

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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**Meeting Date:** September 10, 2019                       **Consent**                       **Regular**  
 **Workshop**                       **Public Hearing**

**Department:** Engineering and Public Works  
**Submitted By:** Engineering and Public Works  
**Submitted For:** Roadway Production Division

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to adopt: two Resolutions to declare the acquisition of properties designated as parcels 152 and 153 as fee simple whole takes necessary for the construction of roadway improvements on Royal Palm Beach Boulevard from M-Canal to Orange Boulevard (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 two parcels having a total appraised value of \$230,490. The parcels are necessary for the construction of a five lane roadway with curb and gutter, sidewalks on both sides, and new drainage on Royal Palm Beach Boulevard from M-Canal to Orange Boulevard. The scope also includes offsite drainage retention ponds. 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 parcels at this time in order to expedite construction of the Project, which is funded in the current Five Year Road Program. District 6 (MAB)

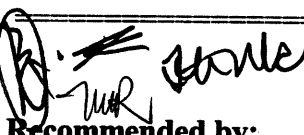
**Background and Justification:** The acquisition of parcels 152 and 153 is for a public purpose and necessity, which is deemed to be in the best interest of the County. The Engineering Department recommends the Board of County Commissioners approval.


**Attachments:**

1. Location Map
2. Resolution for Parcel 152 with Exhibit "A" and Exhibit "B"
3. Resolution for Parcel 153 with Exhibit "A" and Exhibit "B"

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**Recommended by:**  David Z. Reed                      2/30/2019  
County Engineer                      Date

**Approved by:**  Paul                      8/15/19  
Assistant County Administrator                      Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	<u>\$230,490</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<b><u>\$230,490</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
# 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 3503 Dept 361 Unit 1427 Object 6120

**Recommended Sources of Funds/Summary of Fiscal Impact:**

Road Impact Fee Fund - Zone 3  
 Royal Palm Beach Blvd. from M-Canal to S. of Orange Blvd.  
 Parcels 152 and 153  
 Appraised Costs  
     Cost Parcel # 152                      \$115,200.00  
     Cost Parcel # 153                      \$115,290.00  
  
 Estimated Total Acquisition Cost       \$230,490.00

C. Departmental Fiscal Review:                     Alice Kovalainen                    

**III. REVIEW COMMENTS**

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

                    Lisa R                    7/31/19                      
 APD APD OFMB  
 7/30 7/30

                    Joe J. Jacobson                    8/18/19                      
 Contract Dev. and Control

**B. Approved as to Form and Legal Sufficiency:**

                    Mary Lynn Brown                      
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director



Location Map

RESOLUTION NO. R-2019 - \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTY DESIGNATED AS PARCEL 152 AS A FEE SIMPLE ACQUISITION, NECESSARY FOR THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON ROYAL PALM BEACH BOULEVARD, 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 to provide adequate drainage and water treatment, and gain storm water storage for the construction and improvement of Royal Palm Beach Boulevard from M-Canal to Orange Boulevard; and

**WHEREAS**, the funds are available for the acquisition of the property designated as Parcel 152 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 152 for a fee simple acquisition which is more fully described in Exhibit "A", is necessary for the construction and improvement of Royal Palm Beach Boulevard, 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 152, 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: fee simple land necessary for the construction and improvement of Royal Palm Beach Boulevard from M-Canal to Orange Boulevard.

