIGHT-OF-WAY PARCEL		DATE: 01-27-14	DRAWN BY JAF
	SHEET 1 of 2		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD102

EXHIBIT "A-1"

LEGEND:

- Ⓢ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- ① - LOT NUMBER
- ⑩② - RIGHT-OF-WAY PARCEL NUMBER

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DATE/TIME: Fri, 20 Nov 2015 - 11:06AM PATHNAME: c:\projects\LB7082\SURVEY\WF057600-SD102.dwg © 2014 ARCADIS U.S., Inc.

PALM BEACH COUNTY PROJECT NO. 2013101



2081 Vista Parkway, Suite 305
West Palm Beach, Florida 33411
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www.arcadis-us.com

LB 7082	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 50'	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 102 RIGHT-OF-WAY PARCEL		DATE: 01-27-14	DRAWN BY JAF
	SHEET 2 OF 2		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD102

EXHIBIT "A-2"

LEGAL DESCRIPTION: PARCEL 202 - TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 2, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 21°27'57" EAST, A DISTANCE OF 5.29 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 21°27'57" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,796.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'42" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'46", A DISTANCE OF 35.60 FEET; THENCE SOUTH 19°41'56" WEST, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,806.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°41'56" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'59", A DISTANCE OF 35.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 358 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

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

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID LOT 2, SAID LINE BEARING NORTH 21°27'57" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.

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: 02-20-14

REV. 05-18-17 JAF
REV. 07-11-16 JAF
REV. 06-19-14 JAF
REV. 04-30-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

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 AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NO. 26911-1, DATED: JUNE 18, 2015



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1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426

Tel: (561) 897-7000 Fax: (561) 368-4731
www.arcadis.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 202 TEMPORARY CONSTRUCTION EASEMENT SHEET 1 OF 3		DATE: 02-20-14	DRAWN BY JAF
		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD202

Date: Thu, 01 Jun 2017 - 2:33pm Path: Name: G:\Projects\LR\WF\WF057600\SURVEY\WF057600-SD202.dwg © 2017 ARCADIS U.S., Inc.

EXHIBIT "A-2"

LEGEND:

- ℄ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- 1 - LOT NUMBER
- 202 - TEMPORARY CONSTRUCTION EASEMENT NUMBER

PALM BEACH COUNTY PROJECT NO. 2013101

DATE/TIME: Thu, 01 Jun 2017 - 2:33PM PATHNAME: C:\Projects\LMR\WF\WF057600\SURVEY\WF057600-SD202.dwg


