

Agenda Item is over 50 pages and
may be viewed in the Minutes Dept.

Agenda Item #: **3-C-3**

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 18, 2018	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
Department: Engineering and Public Works	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Submitted By: Engineering and Public Works		
Submitted For: Roadway Production Division		

I. EXECUTIVE BRIEF

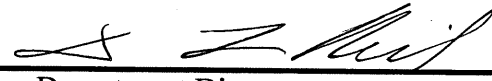

Motion and Title: Staff recommends motion to adopt: seven resolutions to initiate eminent domain proceedings by declaring the acquisition of six commercial properties designated as parcels 307, 308, 309, 311, 314 and 316 and one residential property designated as parcel 306, as temporary construction easements as necessary for the construction of roadway improvements on Haverhill Road from north of Caribbean Boulevard to State Road 710/Beeline Highway (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 commercial parcels and one residential parcel having a total appraised value of \$50,159. These parcels are necessary for the construction of a five-lane roadway section with new drainage, sidewalks and bike lanes on Haverhill Road from north of Caribbean Boulevard to State Road 710/Beeline Highway. To date, 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 commercial 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 306, 307, 308, 309, 311, 314 and 316 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 Parcel 306 with Exhibit "A" and Exhibit "B" (2)
3. Resolution for Parcel 307 with Exhibit "A" and Exhibit "B" (2)
4. Resolution for Parcel 308 with Exhibit "A" and Exhibit "B" (2)
5. Resolution for Parcel 309 with Exhibit "A" and Exhibit "B" (2)
6. Resolution for Parcel 311 with Exhibit "A" and Exhibit "B" (2)
7. Resolution for Parcel 314 with Exhibit "A" and Exhibit "B" (2)
8. Resolution for Parcel 316 with Exhibit "A" and Exhibit "B" (2)

Recommended by:		<u>5 SEP 2018</u>
	Department Director	Date
Approved by:		<u>9/5/18</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$50,159	-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	\$50,159	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

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

Budget Account No:

Fund 3502 Dept 361 Unit 1392 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fee Zone 2
 Haverhill Rd from N. of Caribbean Blvd to Bee Line Hwy

Temporary Construction Easements: 7

Appraised value of parcels in the taking \$50,159.00

C. Departmental Fiscal Review: Alice Kovalainen

III. REVIEW COMMENTS

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

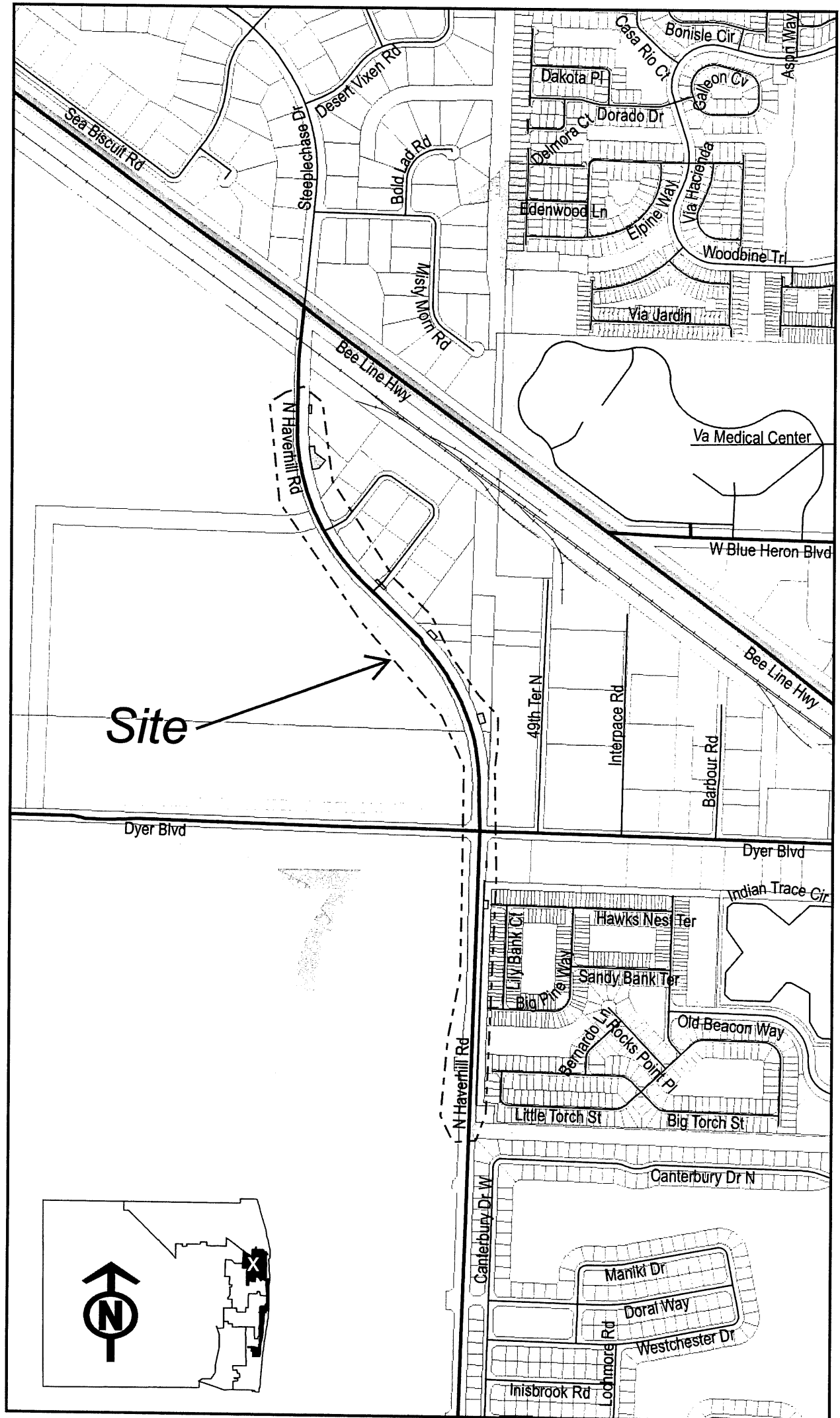
Lisa Pone 8/14/18 *Ann J. Jacobson* 8/15/18
 OFMB AK 8/13 9/8/13 Contract Dev. and Control
JM 8/13

B. Approved as to Form and Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review:

 Department Director



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 306 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON HAVERHILL ROAD, 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 and improvement of Haverhill Road, from north of Caribbean Boulevard to State Road 710/Beeline Highway; and

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 306 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 306 as a temporary construction easement which is more fully described in Exhibit "A", is necessary for the construction and improvement of Haverhill Road, 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 306, 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, or 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: temporary construction easement land necessary for the construction and improvement of Haverhill Road, from north of Caribbean Boulevard to State Road 710/Beeline Highway.

