

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

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

I. EXECUTIVE BRIEF

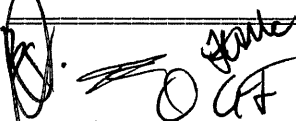
Motion and Title: Staff recommends motion to adopt: a Resolution to declare the acquisition of properties designated as parcel 101 as fee simple road right-of-way, and parcel 201 as a permanent easement, as necessary for the construction of intersection improvements at PGA Boulevard and North Military Trail (Project).

SUMMARY: Adoption of this Resolution will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27, Florida Statutes as amended, against parcels 101 and 201 having a total appraised value of \$333,700. The parcels are necessary for the construction of a new right turn lane, including earthwork, gravity wall, asphalt pavement, curb and gutter, sidewalk, and traffic signal mast arms on North Military Trail at PGA Boulevard. To date, the property owner has been cooperating with Palm Beach County (County), however, the owner has been unable to obtain releases from the tenants, and therefore cannot deliver clear title to the County. Attempts to negotiate tenant releases have been unsuccessful. Eminent domain proceedings are necessary to clear the title and 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 1 (MAB)

Background and Justification: Although the property owner has been cooperating with the County, there are still tenant releases that need to be resolved. The acquisition of parcels 101 and 201 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 101 and 201 with Exhibit "A" and Exhibit "B"



Recommended by: David Z. Hub 9/25/2019

County Engineer Date

Approved by: Peel 9/15/19

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>\$333,700</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>
NET FISCAL IMPACT	<u>\$333,700</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# 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 3501 Dept 361 Unit 1366 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact:
Road Impact Fee Fund - Zone 1
PGA Boulevard and Military Trail Intersection

Parcel 101 Fee Acquisition	\$220,400.00
Parcel 201 Permanent Easement	\$113,300.00
Total Acquisition	\$333,700.00

C. Departmental Fiscal Review: Alice Kovalance

III. REVIEW COMMENTS

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

Lisa R. [Signature]
8/26 8/26 OFMB

[Signature]
Contract Dev. and Control
8/30/19 M 8/30/19

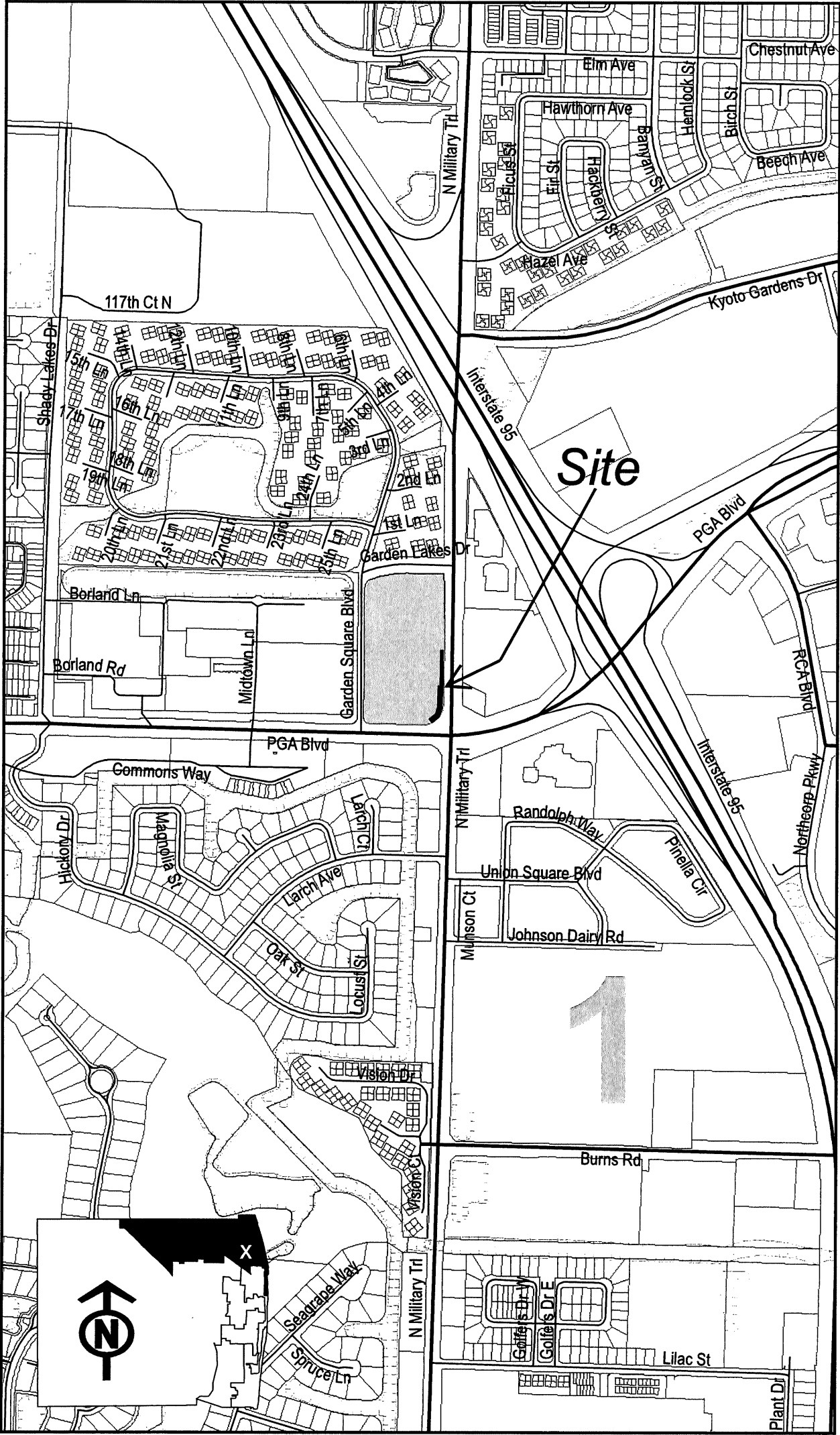
**B. Approved as to Form
and Legal Sufficiency:**