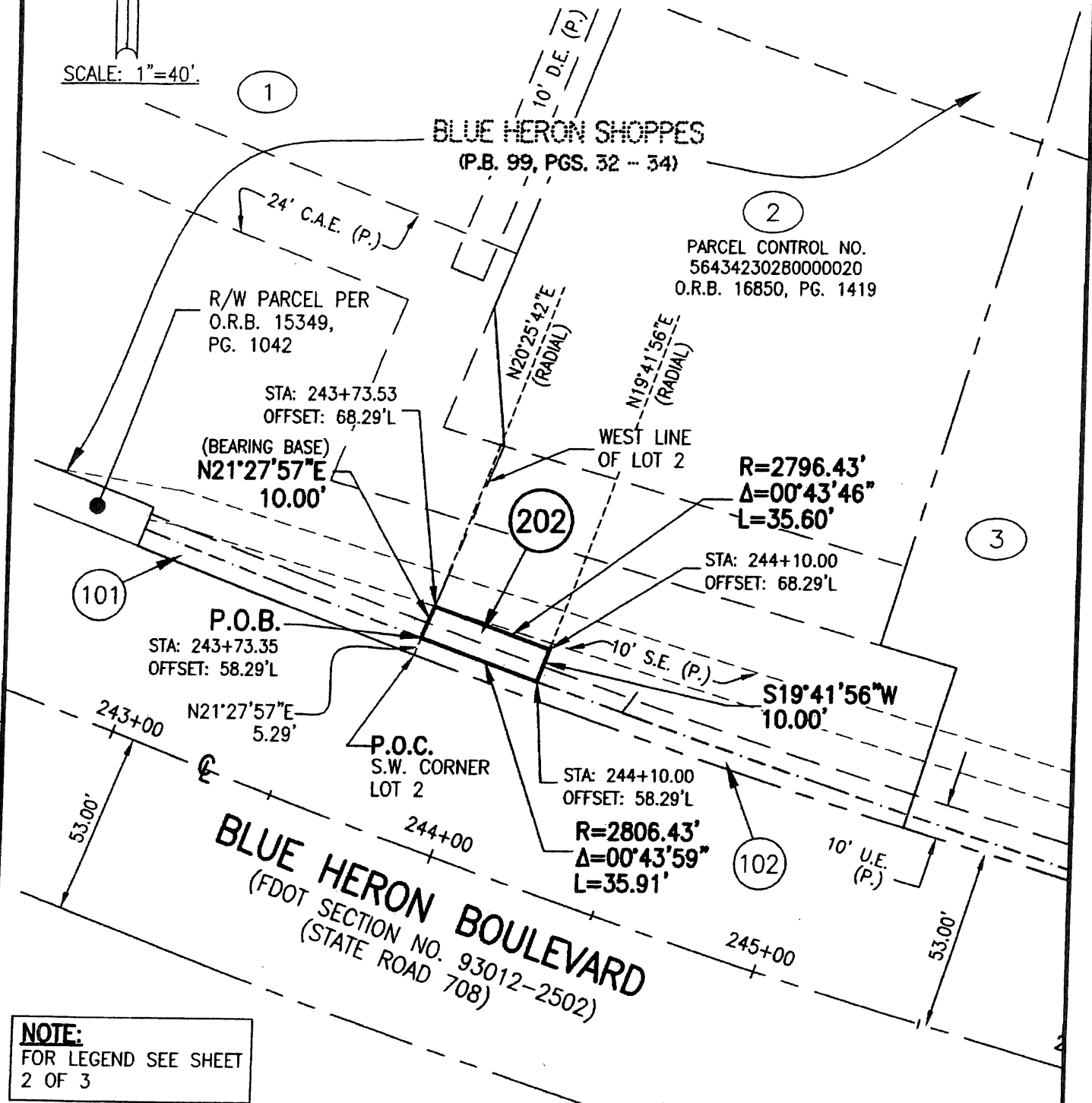
 <p>ARCADIS ARCADIS U.S., Inc. 1500 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426</p> <p>Tel: (561) 697-7000 Fax: (561) 389-4731 www.arcadis.com</p>	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD	
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 202 TEMPORARY CONSTRUCTION EASEMENT			DATE: 02-20-14	DRAWN BY JAF
	SHEET 2 of 3			PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD202
	LB 7082				

EXHIBIT "A-2"

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



SCALE: 1"=40'



NOTE:
FOR LEGEND SEE SHEET
2 OF 3

PALM BEACH COUNTY PROJECT NO. 2013101



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1500 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 697-7000 Fax: (561) 369-4731
www.arcadis.com

PROJECT MANAGER
WFD

DEPARTMENT MANAGER
RWL

SCALE:
1" = 40'

CHECKED BY
WFD

SHEET TITLE
SKETCH AND DESCRIPTION

DATE:
02-20-14

DRAWN BY
JAF

PARCEL 202
TEMPORARY CONSTRUCTION EASEMENT

PROJECT NUMBER
WF057600

DRAWING NUMBER
WF057600-SD202

SHEET 3 OF 3

DATE/TIME : Thu, 01 Jun 2017 - 2:33PM PATH/NAME : G:\Projects\LBW\WF057600\SURVEY\WF057600-SD202.dwg

EXHIBIT "B"

**BLUE HERON BOULEVARD AND CONGRESS AVENUE, PALM BEACH COUNTY,
PROJECT #2013101**

SAFETY

Blue Heron Boulevard is currently a four to six lane paved Florida Department of Transportation roadway running east-west from Bee Line Highway to Ocean Avenue. More specifically, the limits of construction for this widening and paving of Blue Heron Boulevard extend from Congress Avenue to approximately 950 feet east of Congress Avenue, and is within a commercial area. This construction will improve Blue Heron Boulevard by adding a second westbound left turn lane at Congress Avenue, including 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 providing this right turn lane improvement along this portion of Blue Heron Boulevard was estimated prior to beginning design of the project. 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

Blue Heron 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, alternate routes and methodologies were considered for addressing the traffic demands at the project intersection but this alternative was found to be the most economically feasible.

