

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: May 15, 2018	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Public Hearing
Department:	Engineering & Public Works	
Submitted By:	Engineering & Public Works	
Submitted For:	Roadway Production Division	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Alternative Alignment 1A for the segment of Congress Avenue from Northlake Boulevard to Park Lane (Project), contingent on Hilltop Residential Limited (HRL), or its successors or assigns, conveying to Palm Beach County (County) all right-of-way necessary for the project, free and clear of all encumbrances, within eight months of this Board of County Commissioners' (BCC) meeting date.

SUMMARY: Approval of Alternative Alignment 1A will meet the needs of both the County and HRL. Conceptual Alignment 1A was previously approved by the BCC on February 28, 2006, and is situated on property owned by HRL. Alternative Alignment 1A is required to establish right-of-way for the construction of a three lane roadway for the segment of Congress Avenue from Northlake Boulevard to Park Lane. HRL proposes to develop this property and is aware that the development must dedicate the necessary right-of-way to the County free and clear of all encumbrances. County staff and HRL's representatives have coordinated Alternative Alignment 1A to be mutually beneficial. No other privately owned properties will be impacted by this alternative alignment, but some impacts are expected on property owned by the City of Palm Beach Gardens (City). The alternative alignment has been coordinated with the City. Use of Alternative Alignment 1A for the extension of Congress Avenue, in lieu of Conceptual Alignment 1A, is contingent upon HRL, or its successors or assigns, dedicating the necessary right-of-way to the County clear of all encumbrances within eight months of approval of this alternative alignment. In the event HRL fails to meet this contingency, then the County will proceed with the original Conceptual Alignment 1A. The Five-Year Road Program includes \$5.76 million for design, mitigation and right-of-way acquisition for the extension of Congress Avenue from Northlake Boulevard to State Road 811/Alternate A1A in Fiscal Year 2018, and funding of \$4 million and \$2 million respectively for construction in Fiscal Years 2020 and 2021. District 1 (LBH)

Background and Justification: The extension of Congress Avenue, from Northlake Boulevard to State Road 811/Alternate A1A, is presently under contract for design. The construction of this road will provide an additional link in the thoroughfare roadway system and will reduce traffic congestion at the intersection of Northlake Boulevard and State Road 811/Alternate A1A.

The segment of Congress Avenue from Northlake Boulevard to Park Lane is reflected as an 80 foot right-of-way on the Thoroughfare Right-of-Way Identification Map. The BCC previously approved Conceptual Alignment 1A for this segment at its February 28, 2006 meeting. This

(Continued on Page 3)

Attachments:

1. Location Map
2. Previously Approved Conceptual Alignment 1A
3. Alternative Alignment 1A
4. Notice of Public Hearing

Recommended by: <i>[Signature]</i> KOF	<i>[Signature]</i> Department Director	5/10/18 Date
Approved By:	<i>[Signature]</i> Assistant County Administrator	5/10/18 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
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-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
Does this item include the use of federal funds? Yes No