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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



0 0.5 1 Mile
Location Map

RESOLUTION NO. R-2019 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTIES DESIGNATED AS PARCEL 101 AS A FEE SIMPLE ACQUISITION, AND PARCEL 201 AS A PERMANENT EASEMENT, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS ON NORTH MILITARY TRAIL, TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of these parcels to the Board of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction and improvement of North Military Trail, at PGA Boulevard; and

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

WHEREAS, the property owner has accepted the offer to purchase made by Palm Beach County (County); and

WHEREAS, the property owner has been unable to obtain release from the tenants, and therefore cannot deliver clear title to the 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 these parcels, 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 permanent easement, which are more fully described in Exhibit "A", is necessary for the construction and improvement of North Military Trail, and is for a public use and purpose deemed to be in the best interest of the County; and

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

WHEREAS, the property described in Exhibit "A" to be acquired through Eminent Domain as authorized by this resolution, is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and

WHEREAS, in order to accomplish the acquisition of 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, 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 and permanent easement land necessary for the construction and improvement of North Military Trail, at PGA 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: _____
MaryAnn Braun,
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT A - R/W PARCEL 101

LEGAL DESCRIPTION

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 'A' OF THE PLAT OF GARDEN LAKES & GARDEN SQUARE SHOPS, RECORDED IN PLAT BOOK 34 PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 'A', LYING ON THE WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 22,858.31 FEET, WHERE A RADIAL LINE BEARS S89°13'19"W; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°11'31" FOR 475.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND CURVE THROUGH A CENTRAL ANGLE OF 01°08'32" FOR 455.66 FEET TO A NON-TARGET CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, WHERE A RADIAL LINE BEARS N65°32'04"W; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°54'10" FOR 27.01 FEET TO A CURVE CONCENTRIC WITH AND 13.00 FEET WESTERLY OF THE SAID WEST RIGHT-OF-WAY, HAVING A RADIUS OF 22,845.31 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°47'19" FOR 314.44 FEET; THENCE N01°57'07"E 130.13 FEET; THENCE N16°44'17"E FOR 35.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,631 SQUARE FEET, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

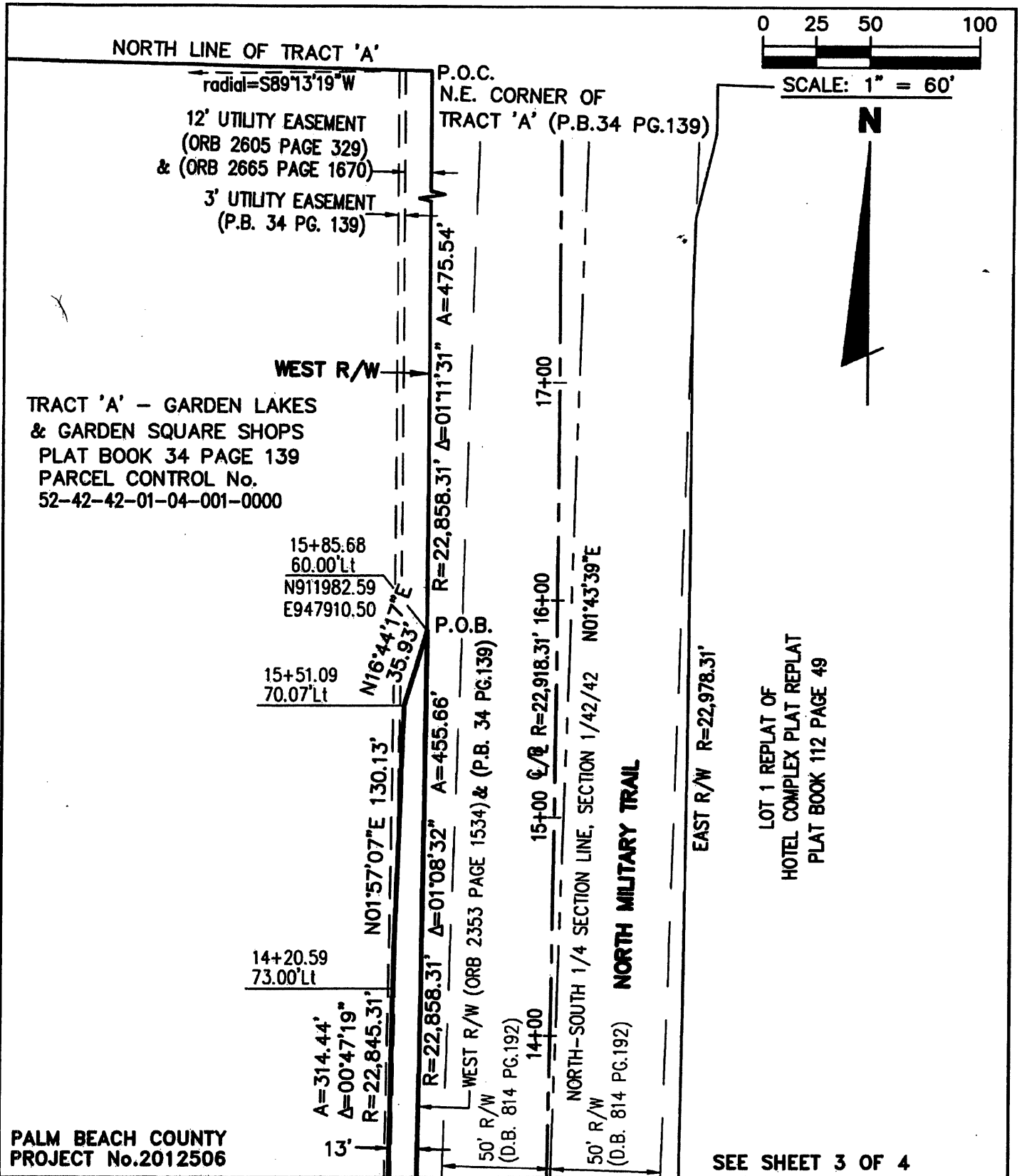
JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 3/6/17