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

Blue Heron 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 Blue Heron Boulevard within the previously stated project limits:

ACQUISITIONS FOR ROAD RIGHT-OF-WAY - PARCEL 102

Currently, the Florida Department of Transportation owns a 100 foot wide Road Right-of-Way interest east of Congress Avenue that varies in width from approximately 106 foot to 125 foot. The parcels to be acquired represent acquisition outside of the existing mainline Right-of-Way and is required to construct roadway widening for a right turn lane which includes curb and gutter, sidewalk, and additional drainage infrastructure.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS – PARCELS 202

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right-of-Way in order to construct driveways and re-grade the existing ground to match and harmonize with existing grades on adjacent properties.

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PROPERTY DESIGNATED AS PARCEL 103 AS A FEE SIMPLE ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF BLUE HERON BOULEVARD AND CONGRESS AVENUE, 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 of County Commissioners (BCC); and

WHEREAS, the parcel is necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue; and,

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 103 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 BCC is exercising its authority of Eminent Domain pursuant to Chapters 73, 74, 127, and 337.27 Florida Statutes, as amended; and

WHEREAS, the BCC 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 BCC has determined that the acquisition of the real property identified as Parcel 103 for a fee simple acquisition which is more fully described in **Exhibit "A-1"**, is necessary for the construction and improvement of Blue Heron Boulevard and Congress Avenue, 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-1"**; and

WHEREAS, the property described in **Exhibit "A-1"**, 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 103, 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 BCC 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-1"**, 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-1"** that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A-1"** is to be used for the following public use and purpose: a fee simple acquisition necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue.

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:

- Commissioner, Melissa McKinlay, Mayor _____
- Commissioner, Mack Bernard, Vice Mayor _____
- Commissioner Hal R. Valeche _____
- Commissioner Paulette Burdick _____
- Commissioner Dave Kerner _____
- Commissioner Steven L. Abrams _____
- Commissioner Mary Lou Berger _____

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: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A-1"

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 103

A PORTION OF LOT 3, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 16°13'25" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2389.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°37'56" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'19", A DISTANCE OF 110.02 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 16°13'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 1.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°06'50" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'29", A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 319 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

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

PALM BEACH COUNTY PROJECT NO. 2013101

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: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DATE: 01-27-14

REV. 04-30-14 JAF
REV. 06-23-14 JAF



2081 Vista Parkway, Suite 305
West Palm Beach, Florida 33411

Tel: (561) 697-7000 Fax: (561) 697-7751
www.arcadis-us.com

LB 7082	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 103 RIGHT-OF-WAY PARCEL SHEET 1 OF 2		DATE: 01-27-14	DRAWN BY JAF
			PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD103

Date/Time : Fri, 20 Nov 2015 - 11:07am Path/Name : C:\Projects\LAIRL_WF\WF057600_SURVEY\WF057600-SD103.dwg
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EXHIBIT "A-1"