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

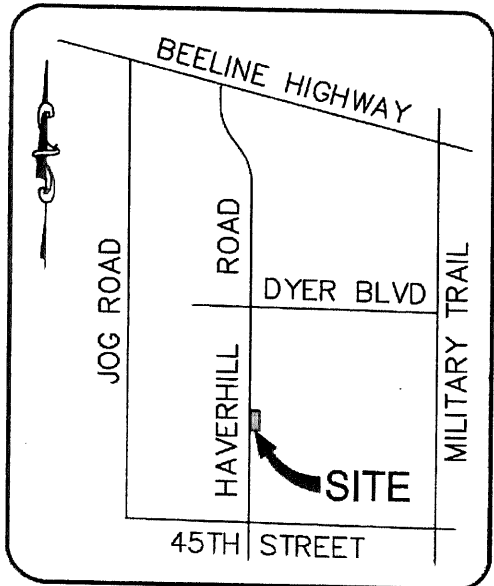
PALM BEACH COUNTY,
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
MaryAnn Braun,
Assistant County Attorney

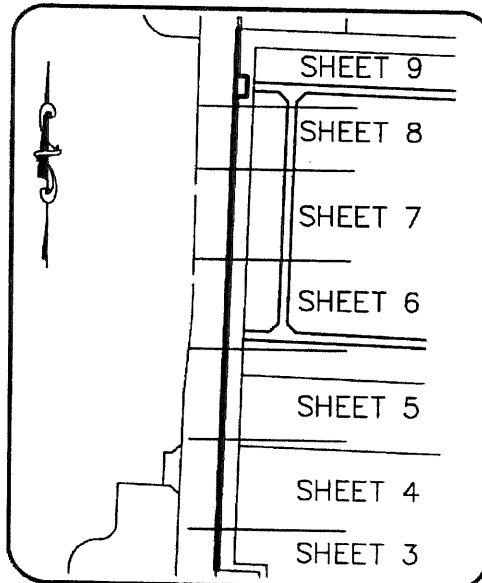
By: _____
Deputy Clerk

**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 2, 3, 4, 5, 6, 7, 8 & 9**



LOCATION MAP

N.T.S.



SHEET INDEX

N.T.S.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT "0-9", NORTH COUNTY P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGE 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 36, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1043, PAGE 312 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE NORTHWEST (NW 1/4) QUARTER OF SAID SECTION 36, NORTH 01°49'15" EAST, A DISTANCE OF 175.00 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF SAID TRACT "0-9" AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DESCRIBED LINES, NORTH 01°49'15" EAST, A DISTANCE OF 1483.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT "0-9"; THENCE ALONG THE NORTH LINE OF SAID TRACT "0-9", SOUTH 88°26'48" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°49'15" WEST, A DISTANCE OF 129.94 FEET; THENCE SOUTH 88°10'45" EAST, A DISTANCE OF 26.64 FEET; THENCE SOUTH 00°55'15" WEST, A DISTANCE OF 55.45 FEET; THENCE NORTH 88°10'45" WEST, A DISTANCE OF 27.51 FEET; THENCE SOUTH 01°49'15" WEST, A DISTANCE OF 1298.59 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "0-9"; THENCE ALONG SAID SOUTH LINE, NORTH 88°19'12" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,921 SQUARE FEET OR 0.205 ACRES, MORE OR LESS.

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO.	1	DATE	02/20/2018
	9	SCALE	N/A
		CAD FILE	13180.01TCE_SK
		PROJECT	13180.01
		JOB NO.	13180.0122
	DRAWN	KB	
	CHECKED	K.BECK	

©COPYRIGHT 2018 BY ENGENUITY GROUP, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ENGENUITY GROUP, INC.

**SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERHILL ROAD**



1800 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1181 • FAX (561)652-8390 • WWW.ENGENUITYGROUP.COM

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

NOTES:

NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 3, 4, 5, 6, 7, 8 & 9

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 01°49'15" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND AS SHOWN ON NORTH COUNTY PLAT 2, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90). SCALE FACTOR: 1.00003658
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.
5. STATIONS SHOWN HEREON REFERENCE THE CENTERLINE OF CONSTRUCTION AND PROFILE GRADE LINE OF HAVERHILL ROAD SHOWN ON A SET OF DRAWINGS ENTITLED "ROADWAY PLANS, HAVERHILL ROAD WIDENING, NORTH OF CARIBBEAN BLVD. TO SR 710", PREPARED BY R.J. BEHAR, LAST DATED 11/11/2016, PALM BEACH COUNTY PROJECT NO. PBC 2013528.
6. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON OCTOBER 18, 2013 BY GARY SPECHT, TITLE ABSTRACTOR/EXAMINER, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY. A) CURRENT OWNERSHIPS AND DEEDS, B) COPY OF RIGHT-OF-WAY DEEDS C) COPIES OF PLATS IN THE AREA FOR PALM BEACH COUNTY PROJECT 2013528 - HAVERHILL ROAD, CARIBBEAN BLVD. TO BEELINE HWY. ARE SHOWN HEREON.

LEGEND

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
LME	LAKE MAINTENANCE EASEMENT
ORB	OFFICIAL RECORDS BOOK
PCN	PARCEL CONTROL NUMBER
PB	PLAT BOOK
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
RT	RIGHT
SQ FT	SQUARE FEET
STA	STATION
PBC	PALM BEACH COUNTY
TCE	TEMPORARY CONSTRUCTION EASEMENT
UE	UTILITY EASEMENT
36/42/42	SECTION/TOWNSHIP/RANGE
GRND	GROUND
R/W	RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON IS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

J Malin

JENNIFER MALIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6667
STATE OF FLORIDA LB#6603

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

DATE PLOTTED FOR	2
	9
	JOB NO. 13180.0122
	CHECKED K.BECK

©COPYRIGHT 2018 BY ENGENUITY GROUP, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ENGENUITY GROUP, INC.