PALM BEACH COUNTY PROJECT No.2012506

B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

LEGAL DESCRIPTION	
PGA BOULEVARD/NORTH MILITARY TRAIL	
DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: NONE
R/W PARCEL 101	DATE: 3/6/17
	SHEET 1 OF 4



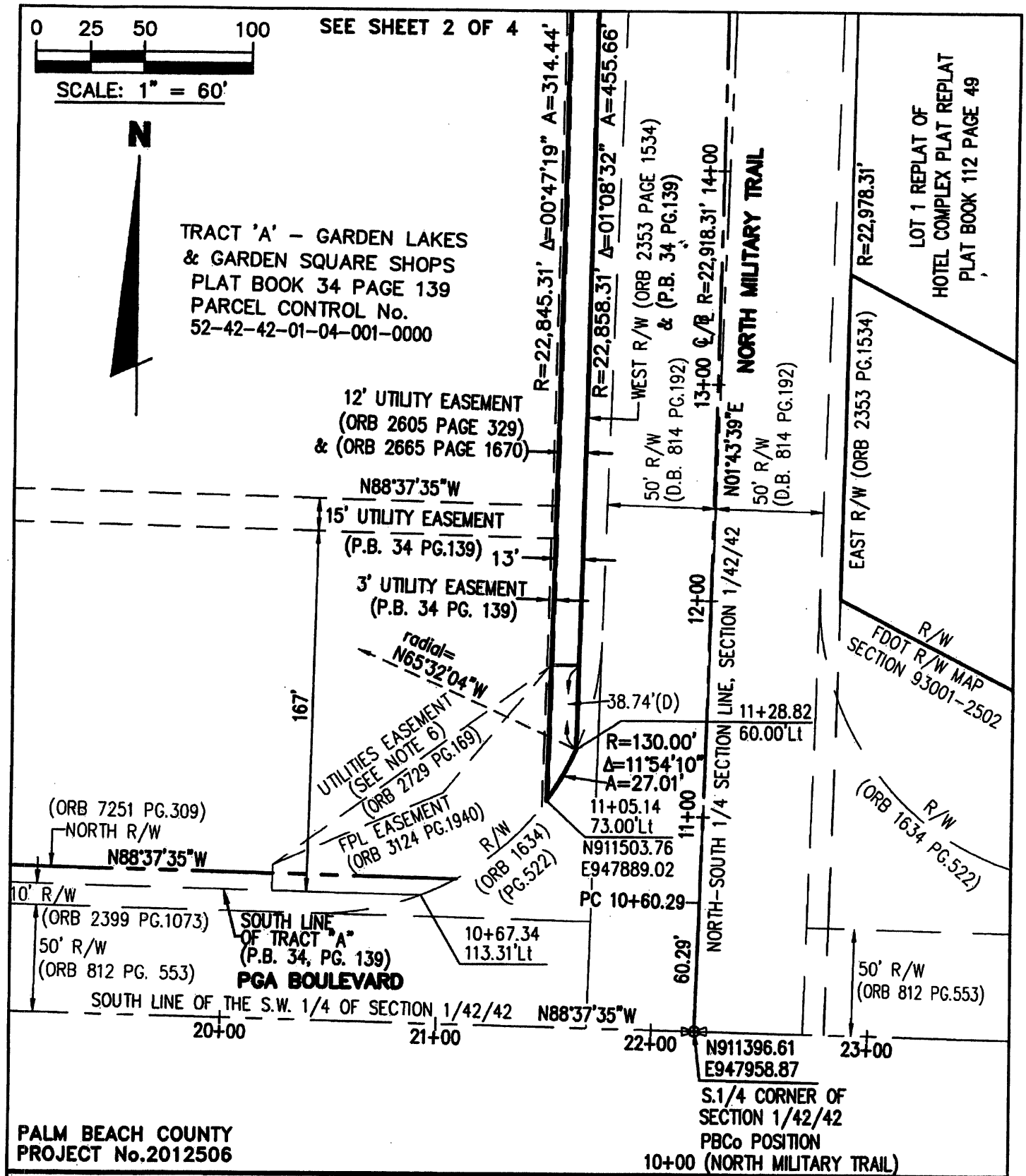
PALM BEACH COUNTY
PROJECT No.2012506

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 3/6/17
	SHEET 2 OF 4



PALM BEACH COUNTY
 PROJECT No.2012506

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 3/6/17
	SHEET 3 OF 4

NOTES:

1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR PGA BOULEVARD AND NORTH MILITARY TRAIL INTERSECTION, PREPARED BY CIVIL DESIGN, INC., PALM BEACH COUNTY PROJECT No.2012506.

2) STATE PLANE COORDINATES:

- | | |
|---------------------------------------|--|