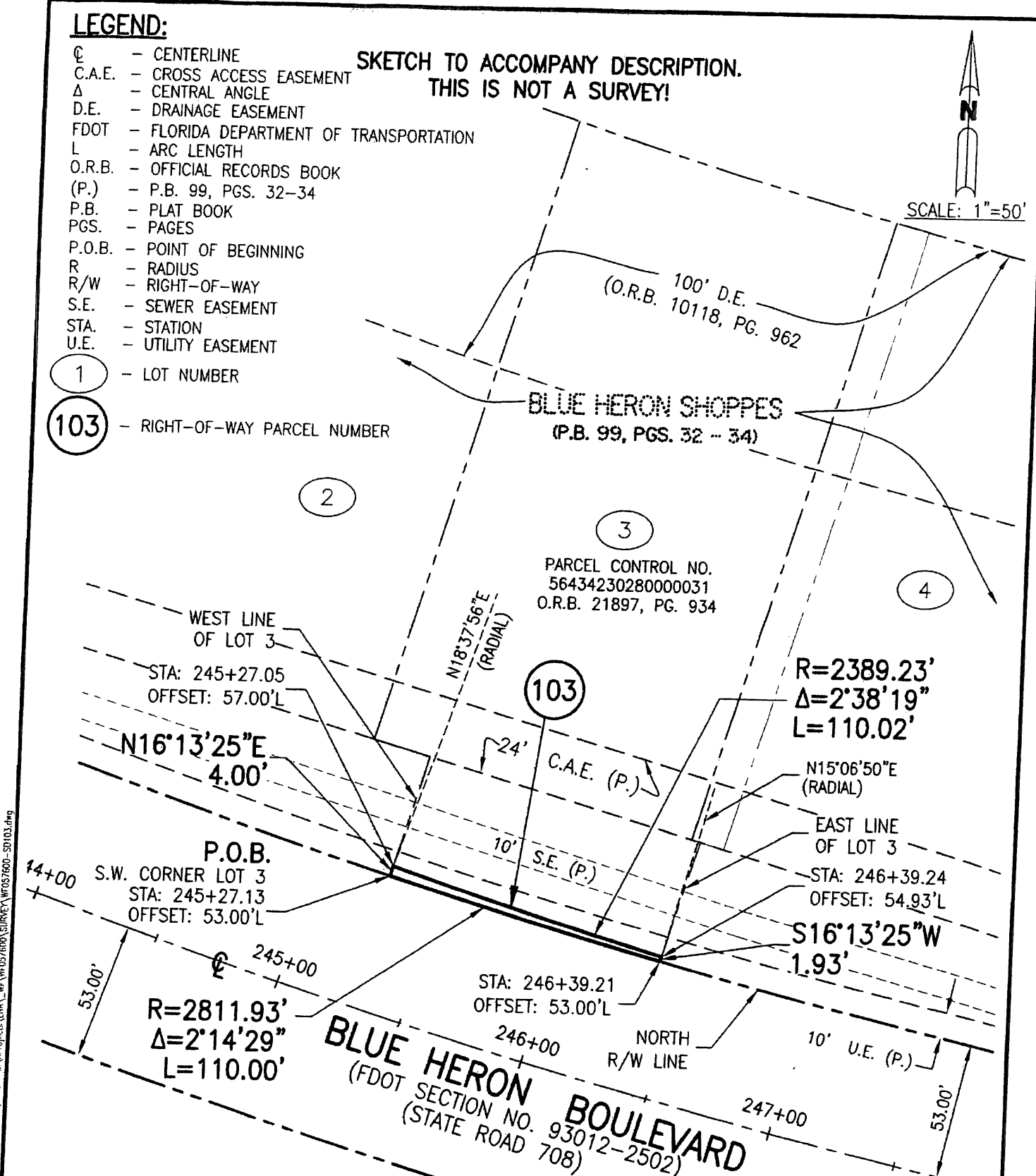
LEGEND:

- ☉ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- 1 - LOT NUMBER

103 - RIGHT-OF-WAY PARCEL NUMBER

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

SCALE: 1"=50'



DATE/TIME: Fri, 20 Nov 2015 - 11:07AM PATHNAME: C:\Projects\LB708\WF057600\SURVEY\WF057600-SD103.dwg

<p>ARCADIS ARCADIS U.S., Inc. 2081 Vista Parkway, Suite 305 West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com</p>	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 50'	CHECKED BY WFD	
	<p>LB 7082</p> <p>SHEET TITLE SKETCH AND DESCRIPTION PARCEL 103 RIGHT-OF-WAY PARCEL SHEET 2 OF 2</p>			DATE: 01-27-14	DRAWN BY JAF
				PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD103
	PALM BEACH COUNTY PROJECT NO. 2013101				

EXHIBIT "B"

**BLUE HERON BOULEVARD AND CONGRESS AVENUE, PALM BEACH COUNTY,
PROJECT #2013101**

SAFETY

Blue Heron Boulevard is currently a four to six lane paved Florida Department of Transportation roadway running east-west from Bee Line Highway to Ocean Avenue. More specifically, the limits of construction for this widening and paving of Blue Heron Boulevard extend from Congress Avenue to approximately 950 feet east of Congress Avenue, and is within a commercial area. This construction will improve Blue Heron Boulevard by adding a second westbound left turn lane at Congress Avenue, including 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 providing this right turn lane improvement along this portion of Blue Heron Boulevard was estimated prior to beginning design of the project. 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

Blue Heron 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, alternate routes and methodologies were considered for addressing the traffic demands at the project intersection but this alternative was found to be the most economically feasible.