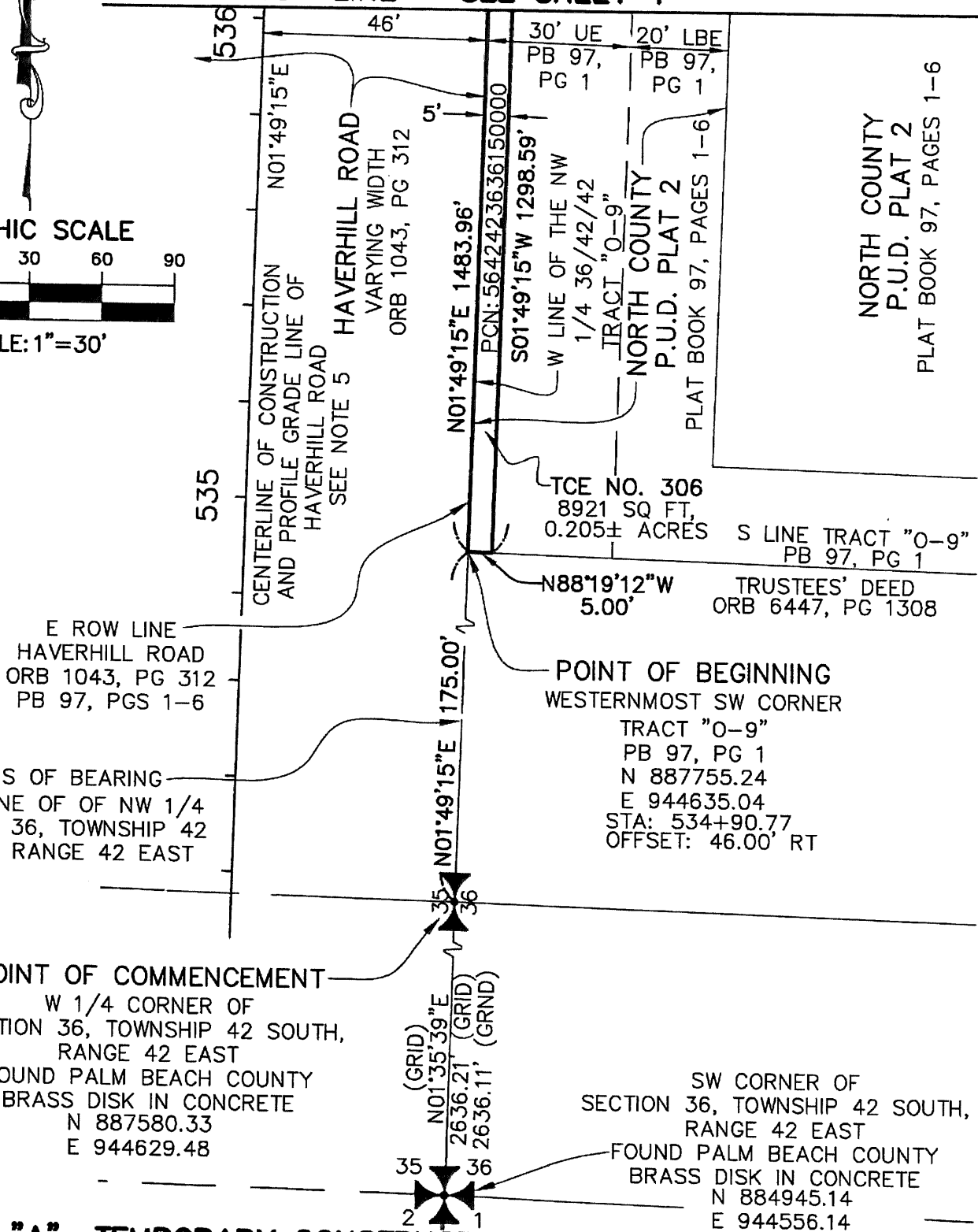
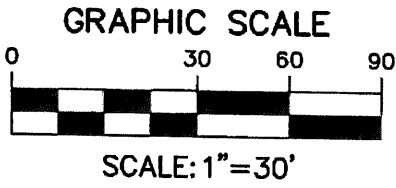
**SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERHILL ROAD**



1280 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)652-9380 • WWW.ENGENUITYGROUP.COM

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 2, 4, 5, 6, 7, 8 & 9

MATCH LINE - SEE SHEET 4



NORTH COUNTY
 P.U.D. PLAT 2
 PLAT BOOK 97, PAGES 1-6

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO.	3
	9
	JOB NO. 13180.0122
	CHECKED K.BECK