| A. COORDINATES SHOWN ARE GRID | F. TRANSVERSE MERCATOR PROJECTION |
| B. DATUM - NAD 83, 1990 ADJUSTMENT | G. ALL DISTANCES ARE GROUND EXCEPT WHERE SHOWN AS GRID |
| C. ZONE - FLORIDA EAST | H. SCALE FACTOR - 1.000039 |
| D. LINEAR UNIT - US SURVEY FOOT | I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE |
| E. COORDINATE SYSTEM 1983 STATE PLANE | J. ROTATION EQUATION: NONE |

3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY CIVIL DESIGN, INC. RECORD INFORMATION SHOWN IS BASED ON TITLE INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT TO CIVIL DESIGN, INC., JANUARY 8, 2015. NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

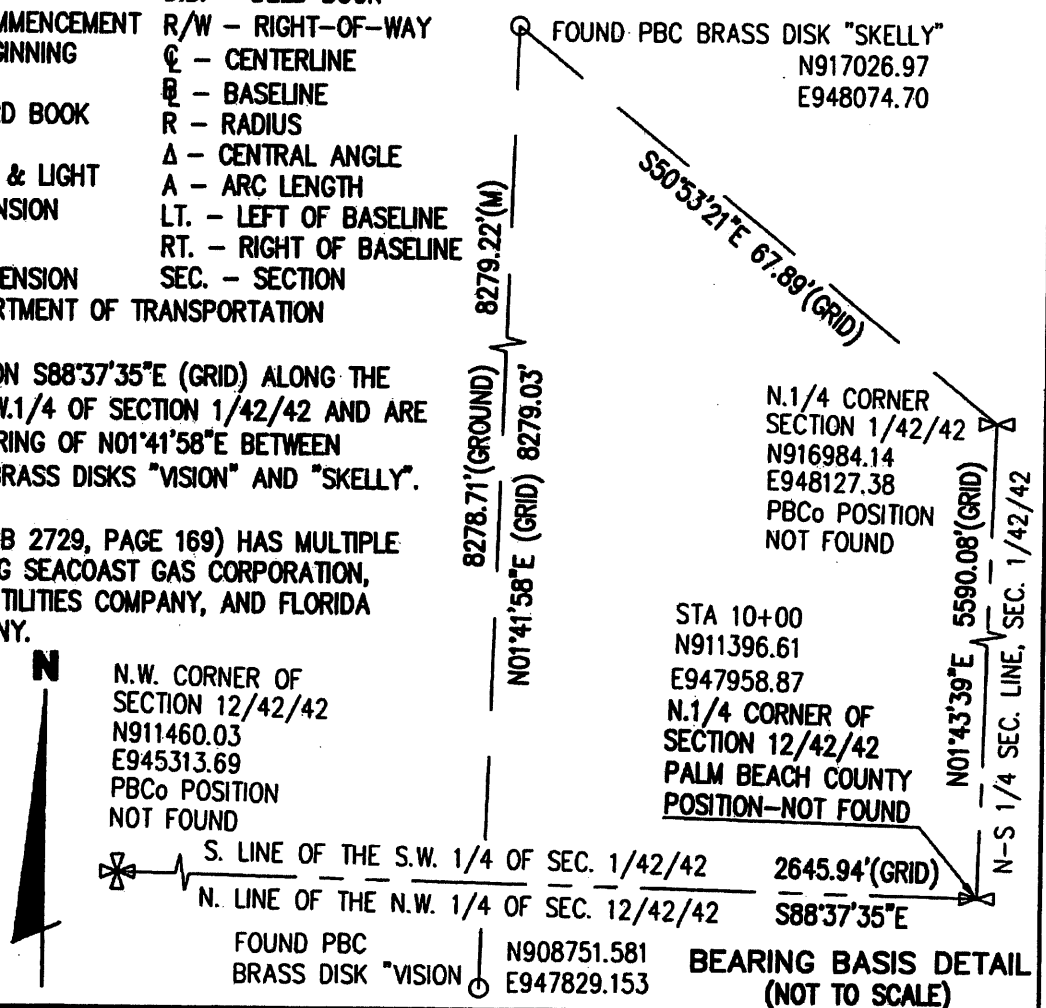
NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

