

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	\$ 13,141	-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	\$ 13,141	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

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

Budget Account No:
 Fund 3502 Dept 361 Unit 1491 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact:
 Road Impact Fee Zone 2
 Florida Mango Rd over LWDD L-9 & L-10 Canals, Bridge Replacement

Impact Fee Project Description

This Resolution to initiate eminent domain proceedings is necessary to acquire temporary construction easements required to widen Florida Mango Road from 10th Avenue to Edgewater Drive. The project includes widening the road from 2 lanes to 3 lanes, adding paved shoulders, construction of two new bridges and adding new curbs & gutters which will provide additional roadway capacity needed to serve new development within Impact Fee Zone 2. This use of Impact Fees is in accordance with Article 13, Chapter A, Section 9 and Chapter H, Section 4 of the ULDC.

Number of Parcels Going Into Suit: 2

Temporary Construction Easement: 2

Parcel 303 PCN: 303- 00-43-44-20-01-008-0010 \$ 3,443.00
 Parcel 307 PCN: 307- 00-43-44-20-01-008-0090 \$ 9,698.00
Estimated Total Acquisition Cost \$13,141.00

Asset #s will not have to be assigned per GASB 51. A. DiRienzo, Mgr., SAUCO, OFMB 9/27/23

C. Departmental Fiscal Review: *Danny Ramalal*

III. REVIEW COMMENTS

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

Lisa Marty 9/27/2023
 OFMB *CA 9/27/23 GA 9/27 MD 9/27*

Shirley J. Fawcett 10/3/23
 Contract Dev. and Control *MD 10/3/23*

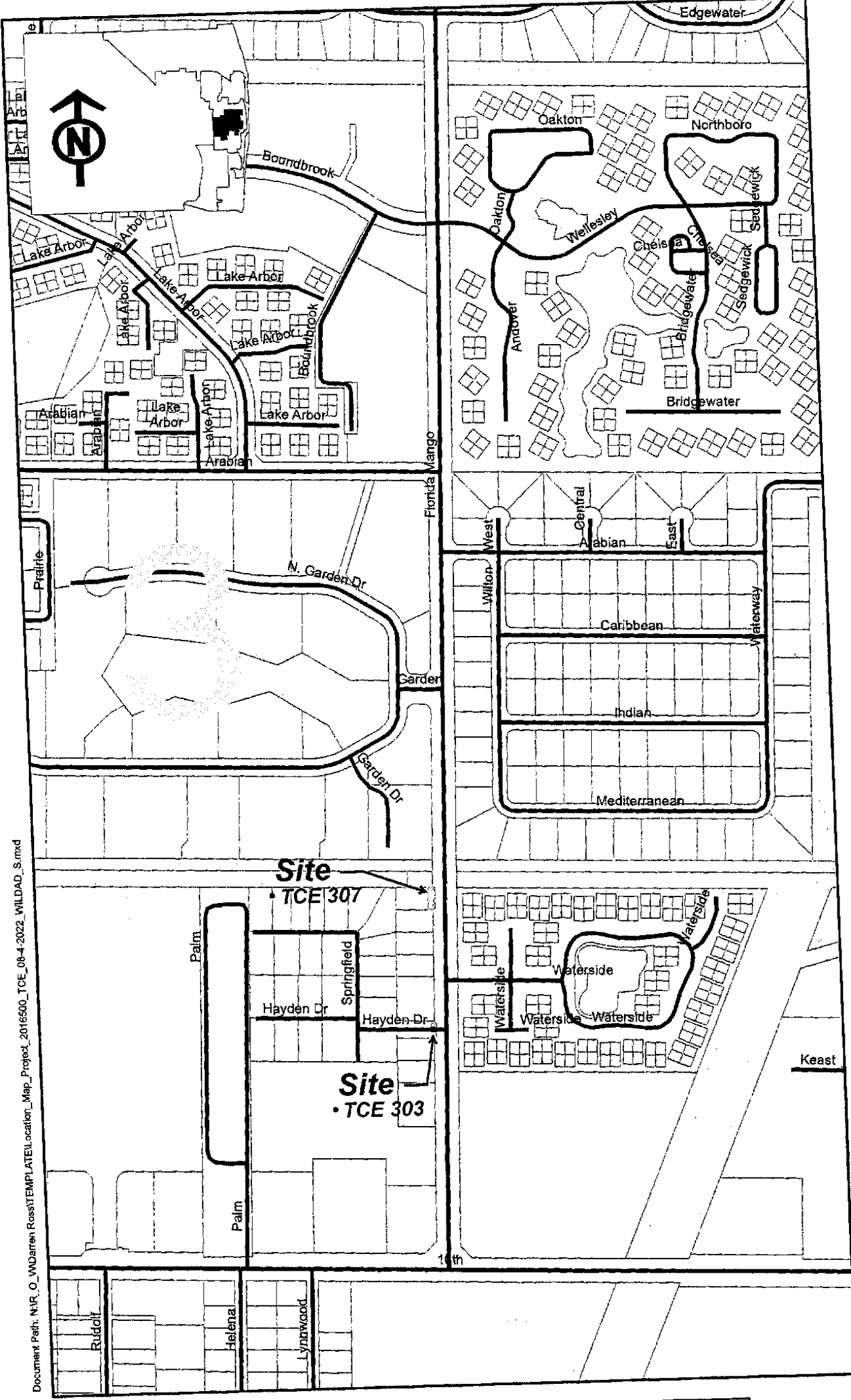
B. Approved as to Form and Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