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, Mack Bernard, Mayor

Commissioner, Dave Kerner, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger


Commissioner Melissa McKinlay

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:   
Mary Ann Braun,  
Assistant County Attorney

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

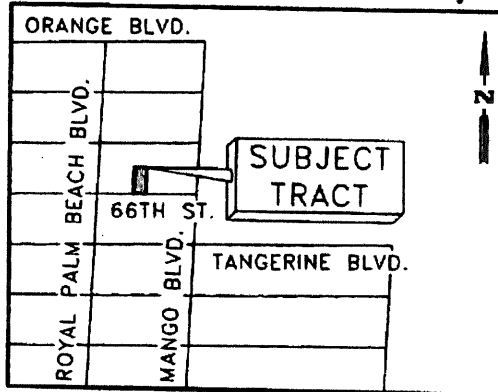
**EXHIBIT A**

**ROYAL PALM BEACH BLVD.**

OFFSITE DRAINAGE PARCEL 152

LOT 1692 (ROYAL PALM BEACH COLONY)

A PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

BEING ALL OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST IN PALM BEACH COUNTY, FLORIDA;

CONTAINING 1.280 ACRES (55,772 SQUARE FEET) MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND LEGAL COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*David Lawrence Standing*  
 \_\_\_\_\_  
 DAVID LAWRENCE STANDING  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS7198  
 ERDMAN ANTHONY OF FLORIDA, INC.  
 LICENSE BUSINESS NUMBER LB7334  
 STATE OF FLORIDA

20 JUN 2019  
 \_\_\_\_\_  
 DATE OF SIGNATURE

A circular seal for David Lawrence Standing, a Professional Surveyor and Mapper in the State of Florida. The seal contains the text 'DAVID LAWRENCE STANDING', 'License Number LS7198', and 'STATE OF FLORIDA'. The seal is partially overlaid by the signature and date.

PALM BEACH COUNTY  
ROYAL PALM BEACH BLVD.  
PALM BEACH CO. PROJ. # 2014501

**ERDMAN ANTHONY**

5405 OKEECHOBEE BLVD., SUITE 200  
WEST PALM BEACH, FL 33417  
© 2019 ERDMAN ANTHONY

PARCEL 152  
OFFSITE DRAINAGE PARCEL

60258.00 1" = 100' 5/27/2019 1 OF 3


**ABBREVIATIONS:**

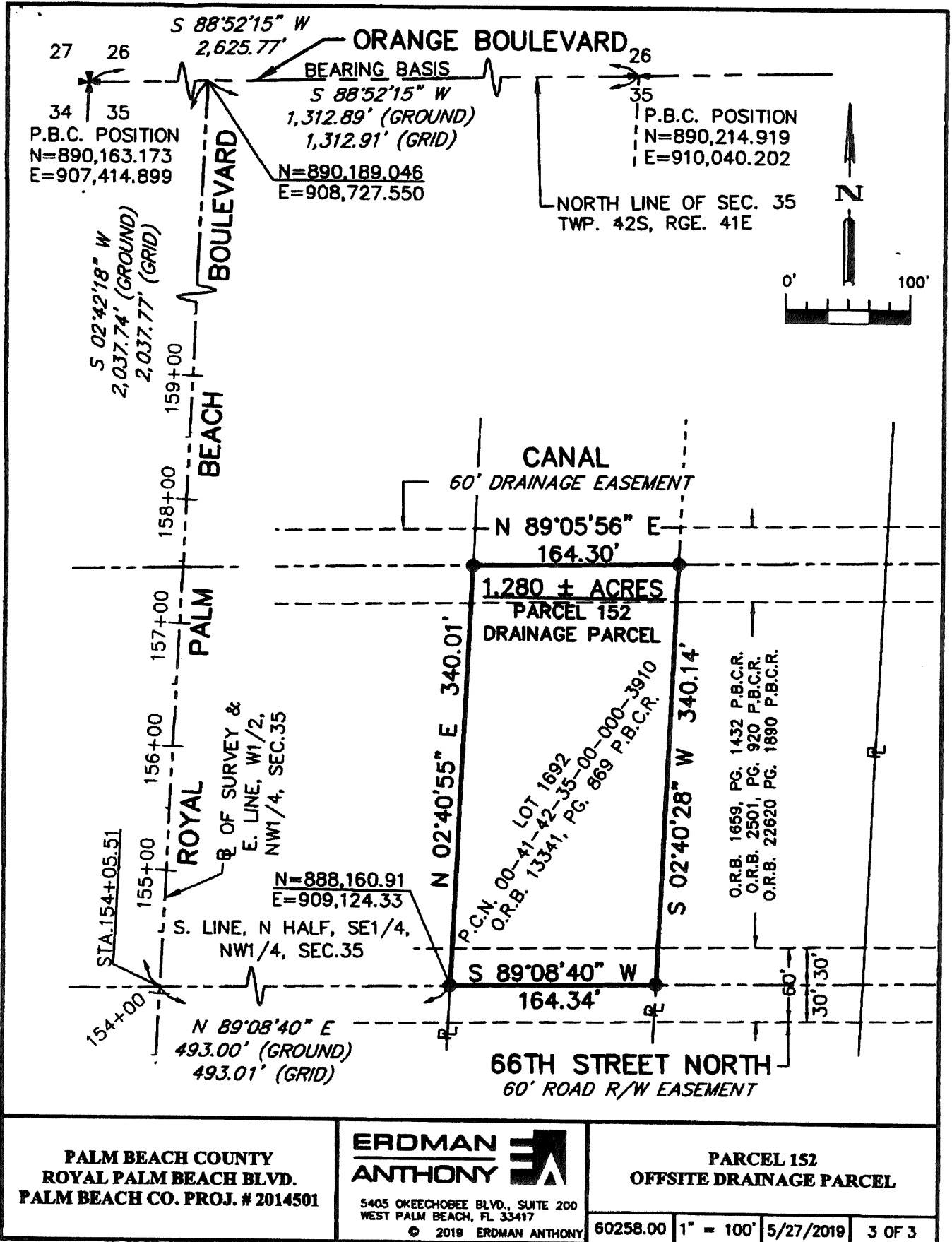
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- P.B.C. = PALM BEACH COUNTY
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- R = PROPERTY LINE
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- R/W = RIGHT OF WAY
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- SEC. = SECTION
- TWP. = TOWNSHIP