4) ABBREVIATIONS:

- | | |
|---|-------------------------|
| P.O.C.- POINT OF COMMENCEMENT | D.B. - DEED BOOK |
| P.O.B. - POINT OF BEGINNING | R/W - RIGHT-OF-WAY |
| P.B. - PLAT BOOK | CL - CENTERLINE |
| ORB - OFFICIAL RECORD BOOK | B - BASELINE |
| PG. - PAGE | R - RADIUS |
| FPL - FLORIDA POWER & LIGHT | Δ - CENTRAL ANGLE |
| (M) - MEASURED DIMENSION | A - ARC LENGTH |
| (P) - PLAT DIMENSION | LT. - LEFT OF BASELINE |
| (C) - CALCULATED DIMENSION | RT. - RIGHT OF BASELINE |
| FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | SEC. - SECTION |

5) BEARINGS ARE BASED ON S88°37'35"E (GRID) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 1/42/42 AND ARE REFERENCED TO A BEARING OF N01°41'58"E BETWEEN PALM BEACH COUNTY BRASS DISKS "VISION" AND "SKELLY".

6) UTILITIES EASEMENT (ORB 2729, PAGE 169) HAS MULTIPLE BENEFICIARIES INCLUDING SEACOAST GAS CORPORATION, PALM BEACH COUNTY UTILITIES COMPANY, AND FLORIDA POWER & LIGHT COMPANY.



PALM BEACH COUNTY PROJECT No.2012506



N.W. CORNER OF SECTION 12/42/42
N911460.03
E945313.69
PBCo POSITION NOT FOUND

S. LINE OF THE S.W. 1/4 OF SEC. 1/42/42 2645.94'(GRID)
N. LINE OF THE N.W. 1/4 OF SEC. 12/42/42 S88°37'35"E

FOUND PBC BRASS DISK "VISION" N908751.581 E947829.153

N.1/4 CORNER SECTION 1/42/42
N916984.14
E948127.38
PBCo POSITION NOT FOUND

STA 10+00
N911396.61
E947958.87
N.1/4 CORNER OF SECTION 12/42/42
PALM BEACH COUNTY POSITION-NOT FOUND

BEARING BASIS DETAIL (NOT TO SCALE)

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

DESCRIPTION NOTES PGA BOULEVARD/NORTH MILITARY TRAIL	
PROJ. No. 14-098	DRAWN: MB
R/W PARCEL 101	SCALE: NONE
	DATE: 3/6/17
	SHEET 4 OF 4

EXHIBIT A - PE 201

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 'A' OF THE PLAT OF GARDEN LAKES & GARDEN SQUARE SHOPS, RECORDED IN PLAT BOOK 34 PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 'A', LYING ON THE WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 22,858.31 FEET, WHERE A RADIAL LINE BEARS S89°13'19"W; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°11'31" FOR 475.54 FEET;
 THENCE S16°44'17"W FOR 35.93 FEET TO THE POINT OF BEGINNING;
 THENCE S01°57'07"W 130.13 FEET TO A NON-TANGENT CURVE, CONCENTRIC WITH, AND 13.00 FEET WESTERLY OF, THE SAID WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL, HAVING A RADIUS OF 22,845.31 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°47'19" FOR 314.44 FEET TO THE SAID WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE AND RIGHT-OF-WAY TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°29'43" FOR 55.58 FEET;
 THENCE RADIAL TO SAID CURVE, N29°08'11"W FOR 10.75 FEET TO NON-TANGENT CURVE, CONCENTRIC WITH THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 119.25 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°54'36" FOR 47.68 FEET TO A NON-TANGENT CURVE CONCENTRIC WITH THE SAID WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL, HAVING A RADIUS OF 22,834.56 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°17'46" FOR 118.07 FEET TO THE SOUTH LINE OF A 15' UTILITY EASEMENT, RECORDED IN SAID PLAT;
 THENCE ALONG SAID SOUTH LINE, S88°37'35"E FOR 4.75 FEET TO A NON-TANGENT CURVE CONCENTRIC WITH THE SAID WEST RIGHT-OF-WAY OF NORTH MILITARY TRAIL, HAVING A RADIUS OF 22,839.31 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°29'02" FOR 192.89 FEET;
 THENCE N01°57'07"E 130.19 FEET;
 THENCE S88°02'53"E FOR 6.00 FEET TO TO THE POINT OF BEGINNING.

CONTAINING 3,781 SQUARE FEET, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE 3/2/17