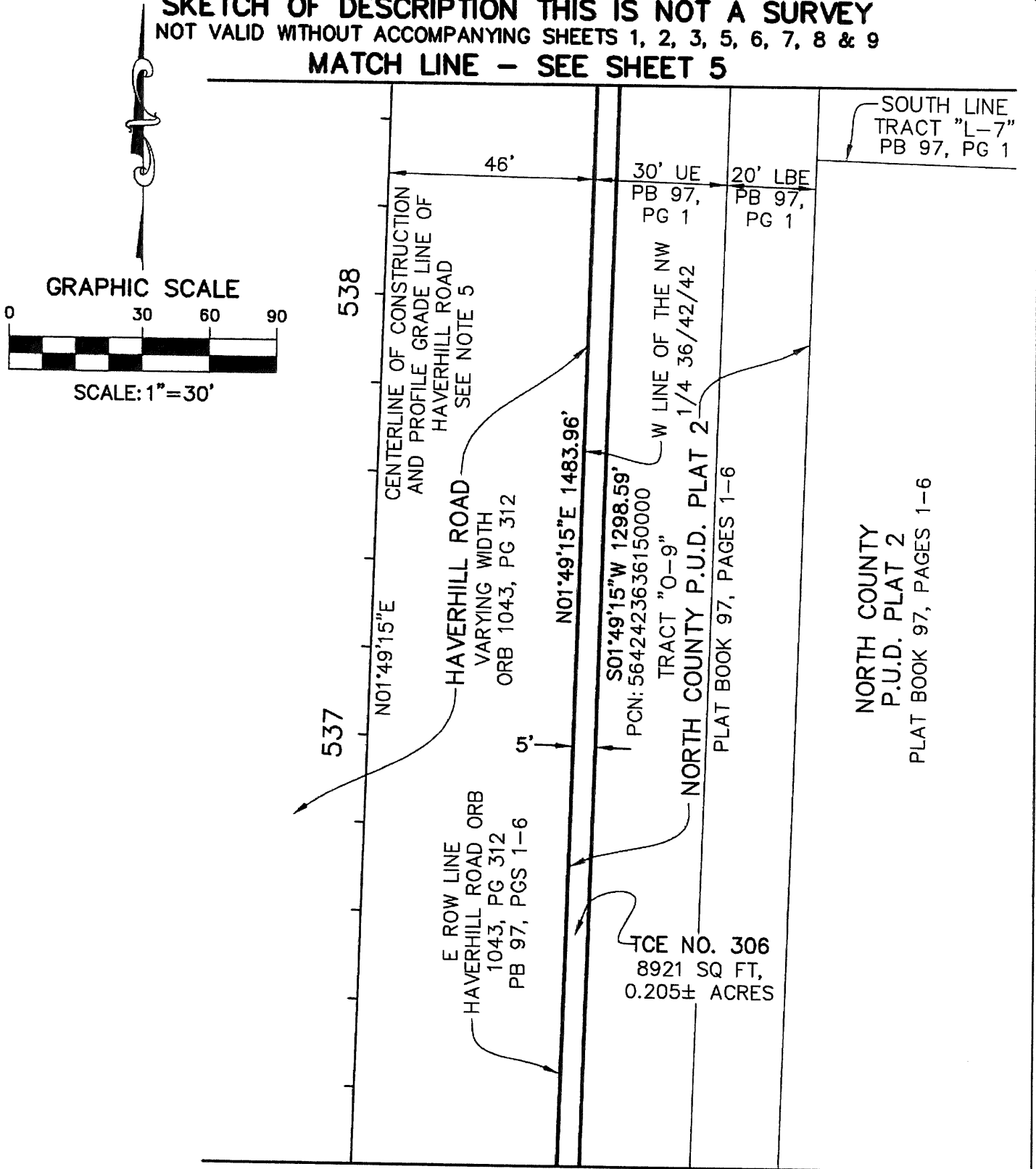
© COPYRIGHT 2018 BY
 ENGENUITY GROUP, INC. THIS
 DRAWING IS PROVIDED FOR
 INFORMATIONAL PURPOSES
 ONLY, UNLESS SIGNED AND
 SEALED BY A REGISTERED
 PROFESSIONAL SURVEYOR AND
 MAPPER REPRESENTING
 ENGENUITY GROUP, INC.

**SKETCH AND DESCRIPTION
 TEMPORARY CONSTRUCTION EASEMENT
 No. 306 (TCE 306)
 HAVERHILL ROAD**



SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 2, 3, 5, 6, 7, 8 & 9

MATCH LINE - SEE SHEET 5



MATCH LINE - SEE SHEET 3

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO.	4
	9
	JOB NO. 13180.0122
	DATE 02/20/2018
SCALE 1"=30'	
CAD FILE 13180.01TCE_SK	
PROJECT 13180.01	
DRAWN KB	
CHECKED KBECK	

© COPYRIGHT 2018 BY
 ENGENUITY GROUP, INC. THIS
 DRAWING IS PROVIDED FOR
 INFORMATIONAL PURPOSES
 ONLY, UNLESS SIGNED AND
 SEALED BY A REGISTERED
 PROFESSIONAL SURVEYOR AND
 MAPPER REPRESENTING
 ENGENUITY GROUP, INC.

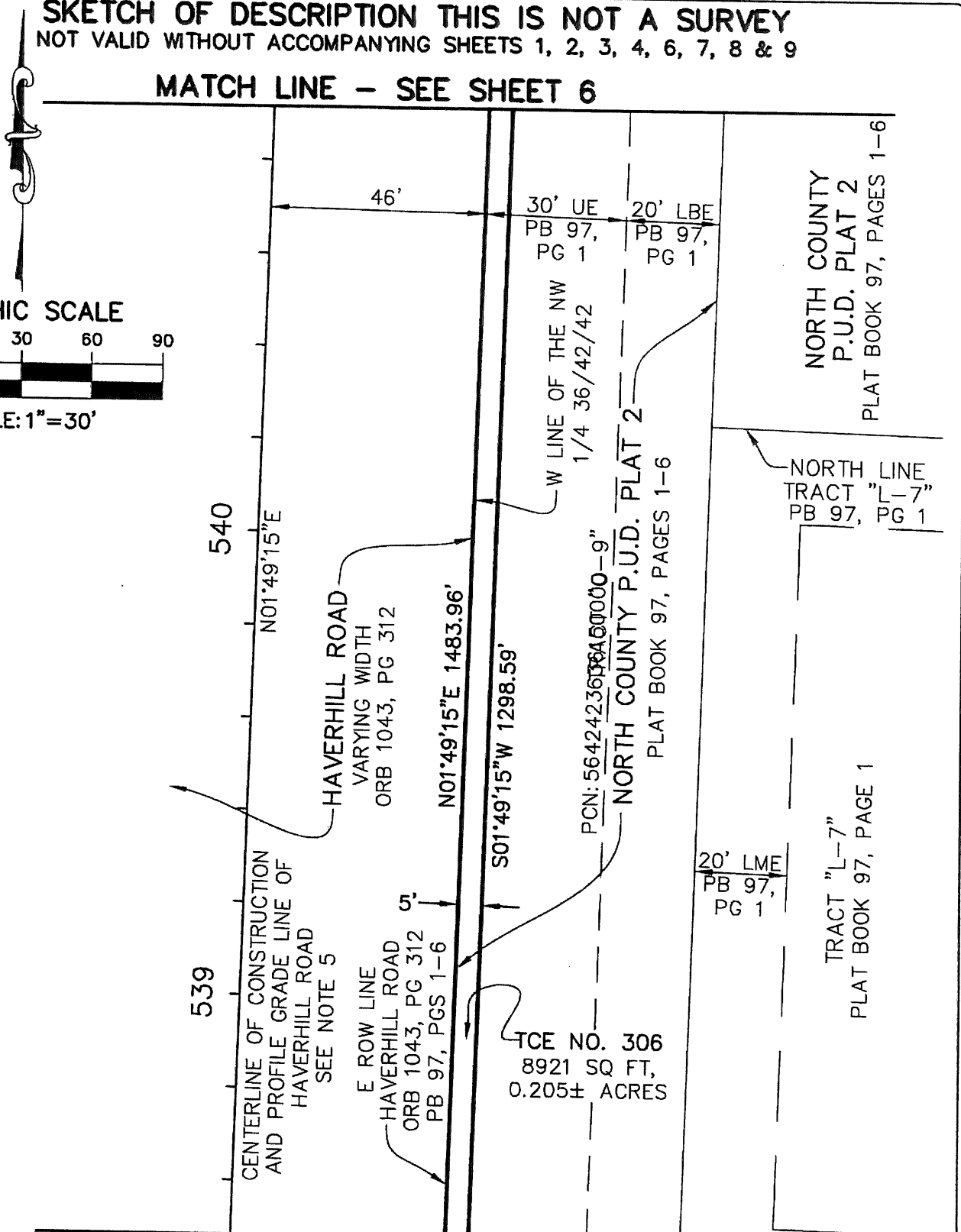
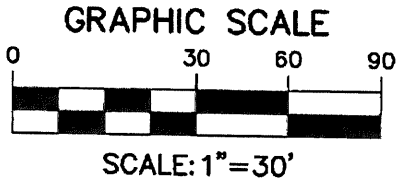
SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERHILL ROAD