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: A. White

III. REVIEW COMMENTS

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

J. Par 5/15/18
OFMB AK 5/10
5/10
5/10
J. J. ... 5/10/18
Contract Dev. and Control
5/10/18

B. Approved as to Form and Legal Sufficiency:

M. ... 5/14/18
Assistant County Attorney

C. Other Department Review:

Department Director

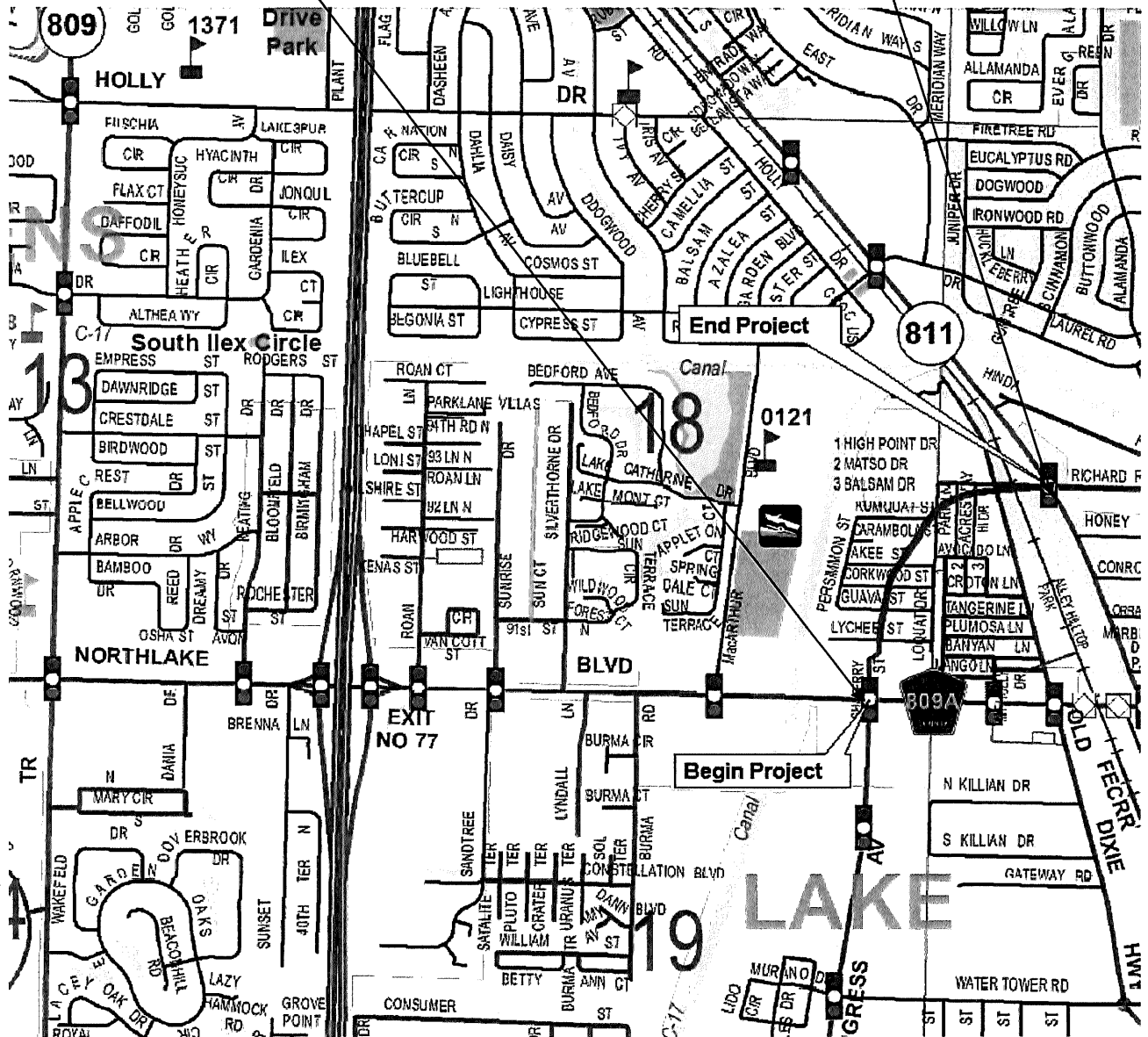
This summary is not to be used as a basis for payment.

Background and Justification: (Continued from Page 1)

segment of Congress Avenue is situated on property owned by HRL, who has expressed an interest in developing the property. All development approvals will be through the City, and HRL understands that the right-of-way for Congress Avenue must be dedicated free and clear of all encumbrances to the County. The previously approved Conceptual Alignment 1A included a more direct route that bisected the property diagonally, and previous prospective developers have viewed this configuration as unfavorable for various types of developments. Alternative Alignment 1A has been configured to meet the needs of both the County and HRL. Alternative Alignment 1A removes the diagonal bisecting of HRL's property, and replaces it with curves that are more aligned with the eastern portion of the HRL property, thereby making it more favorable for development. The County has worked with the developer of the HRL property for over a year to achieve an alternative alignment that is mutually beneficial. The use of Alternative Alignment 1A for the extension of Congress Avenue is contingent on HRL, or its successors or assigns, dedicating the necessary right-of-way to the County free and clear of all encumbrances within eight months of approval of the alternative alignment. A Notice of Public Hearing letter (Attachment 4) dated April 10, 2018, along with copies of the proposed alignment revision were sent to all adjacent property owners. The notice was advertised on Sunday April 15, 2018 and Sunday April 22, 2018 in the Palm Beach Post.