PALM BEACH COUNTY PROJECT No.2012506

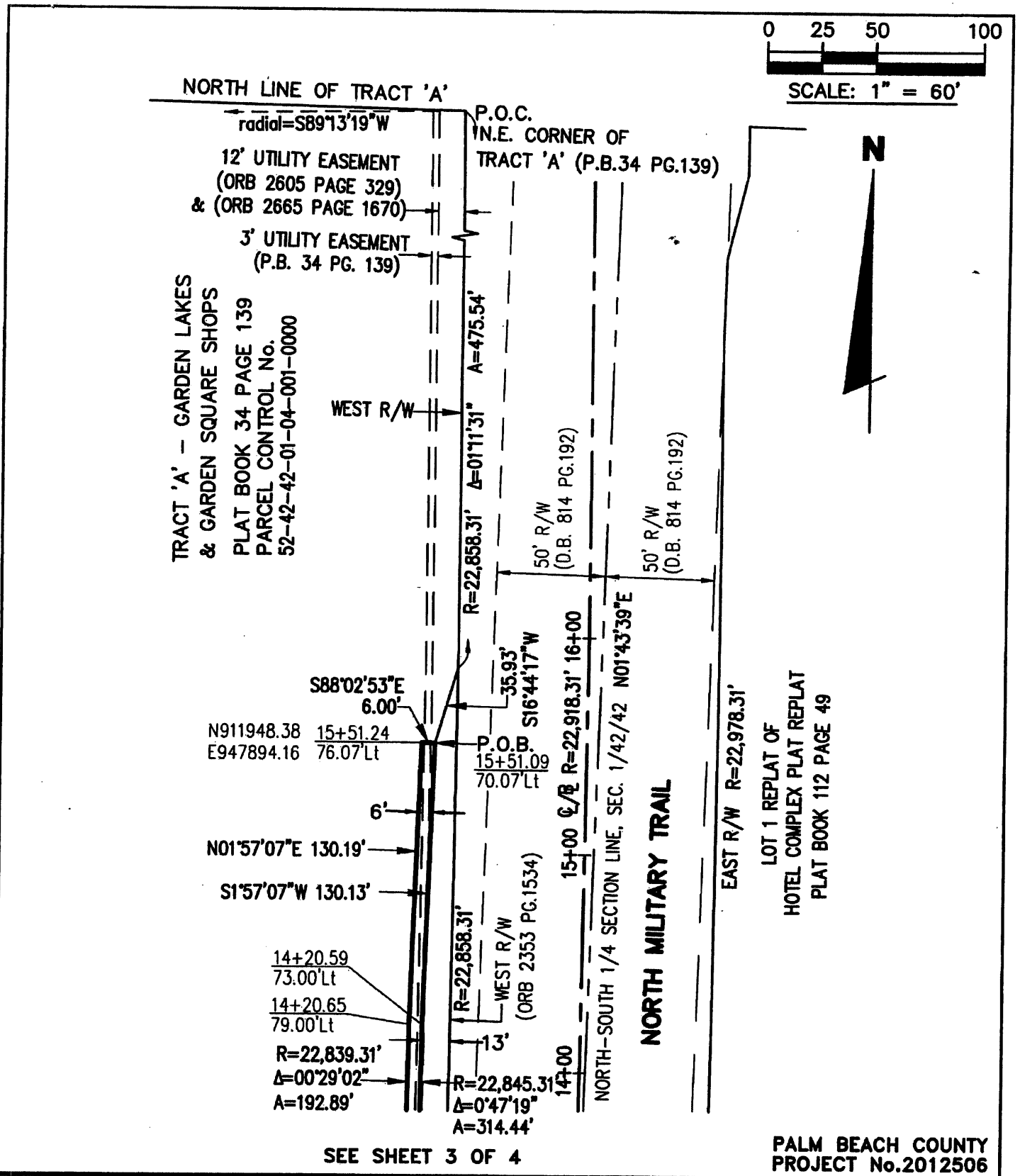


BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

LEGAL DESCRIPTION
 PGA BOULEVARD/NORTH MILITARY TRAIL

DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: NONE
PE 201	DATE: 3/6/17
	SHEET 1 OF 4