1280 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561) 855-1161 • FAX (561) 855-8390 • WWW.ENGENUITYGROUP.COM

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 2, 3, 4, 6, 7, 8 & 9

MATCH LINE - SEE SHEET 6



MATCH LINE - SEE SHEET 4

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO.	5	DATE	02/20/2018
	9	SCALE	1"=30'
		CAD FILE	13180.01TCE_SK
		PROJECT	13180.01
JOB NO.	13180.0122	DRAWN	KB
		CHECKED	KBECK

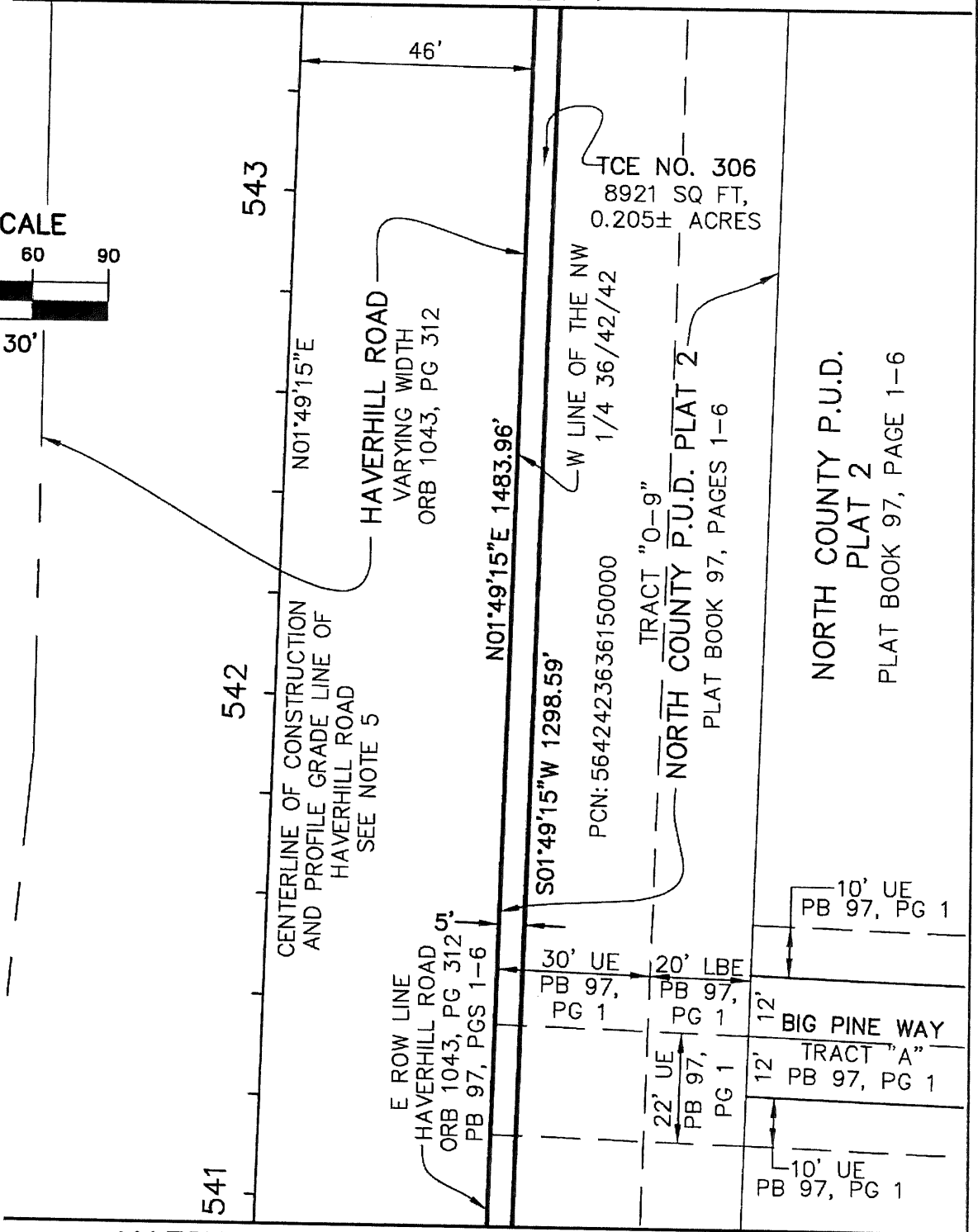
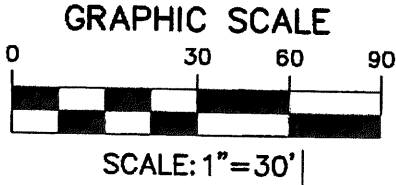
©COPYRIGHT 2018 BY ENGENUITY GROUP, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SERIALIZED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ENGENUITY GROUP, INC.