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

Blue Heron 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 Blue Heron Boulevard within the previously stated project limits:

ACQUISITIONS FOR ROAD RIGHT-OF-WAY - PARCEL 103

Currently, the Florida Department of Transportation owns a 100 foot wide Road Right-of-Way interest east of Congress Avenue that varies in width from approximately 106 foot to 125 foot. The parcels to be acquired represent acquisition outside of the existing mainline Right-of-Way and is required to construct roadway widening for a right turn lane, which includes curb and gutter, sidewalk, and additional drainage infrastructure.

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PROPERTY DESIGNATED AS PARCEL 104 AS A FEE SIMPLE ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF BLUE HERON BOULEVARD AND CONGRESS AVENUE, 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 of County Commissioners (BCC); and

WHEREAS, the parcel is necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue; and,

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 104 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 BCC is exercising its authority of Eminent Domain pursuant to Chapters 73, 74, 127, and 337.27 Florida Statutes, as amended; and

WHEREAS, the BCC 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 BCC has determined that the acquisition of the real property identified as Parcel 104 for a fee simple acquisition which is more fully described in Exhibit "A-1", is necessary for the construction and improvement of Blue Heron Boulevard and Congress Avenue, 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-1"; and

WHEREAS, the property described in Exhibit "A-1", 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 104, 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 BCC 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-1", 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-1"** that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A-1"** is to be used for the following public use and purpose: a fee simple acquisition necessary for the construction of a right turn lane at the intersection of Blue Heron Boulevard and Congress Avenue.

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:

Commissioner, Melissa McKinlay, Mayor _____

Commissioner, Mack Bernard, Vice Mayor _____

Commissioner Hal R. Valeche _____

Commissioner Paulette Burdick _____

Commissioner Dave Kerner _____

Commissioner Steven L. Abrams _____

Commissioner Mary Lou Berger _____

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: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A-1"

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 104

A PORTION OF LOTS 4 AND 5, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4, NORTH 16°13'25" EAST, A DISTANCE OF 1.93 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2389.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°59'37" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'14", A DISTANCE OF 237.86 FEET; THENCE SOUTH 79°13'46" EAST, A DISTANCE OF 5.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°09'15" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'35", A DISTANCE OF 243.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 166 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

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: 01-27-14 REV. 04-30-14 JAF
REV. 06-23-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

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: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

D:\Time : Fri, 20 Nov 2015 - 9:22am Path Name : G:\Projects\LMK\WP\W057600_SURVEY\W057600-SD104.dwg © 2014 ARCADIS U.S., Inc.



2081 Vista Parkway, Suite 305 West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com

LB 7062

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104 RIGHT-OF-WAY PARCEL SHEET 1 OF 3		DATE: 01-27-14	DRAWN BY JAF
		PROJECT NUMBER WFO56700.0002	DRAWING NUMBER WFO57600-SD104

EXHIBIT "A-1"

LEGEND:

- Ⓞ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT

- ① - LOT NUMBER
- ⑩④ - RIGHT-OF-WAY PARCEL NUMBER

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



SCALE: 1"=60'

TRACT "A"
WEDGEWOOD PLAZA
(P.B. 56, PG. 72)

BLUE HERON SHOPPES
(P.B. 99, PGS. 32 - 34)

WEDGEWOOD CENTRE
(P.B. 60, PGS. 168 - 170)

PARCEL CONTROL NO.
5643423028000032
O.R.B. 22001, PG. 114

PARCEL CONTROL NO.
5643423028000050
O.R.B. 22001, PG. 114

$R=2389.23'$
 $\Delta=5^{\circ}42'14''$
 $L=237.86'$

STA: 248+81.63
OFFSET: 53.05'L

$S79^{\circ}13'46''E$
5.46'

SEE DETAILS
"A" & "B"
SHEET 3 OF 3

BLUE HERON BOULEVARD
(FDOT SECTION NO. 93012-2502)
(STATE ROAD 708)

PALM BEACH COUNTY PROJECT NO. 2013101

DATE/TIME: Fri, 20 Nov 2015 - 9:22AM PATH/NAME: G:\Projects\LB7082\WF\WF057600\SURVEY\WF057600-SD104.dwg © 2014 ARCADIS U.S., Inc.