ENCUMBRANCES		
O.R.B.	PAGE	DISPOSITION
22620	1890	PLOTTED

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 88°52'15" WEST BETWEEN PALM BEACH COUNTY POSITIONS AS PUBLISHED. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR ROYAL PALM BEACH BLVD. FROM M CANAL TO SOUTH OF ORANGE BLVD., PREPARED BY K-F GROUP, INC., PROJECT NO. 2014501, DATED 2017.
3. THIS SKETCH IS NOT A SURVEY.
4. SURVEY DATA AND INFORMATION SHOWN HEREON REFERENCE TO BOUNDARY AND TOPOGRAPHIC SURVEYS PERFORMED BY ERDMAN ANTHONY (PROJECT NO. 60258.00), PREPARED FOR PALM BEACH COUNTY (PROJECT NO. 2014501).
5. A TITLE ABSTRACT WAS PROVIDED BY PALM BEACH COUNTY ON 1/9/2019. ERDMAN ANTHONY DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT. ALL SURVEY RELATED ENCUMBRANCES AFFECTING THE PROPERTY, IDENTIFIED IN SAID ABSTRACT, ARE SHOWN OR NOTED HEREON.
6. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS, THAT COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
7. STATE PLANE COORDINATES:
  - A. HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
  - B. ZONE = FLORIDA EAST
  - C. PROJECTION = TRANSVERSE MERCATOR
  - D. COORDINATES = GRID
  - E. LINEAR UNITS = US SURVEY FEET
  - F. ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
  - G. SCALE FACTOR = 1.00001430
  - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - I. ROTATION EQUATION: NONE
8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER.
9. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