**SKETCH AND DESCRIPTION
 TEMPORARY CONSTRUCTION EASEMENT
 No. 306 (TCE 306)
 HAVERHILL ROAD**



SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 2, 3, 4, 5, 7, 8 & 9

MATCH LINE - SEE SHEET 7



MATCH LINE - SEE SHEET 5

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO. 6 OF 9	DATE	02/20/2018
	SCALE	1"=30'
	CAD FILE	13180.01TCE_SK
	PROJECT	13180.01
JOB NO.	DRAWN	KB
13180.0122	CHECKED	K.BEIK

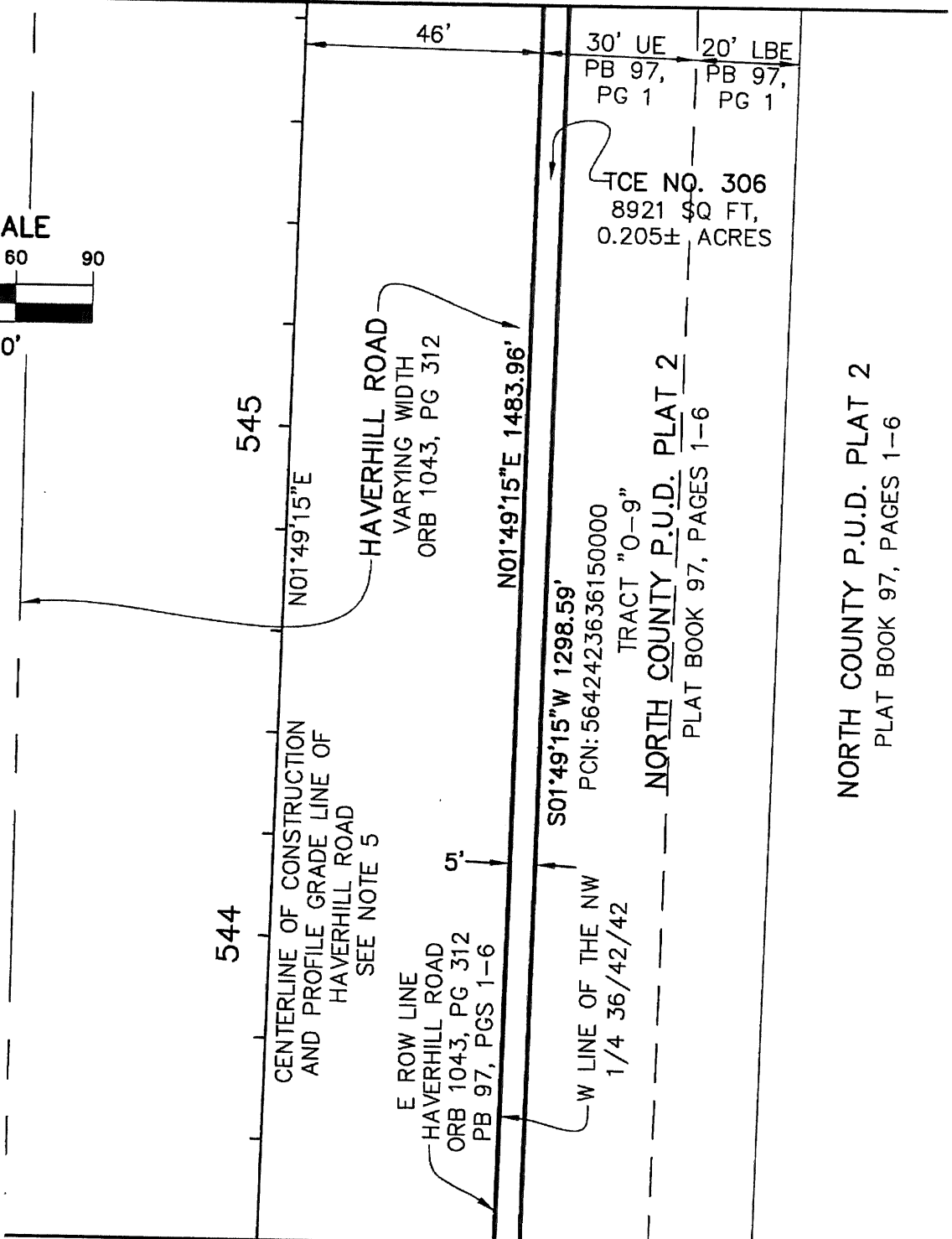
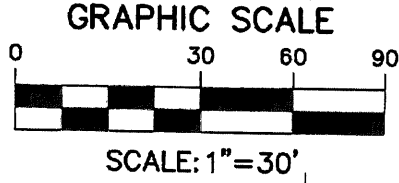
© COPYRIGHT 2018 BY ENGENUITY GROUP, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ENGENUITY GROUP, INC.

SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERRILL ROAD



SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 2, 3, 4, 5, 6, 8 & 9

MATCH LINE - SEE SHEET 7



TCE NO. 306
 8921 \$Q FT,
 0.205± ACRES

NORTH COUNTY P.U.D. PLAT 2
 PLAT BOOK 97, PAGES 1-6

NORTH COUNTY P.U.D. PLAT 2
 PLAT BOOK 97, PAGES 1-6

MATCH LINE - SEE SHEET 5

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

7	DATE	02/20/2018
	SCALE	1"=30'
9	CAD FILE	13180.01TCE_SK
	PROJECT	13180.01
JOB NO.	DRAWN	KB
13180.0122	CHECKED	K.BECK

©COPYRIGHT 2018 BY
 ENGENUITY GROUP, INC. THIS
 DRAWING IS PROVIDED FOR
 INFORMATIONAL PURPOSES
 ONLY, UNLESS SIGNED AND
 SEALED BY A REGISTERED
 PROFESSIONAL SURVEYOR AND
 MAPPER REPRESENTING
 ENGENUITY GROUP, INC.