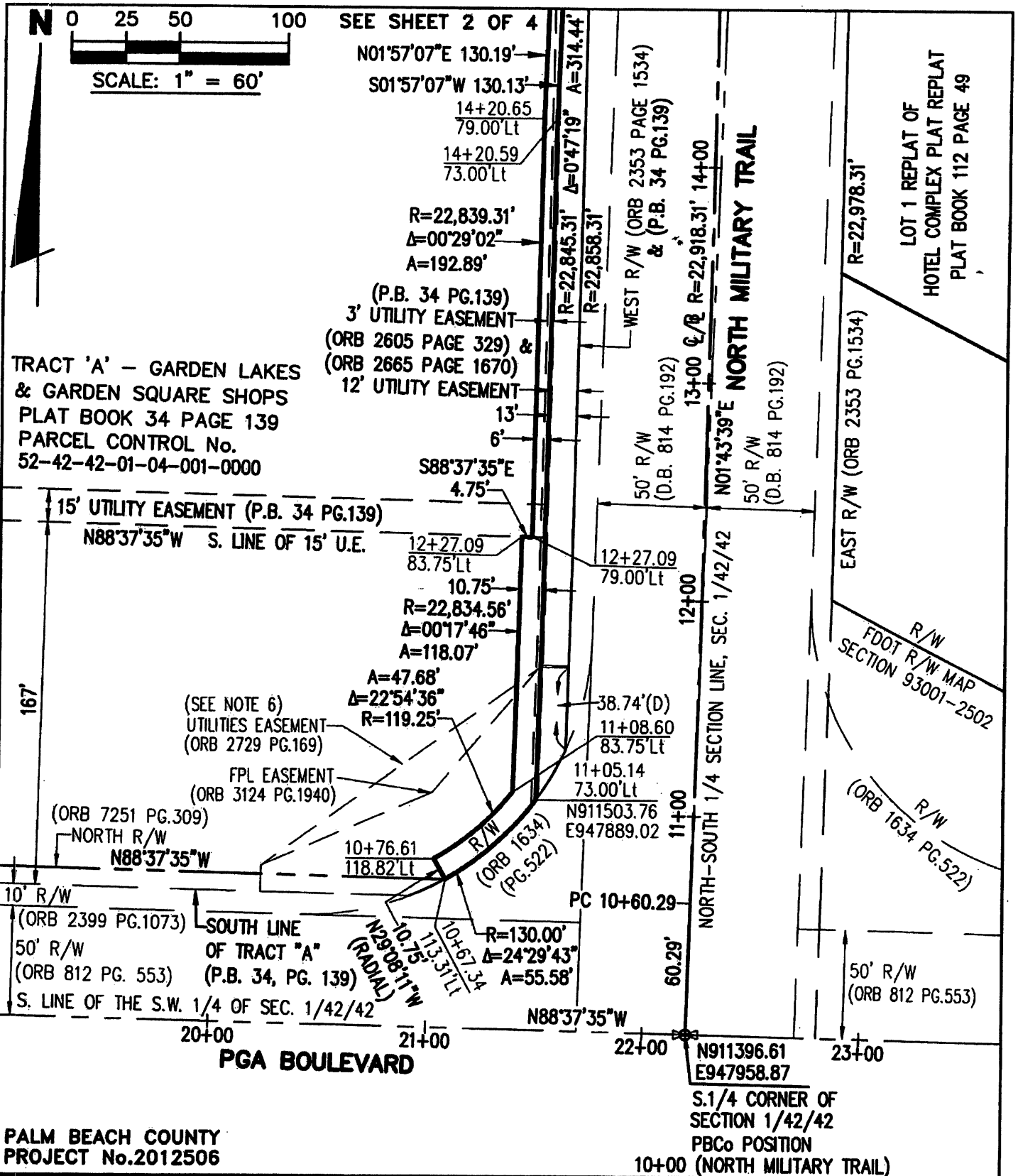


B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: 1" = 60'
PE 201	DATE: 3/6/17
	SHEET 2 OF 4



PALM BEACH COUNTY
PROJECT No.2012506

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-098
CHECKED: JEP	SCALE: 1" = 60'
PE 201	DATE: 3/6/17
	SHEET 3 OF 4

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR PGA BOULEVARD AND NORTH MILITARY TRAIL INTERSECTION, PREPARED BY CIVIL DESIGN, INC., PALM BEACH COUNTY PROJECT No.2012506.
- 2) STATE PLANE COORDINATES:

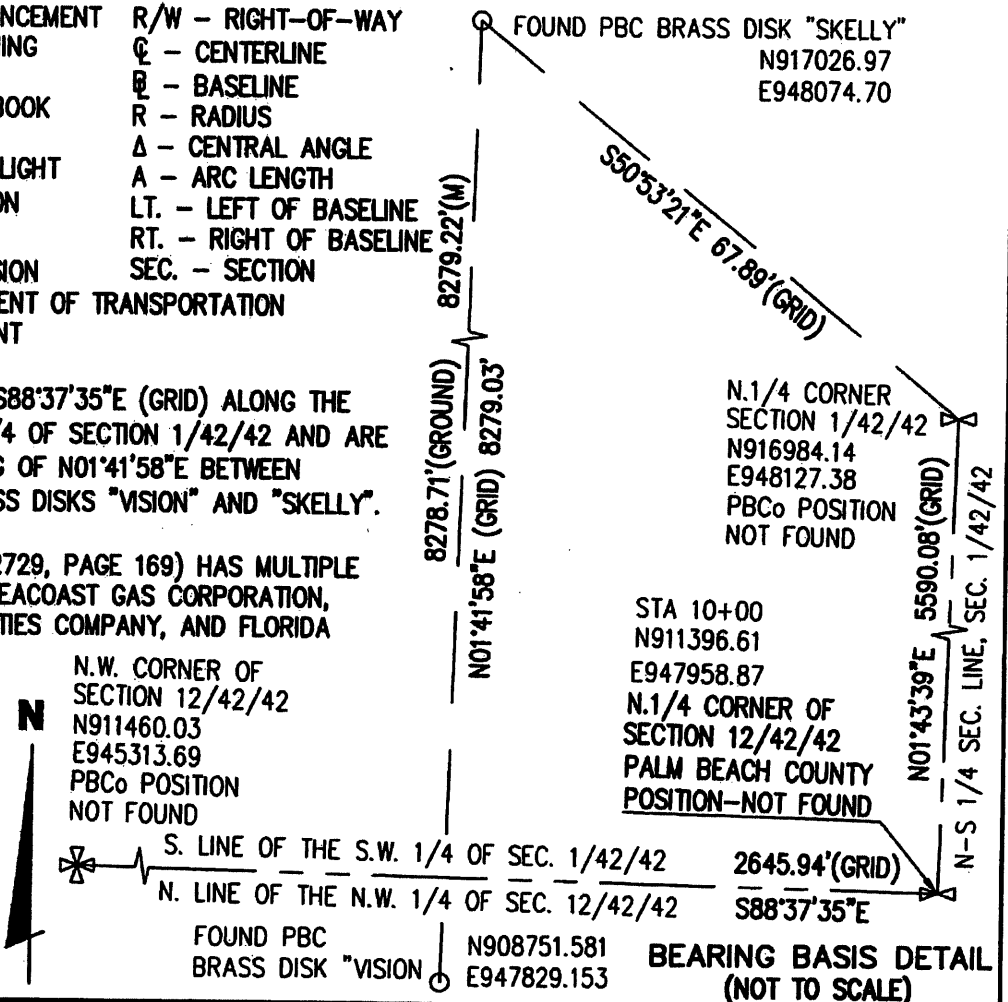
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND EXCEPT WHERE SHOWN AS GRID
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000039
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY CIVIL DESIGN, INC. RECORD INFORMATION SHOWN IS BASED ON TITLE INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT TO CIVIL DESIGN, INC., JANUARY 8, 2015. NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