<p><b>PALM BEACH COUNTY</b>  <b>ROYAL PALM BEACH BLVD.</b>  <b>PALM BEACH CO. PROJ. # 2014501</b></p>	<p><b>ERDMAN ANTHONY</b> </p> <p><small>5405 OKEECHOBEE BLVD., SUITE 200                  WEST PALM BEACH, FL 33417                  © 2019 ERDMAN ANTHONY</small></p>	<p><b>PARCEL 152</b>  <b>OFFSITE DRAINAGE PARCEL</b></p>				
		<table border="1" style="border-collapse: collapse;"> <tr> <td style="padding: 2px;">60258.00</td> <td style="padding: 2px;">1" = 100'</td> <td style="padding: 2px;">5/27/2019</td> <td style="padding: 2px;">2 OF 3</td> </tr> </table>	60258.00	1" = 100'	5/27/2019	2 OF 3
60258.00	1" = 100'	5/27/2019	2 OF 3			



**PALM BEACH COUNTY**  
**ROYAL PALM BEACH BLVD.**  
**PALM BEACH CO. PROJ. # 2014501**

**ERDMAN ANTHONY**

5405 OKEECHOBEE BLVD., SUITE 200  
 WEST PALM BEACH, FL 33417

© 2019 ERDMAN ANTHONY

**PARCEL 152**  
**OFFSITE DRAINAGE PARCEL**

60258.00 1" = 100' 5/27/2019 3 OF 3



**EXHIBIT "B"**  
**ROYAL PALM BEACH BOULEVARD**  
**M-CANAL TO SOUTH OF ORANGE BOULEVARD**  
**PALM BEACH COUNTY PROJECT # 2014501**

**SAFETY**

Royal Palm Beach Boulevard is currently a two (2) lane undivided rural roadway. This project will reconstruct Royal Palm Beach Boulevard to a 5-lane undivided roadway with four (4) foot wide bike lanes and six (6) foot wide sidewalks on both sides of the roadway. The widening of Royal Palm Beach Boulevard to a five-lane roadway will improve the overall safety for all users of this roadway, due to the fact that it is a connector road between 60th Street North and Orange Boulevard that will provide additional lanes for moving traffic.

The design of the project was completed in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

**COST**

The cost of improving this portion of Royal Palm Beach Boulevard was estimated prior to beginning design and was updated throughout the design process. The appropriate funding for design, right-of-way acquisition and construction was budgeted in Palm Beach County's Five Year Road program. During the design of the roadway, all reasonable efforts were 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels is necessary, in furtherance of this public project.

**ALTERNATE ROUTES**

This portion of the Royal Palm Beach Boulevard is a heavily travelled north-south thoroughfare road that crosses six (6) Indian Trail Improvement District (ITID) canals, and intersects with eight (8) side streets. Alternate routes were examined, however Royal Palm Beach Boulevard currently exists as a two (2) lane thoroughfare roadway at the project location serving the community, and it was determined that improving this existing corridor was more economical and less destructive to the environment. 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.

**LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2040 Long Range Transportation Plan, which requires an 80 foot wide right-of-way for an ultimate 5-lane roadway. 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 Royal Palm Beach Boulevard is part of an established corridor, and the proposed improvement will have minimal negative impacts to the environment. This roadway improvement project is expected to be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the improvement of Royal Palm Beach Boulevard, from 60th Street North to south of Orange Boulevard.*

## **ACQUISITION FOR OFFSITE DRAINAGE PARCEL 152**

This Offsite Drainage Parcel is required to provide water quality and attenuation for the additional impervious areas generated by this project. In order to meet permit and drainage requirements, gain storm water storage and provide water treatment, this vacant parcel will be acquired. The parcel will become part of the ITID canal system.