**SKETCH AND DESCRIPTION
 TEMPORARY CONSTRUCTION EASEMENT
 No. 306 (TCE 306)
 HAVERHILL ROAD**

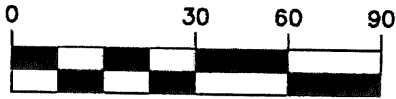


1200 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561)655-1181 • FAX (561)652-6390 • WWW.ENGENUITYGROUP.COM

**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 1, 2, 3, 4, 5, 6, 7 & 9**

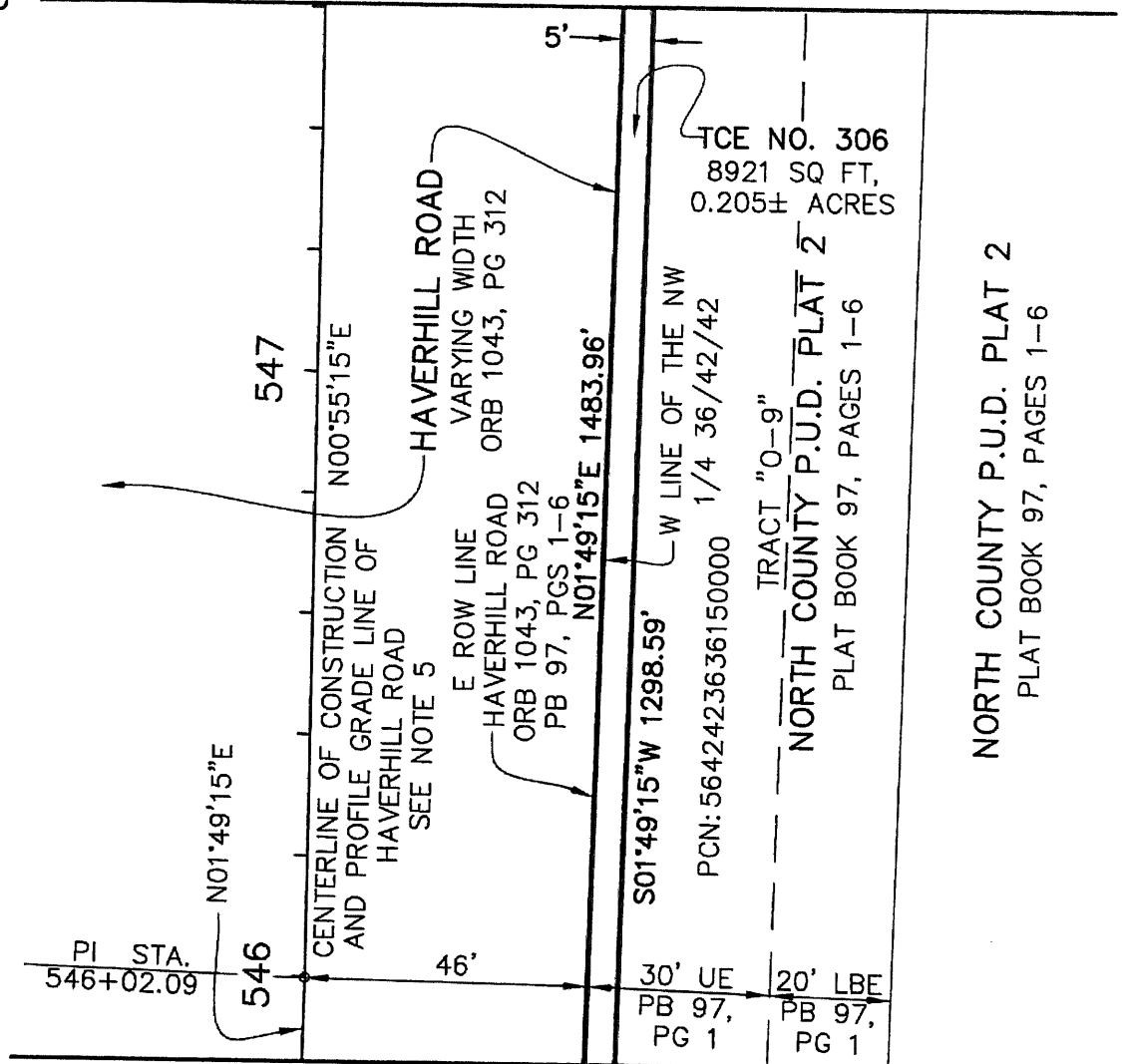


GRAPHIC SCALE



SCALE: 1"=30'

MATCH LINE - SEE SHEET 9



MATCH LINE - SEE SHEET 7

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

SHEET NO. 8 9	DATE	02/20/2018
	SCALE	1"=30'
	CAD FILE	13180.01TCE_SK
	PROJECT	13180.01
	JOB NO. 13180.0122	DRAWN
	CHECKED	K.BECK