- 4) ABBREVIATIONS:

D.B. - DEED BOOK	P.O.C.- POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY	P.O.B. - POINT OF BEGINNING
CL - CENTERLINE	P.B. - PLAT BOOK
BL - BASELINE	ORB - OFFICIAL RECORD BOOK
R - RADIUS	PG. - PAGE
Δ - CENTRAL ANGLE	FPL - FLORIDA POWER & LIGHT
A - ARC LENGTH	(M) - MEASURED DIMENSION
LT. - LEFT OF BASELINE	(P) - PLAT DIMENSION
RT. - RIGHT OF BASELINE	(C) - CALCULATED DIMENSION
SEC. - SECTION	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
	PE - PERMANENT EASEMENT

- 5) BEARINGS ARE BASED ON S88°37'35"E (GRID) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 1/42/42 AND ARE REFERENCED TO A BEARING OF N01°41'58"E BETWEEN PALM BEACH COUNTY BRASS DISKS "VISION" AND "SKELLY".
- 6) UTILITIES EASEMENT (ORB 2729, PAGE 169) HAS MULTIPLE BENEFICIARIES INCLUDING SEACOAST GAS CORPORATION, PALM BEACH COUNTY UTILITIES COMPANY, AND FLORIDA POWER & LIGHT COMPANY.



PALM BEACH COUNTY PROJECT No.2012506

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

DESCRIPTION NOTES
 PGA BOULEVARD/NORTH MILITARY TRAIL

PROJ. No. 14-098	DRAWN: MB
	SCALE: NONE
	DATE: 3/6/17
	SHEET 4 OF 4

PE 201

EXHIBIT “B”

PGA BOULEVARD AND NORTH MILITARY TRAIL INTERSECTION IMPROVEMENTS (WORK INCLUDES ADDITION OF A RIGHT TURN LANE NORTH APPROACH ON NORTH MILITARY TRAIL AT PGA BOULEVARD) PALM BEACH COUNTY PROJECT # 2012506

SAFETY

This section of North Military Trail is currently a 6-lane divided paved road. This project has been designed to add a southbound to westbound right turn lane on North Military Trail at PGA Boulevard. The PM peak southbound to westbound right turn volume is currently 308 vehicles per hour. The PM peak southbound through volume is currently 957 vehicles per hour. The westbound traffic movements are the critical movements during the PM peak hours. The additional right turn lane will increase capacity of the north approach of the intersection, allowing a more efficient operation of the intersection. In addition, the overall intersection will be resurfaced, new traffic signal mast arms will be installed, and curb ramps will be reconstructed to current standards to facilitate pedestrian crossing.

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

COST

The cost of improving this intersection of North Military Trail at PGA Boulevard was estimated prior to beginning design and updated throughout the design process. 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 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 North Military Trail is a heavily travelled north-south thoroughfare that carries significant traffic to businesses and residential developments west of North Military Trail. Alternate routes were considered; however, none would provide the same benefit while minimizing impacts. The construction of the right turn lane will provide relief for North Military Trail at its intersection with PGA Boulevard, and traffic will be maintained throughout construction of the right turn lane. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) defines the roadways that are to be improved to meet traffic demand at full development of the County. It has been prepared to meet the requirements of Chapter 163 Florida Statutes and Rule 9J-5 Florida Administrative Code, 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. 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

The intersection of North Military Trail at PGA Boulevard is part of an established corridor, and the proposed improvements will not negatively impact the environment. The addition of the right turn lane is not required to be permitted through any environmental regulatory agencies.

Following is a more detailed outline of the reasons for acquisition needed for the improvement of North Military Trail at PGA Boulevard:

ACQUISITION FOR FEE SIMPLE PARCEL 101

Currently, the County owns a 120-foot wide road right-of-way on North Military Trail. The parcel to be acquired represents acquisition outside of the 120-foot mainline and is required to construct the new right turn lane, including earthwork, gravity wall, asphalt pavement, curb and gutter, sidewalk, and traffic signal mast arms.

ACQUISITION FOR PERMANENT EASEMENT PARCEL 201

A Permanent Easement is required adjacent to the road right-of-way in order to provide slope stability, a retaining wall at the northwest corner of the intersection of PGA Boulevard and North Military Trail, and for relocation of overhead and underground utilities.