**RESOLUTION NO. R-2019 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTY DESIGNATED AS PARCEL 153 AS A FEE SIMPLE ACQUISITION, NECESSARY FOR THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON ROYAL PALM BEACH BOULEVARD, 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 to provide adequate drainage and water treatment, and gain storm water storage for the construction and improvement of Royal Palm Beach Boulevard from M-Canal to Orange Boulevard; and

**WHEREAS**, the funds are available for the acquisition of the property designated as Parcel 153 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 153 for a fee simple acquisition, which is more fully described in Exhibit "A", is necessary for the construction and improvement of Royal Palm Beach Boulevard, 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 153, 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: fee simple land necessary for the construction and improvement of Royal Palm Beach Boulevard from M-Canal to Orange Boulevard.

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, Mack Bernard, Mayor

Commissioner, Dave Kerner, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger

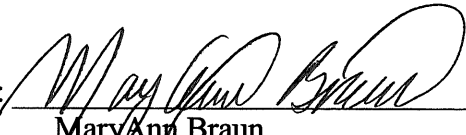
Commissioner Melissa McKinlay

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

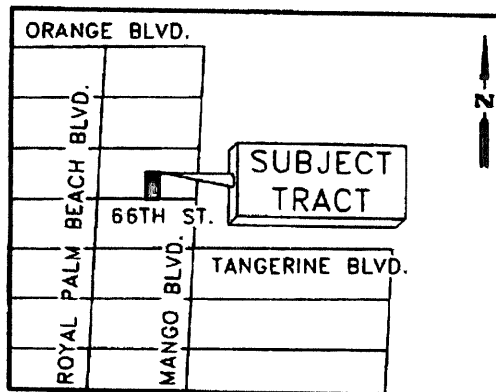
SHARON R. BOCK  
CLERK & COMPTROLLER

By:   
Mary Ann Braun,  
Assistant County Attorney

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

**EXHIBIT A**

**ROYAL PALM BEACH BLVD.  
OFFSITE DRAINAGE PARCEL 153  
LOT 1693 (ROYAL PALM BEACH COLONY)  
A PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA**



**LOCATION MAP  
NOT TO SCALE**

**LEGAL DESCRIPTION:**

BEING ALL OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST IN PALM BEACH COUNTY, FLORIDA;

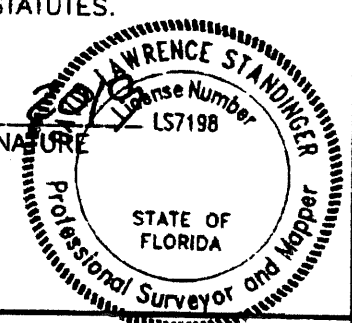
CONTAINING 1.281 ACRES (55,794 SQUARE FEET) MORE OR LESS.


**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND LEGAL COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*David Lawrence Standinger*  
DAVID LAWRENCE STANDINGER  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS7198  
ERDMAN ANTHONY OF FLORIDA, INC.  
LICENSE BUSINESS NUMBER LB7334  
STATE OF FLORIDA

20 JUNE 2019  
DATE OF SIGNATURE



<p>PALM BEACH COUNTY ROYAL PALM BEACH BLVD. PALM BEACH CO. PROJ. # 2014501</p>	<p><b>ERDMAN ANTHONY</b>  5405 OKEECHOBEE BLVD., SUITE 200 WEST PALM BEACH, FL 33417 © 2019 ERDMAN ANTHONY</p>	<p>PARCEL 153 OFFSITE DRAINAGE PARCEL</p>
		<p>60258.00   1" = 100'   5/30/2019   1 OF 3</p>

**ABBREVIATIONS:**

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B.C. = PALM BEACH COUNTY
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- ℙ = PROPERTY LINE
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ENCUMBRANCES		
O.R.B.	PAGE	DISPOSITION
1659	1432	PLOTTED