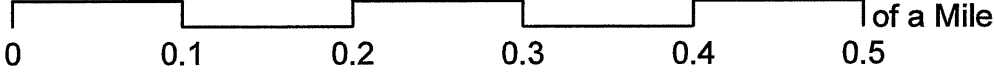
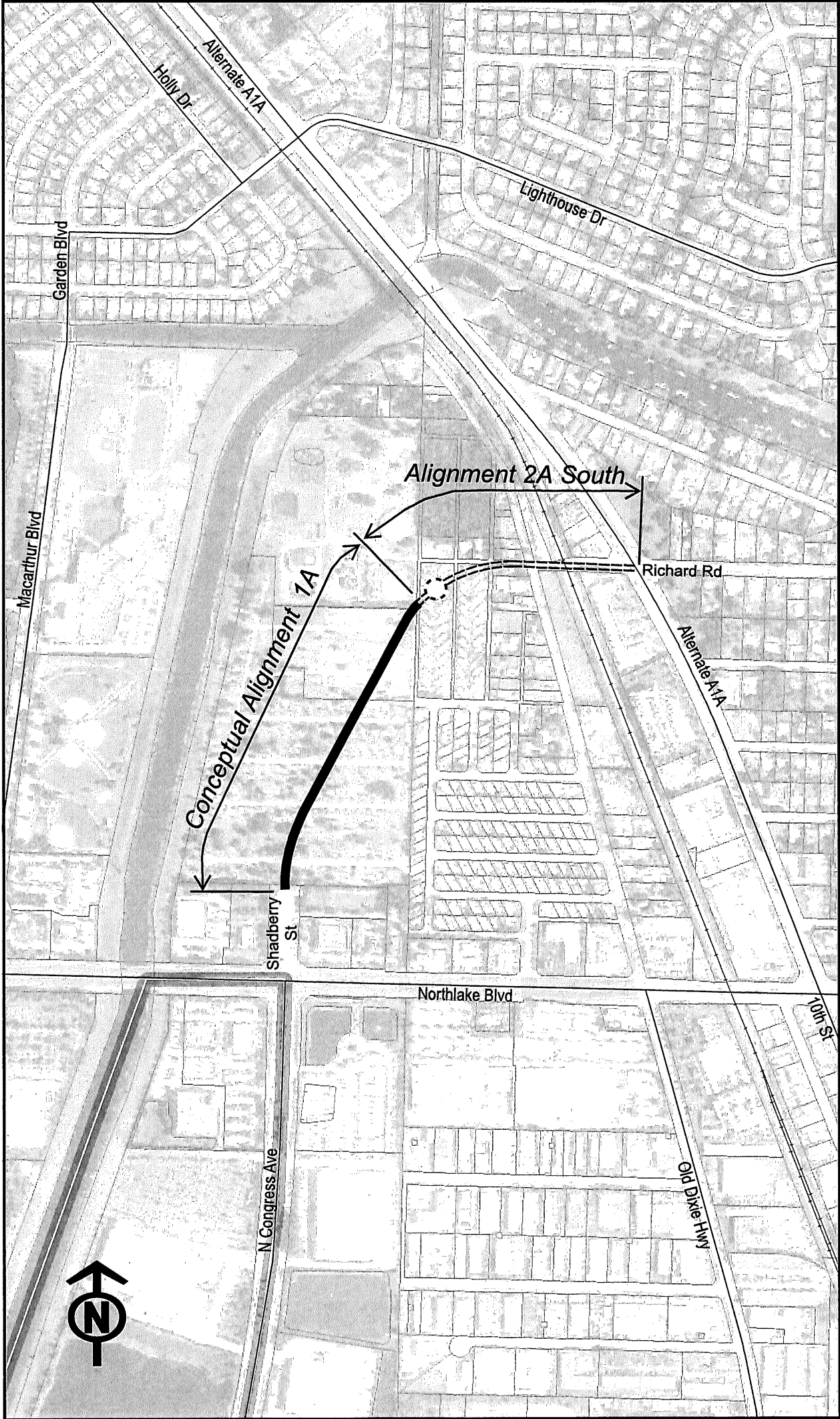
**PROJECT LOCATION
CONGRESS AVENUE FROM
NORTHLAKE BLVD. TO ALT. A-1-A**