ARCADIS
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2081 Vista Parkway, Suite 305
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Tel: (561) 687-7000 Fax: (561) 697-7751
www.arcadis-us.com

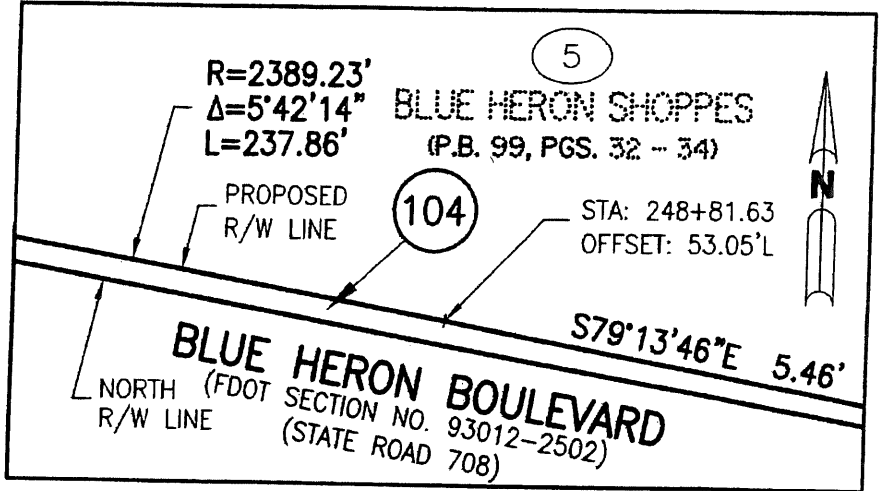
LB 7082	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 60'	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104 RIGHT-OF-WAY PARCEL		DATE: 01-27-14	DRAWN BY JAF
	SHEET 2 OF 3		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD104

EXHIBIT "A-1"

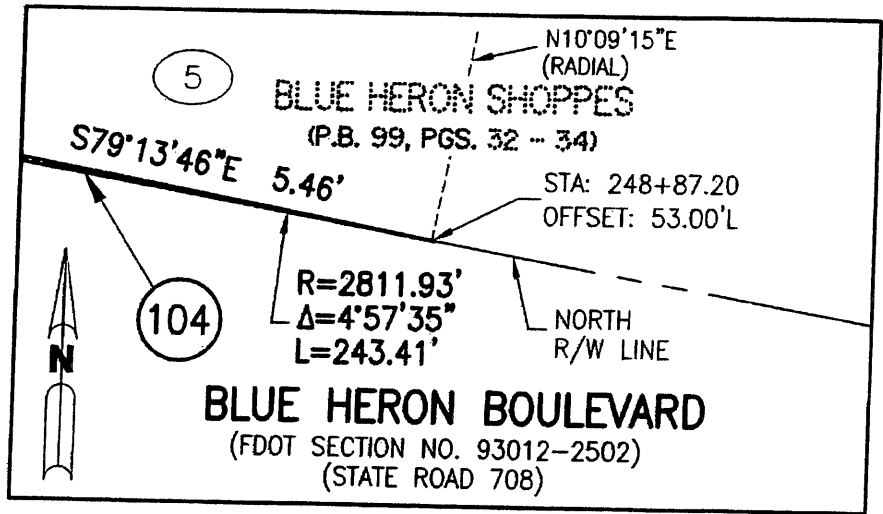
LEGEND:

- Δ - CENTRAL ANGLE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- R - RADIUS
- R/W - RIGHT-OF-WAY
- STA. - STATION
- 1 - LOT NUMBER
- 104 - RIGHT-OF-WAY PARCEL NUMBER

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

PALM BEACH COUNTY PROJECT NO. 2013101



2081 Vista Parkway, Suite 305
West Palm Beach, Florida 33411

Tel: (561) 697-7000 Fax: (561) 697-7751
www.arcadis-us.com

LB 7062	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: NOT TO SCALE	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104		DATE: 01-27-14	DRAWN BY JAF
	RIGHT-OF-WAY PARCEL		PROJECT NUMBER WFO57600	DRAWING NUMBER WFO57600-SD104
	SHEET 3 OF 3			

DATE/TIME : Fri, 20 Nov 2015 - 9:22AM PATH/NAME : G:\Projects\LBK\WF\WFO57600\SURVEY\WFO57600-SD104.dwg
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PROJECT #2013101**

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