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 88°52'15" WEST BETWEEN PALM BEACH COUNTY POSITIONS AS PUBLISHED. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR ROYAL PALM BEACH BLVD. FROM M CANAL TO SOUTH OF ORANGE BLVD., PREPARED BY K-F GROUP, INC., PROJECT NO. 2014501, DATED 2017.
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4. SURVEY DATA AND INFORMATION SHOWN HEREON REFERENCE TO BOUNDARY AND TOPOGRAPHIC SURVEYS PERFORMED BY ERDMAN ANTHONY (PROJECT NO. 60258.00), PREPARED FOR PALM BEACH COUNTY (PROJECT NO. 2014501).
5. A TITLE ABSTRACT WAS PROVIDED BY PALM BEACH COUNTY ON 2/9/2015. ERDMAN ANTHONY DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT. ALL SURVEY RELATED ENCUMBRANCES AFFECTING THE PROPERTY, IDENTIFIED IN SAID ABSTRACT, ARE SHOWN OR NOTED HEREON.
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7. STATE PLANE COORDINATES:
  - A. HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
  - B. ZONE = FLORIDA EAST
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  - E. LINEAR UNITS = US SURVEY FEET
  - F. ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
  - G. SCALE FACTOR = 1.00001430
  - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - I. ROTATION EQUATION: NONE
8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER.
9. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

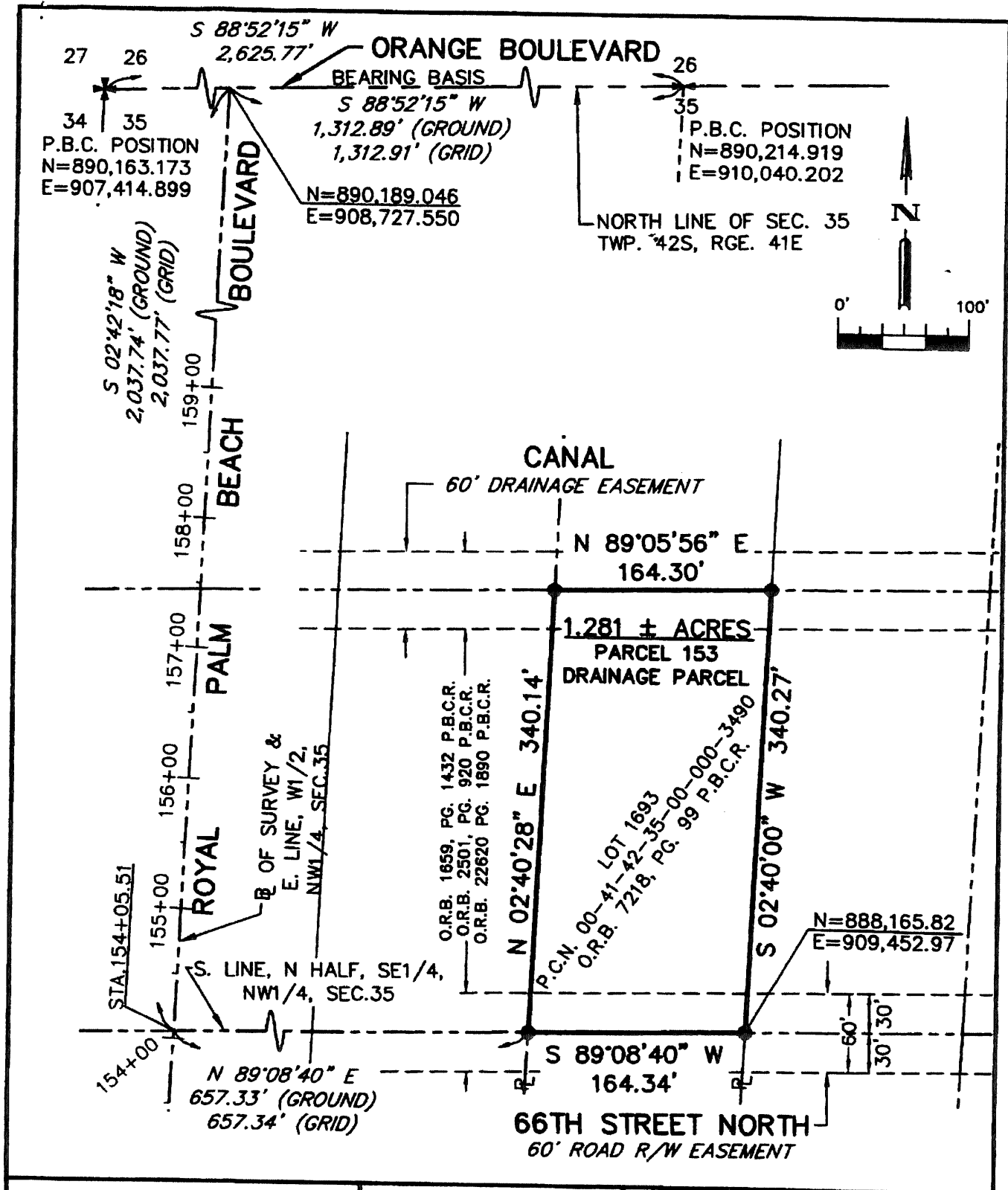
**PALM BEACH COUNTY  
ROYAL PALM BEACH BLVD.  
PALM BEACH CO. PROJ. # 2014501**