PALM BEACH COUNTY PROJECT #2012517

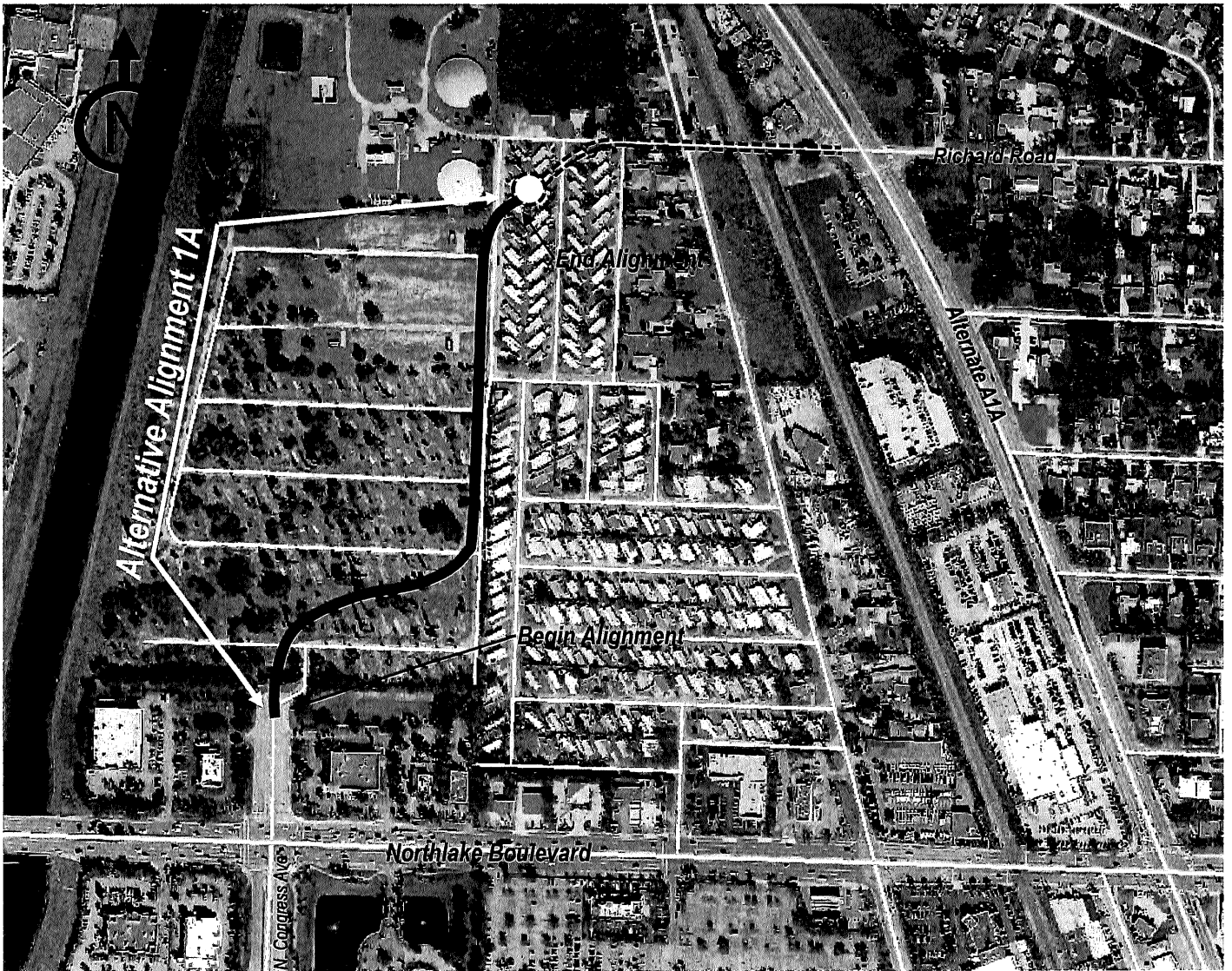


LOCATION MAP

PREVIOUSLY APPROVED CONCEPTUAL ALIGNMENT 1A



ALTERNATIVE ALIGNMENT 1A



April 10, 2018

**NOTICE OF PUBLIC HEARING
FOR THE PROPOSED ALIGNMENT OF
CONGRESS AVENUE
FROM NORTHLAKE BOULEVARD TO PARK LANE
ALIGNMENT 1A**

TO WHOM IT MAY CONCERN:

The purpose of this letter is to inform you that a Public Hearing on the proposed alignment of Congress Avenue from Northlake Boulevard to Park Lane has been scheduled for May 15, 2018, at the Governmental Center in the Jane Thompson Memorial Chambers on the 6th floor, 301 North Olive Avenue, West Palm Beach, Florida. The Board of County Commissioners' (BCC) 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.

The BCC previously approved Alignment 1A for Segment 1 (Northlake Blvd. to Park Lane) at their February 28, 2006 meeting. Alignment 1A is primarily situated on property owned by Hilltop Residential Limited (HRL). County staff and HRL's representatives have coordinated to develop a revision to Alignment 1A that meets the needs of both the County and HRL, and approval of Revised Alignment 1A is scheduled for discussion at this Public Hearing. It should be noted that the BCC may either adopt or reject the revised alignment, or could give staff other direction. A copy of the proposed alignment revision is attached and can be e-mailed if requested.

Questions regarding this Public Hearing or the proposed revised alignment of Congress Avenue from Northlake Boulevard to Park Avenue should be directed to:

Basher Khan, P.E.
Palm Beach County Engineering & Public Works Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, FL 33411
Phone (561) 684-4150
Fax (561) 684-4166
E-mail: AKhan@pbcgov.org

Sincerely,

Kathleen O. Farrell, P.E.
Thoroughfare Roads Section Manager, Roadway Production Division

Attachments: Location Map
 Previously Approved Alignment 1A
 Proposed Revised Alignment 1A

cc: Omelio A. Fernandez, P.E., Director, Roadway Production
 Morton Rose, P.E., Asst. Director, Roadway Production Division
 Basher Khan, P.E., Project Manager
pc: Project file