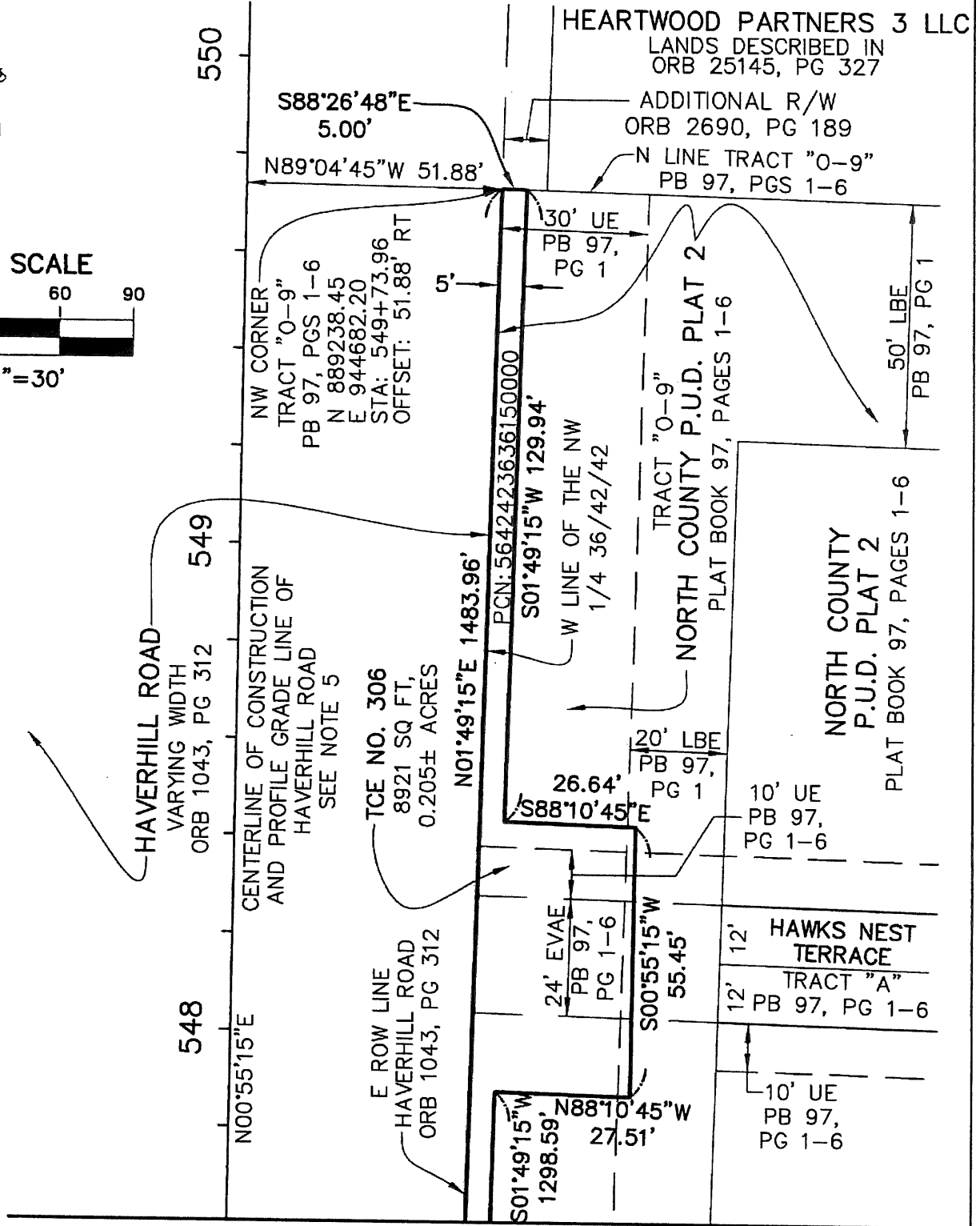
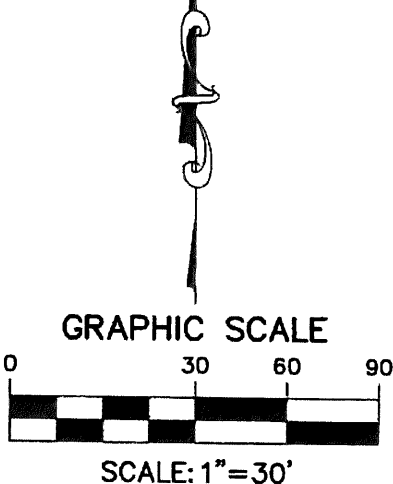
©COPYRIGHT 2018 BY
ENGENUITY GROUP, INC. THIS
DRAWING IS PROVIDED FOR
INFORMATIONAL PURPOSES
ONLY, UNLESS SIGNED AND
SEALED BY A REGISTERED
PROFESSIONAL SURVEYOR AND
MAPPER REPRESENTING
ENGENUITY GROUP, INC.

**SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERHILL ROAD**



1200 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561) 855-1191 • FAX (561) 852-8330 • WWW.ENGENUITYGROUP.COM

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



MATCH LINE - SEE SHEET 8

EXHIBIT "A": TEMPORARY CONSTRUCTION EASEMENT 306 REVISED: 02-20-18

REVISED FOR	9	DATE	02/20/2018
	9	SCALE	1"=30'
		CAD FILE	13180.01TCE_SK
		PROJECT	13180.01
		JOB NO.	13180.0122
	DRAWN	KB	
	CHECKED	K.BECK	

© COPYRIGHT 2018 BY
 ENGENUITY GROUP, INC. THIS
 DRAWING IS PROVIDED FOR
 INFORMATIONAL PURPOSES
 ONLY, UNLESS SIGNED AND
 SEALED BY A REGISTERED
 PROFESSIONAL SURVEYOR AND
 MAPPER REPRESENTING
 ENGENUITY GROUP, INC.

SKETCH AND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
No. 306 (TCE 306)
HAVERHILL ROAD

A Higher Standard of Excellence

engenuity
 group inc.

1200 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561) 866-1161 • FAX (561) 832-0300 • WWW.ENGENUITYGROUP.COM

EXHIBIT "B"

HAVERHILL ROAD NORTH OF CARIBBEAN BOULEVARD TO STATE ROAD 710/BEELINE HIGHWAY PALM BEACH COUNTY PROJECT NO. 2013528

SAFETY

This portion of Haverhill Road is currently a two-lane paved roadway that extends north from Caribbean Boulevard to State Road 710/Beeline Highway and is approximately 1.65 miles in length. The proposed project will widen Haverhill Road from its existing two lanes to a five-lane section with four foot wide paved shoulders on both sides of the road. The west side of Haverhill Road has an existing eight foot wide pathway that runs adjacent to the Winding Waters Natural Area and through Dyer Park. A new six foot wide sidewalk will be constructed on the east side of Haverhill Road. 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 (commonly known as "The Florida Greenbook"), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving this portion of Haverhill Road was estimated prior to beginning design and has been updated throughout the design process. The appropriate funding for design, right-of-way acquisition and construction is budgeted in Palm Beach County's Five Year Road Program. During the design of the project, all reasonable efforts were made to minimize the areas to be acquired through condemnation.

ALTERNATE ROUTES

Haverhill Road provides a direct south-north route for vehicles traveling through the cities of West Palm Beach, Riviera Beach and Palm Beach Gardens. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has defined this route as one to be improved 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.

This portion of Haverhill Road is a heavily travelled south-north thoroughfare providing access to residential, commercial, industrial, and recreational areas, and is a vital connection to State Road 710/Beeline Highway. Alternate routes were considered in lieu of widening the existing two-lane roadway. Construction of any other alternate route would disrupt or displace numerous residential and commercial properties, be more costly and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

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

This portion of Haverhill Road is part of an established corridor, and the proposed improvement will have minimal negative impacts to the environment. This roadway improvement project has been permitted through the appropriate environmental regulatory agencies.

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Haverhill Road within the previously stated project limits:

ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 306

Temporary Construction Easement (expiring after construction but no later than 3 years from the date of deposit) for access and all related construction activities reasonably required for driveway construction, sloping, grading, and to harmonize the road construction with the adjacent property.