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5405 OKEECHOBEE BLVD., SUITE 200  
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**PARCEL 153  
OFFSITE DRAINAGE PARCEL**

60258.00 1" = 100' 5/30/2019 2 OF 3



**PALM BEACH COUNTY**  
**ROYAL PALM BEACH BLVD.**  
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**PARCEL 153**  
**OFFSITE DRAINAGE PARCEL**

60258.00 | 1" = 100' | 5/30/2019 | 3 OF 3

**EXHIBIT "B"**  
**ROYAL PALM BEACH BOULEVARD**  
**M-CANAL TO SOUTH OF ORANGE BOULEVARD**  
**PALM BEACH COUNTY PROJECT # 2014501**

**SAFETY**

Royal Palm Beach Boulevard is currently a two (2) lane undivided rural roadway. This project will reconstruct Royal Palm Beach Boulevard to a 5-lane undivided roadway with four (4) foot wide bike lanes and six (6) foot wide sidewalks on both sides of the roadway. The widening of Royal Palm Beach Boulevard to a five-lane roadway will improve the overall safety for all users of this roadway, due to the fact that it is a connector road between 60th Street North and Orange Boulevard that will provide additional lanes for moving traffic.

The design of the project was completed in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

**COST**

The cost of improving this portion of Royal Palm Beach Boulevard was estimated prior to beginning design and was updated throughout the design process. The appropriate funding for design, right-of-way acquisition and construction was budgeted in Palm Beach County's Five Year Road program. During the design of the roadway, all reasonable efforts were 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels is necessary, in furtherance of this public project.

**ALTERNATE ROUTES**

This portion of the Royal Palm Beach Boulevard is a heavily travelled north-south thoroughfare road that crosses six (6) Indian Trail Improvement District (ITID) canals, and intersects with eight (8) side streets. Alternate routes were examined, however Royal Palm Beach Boulevard currently exists as a two (2) lane thoroughfare roadway at the project location serving the community, and it was determined that improving this existing corridor was more economical and less destructive to the environment. 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.

**LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2040 Long Range Transportation Plan, which requires an 80 foot wide right-of-way for an ultimate 5-lane roadway. 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 Royal Palm Beach Boulevard is part of an established corridor, and the proposed improvement will have minimal negative impacts to the environment. This roadway improvement project is expected to be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the improvement of Royal Palm Beach Boulevard, from 60th Street North to south of Orange Boulevard.*



**ACQUISITION FOR OFFSITE DRAINAGE PARCEL 153**

This Offsite Drainage Parcel is required to provide water quality and attenuation for the additional impervious areas generated by this project. In order to meet permit and drainage requirements, gain storm water storage and provide water treatment, this vacant parcel will be acquired. The parcel will become part of the ITID canal system.