Document Path: N:\R_O_W\Damien Ross\TEMPLATE\Location_Map_Project_2016500_TCE_08-4-2022_WILDAD_S.mxd

Location Map

RESOLUTION NO. R-2023 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 303, NECESSARY TO TIE IN, HARMONIZE AND GRADE THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON FLORIDA MANGO ROAD FROM 10TH AVENUE NORTH TO EDGEWATER DRIVE WITH THE ADJACENT PROPERTY, 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 a temporary construction easement designated as Parcel 303, on the property described on Exhibit "A", to the Board of County Commissioners (BCC); and

WHEREAS, the parcel is necessary to tie in, harmonize and grade the construction and improvement of Florida Mango Road from 10th Avenue North to Edgewater Drive (Project), with the adjacent property; and

WHEREAS, the funds are available for the acquisition of the temporary construction easement designated as Parcel 303; 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 Section 337.27, Florida Statutes, as amended; and

WHEREAS, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 303, 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 a temporary construction easement designated as Parcel 303, on property which is more fully described in Exhibit "A", is necessary to tie in, harmonize and grade the construction and improvement of the Project with the adjacent property, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the proposed construction use, purpose, and duration of Parcel 303 are more fully described in Exhibit "B"; and

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

WHEREAS, the temporary construction easement on 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 303, the County Engineer and the County Attorney, using outside counsel to the extent they deem appropriate, 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, using outside counsel to the extent they deem appropriate, 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 temporary construction easement on 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, using outside counsel to the extent they deem appropriate, are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including correcting minor errors in the description of any real property described in Exhibit "A", so long as the property does not change, 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: a temporary construction easement necessary for the construction and improvement of Florida Mango Road, 10th Avenue North to Edgewater Drive.

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:

Gregg Weiss, Mayor	_____
Maria Sachs, Vice Mayor	_____
Maria G. Marino	_____
Michael Barnett	_____
Marci Woodward	_____
Sara Baxter	_____
Mack Bernard	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20_____

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY:  _____
Assistant County Attorney

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY:  _____
Division Director

EXHIBIT A
PBC PROJECT NO.2016500

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN THE EAST HALF (E.1/2) OF TRACT 8, MODEL LAND CO. SUBDIVISION OF SECTION 20, T.44S., R43E., RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF FLORIDA MANGO ROAD, RECORDED IN DEED BOOK 946, PAGE 466, OF SAID PUBLIC RECORDS, WITH THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID TRACT 8;
THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°29'10"W FOR 7.83 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°29'10"W FOR 45.00 FEET;
THENCE N88°30'50"W FOR 17.00 FEET;
THENCE N01°29'10"E FOR 45.00 FEET;
THENCE S88°30'50"E FOR 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 765 SQUARE FEET (0.018 ACRES), MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION & SKETCH WAS CREATED USING DATA FROM A PREVIOUSLY COMPLETED TOPOGRAPHIC SURVEY PREPARED BY THE UNDERSIGNED FLORIDA SURVEYOR & MAPPER DATED JULY 19, 2017, FOR THE PURPOSE OF SUPPORTING THE ROADWAY DESIGN PLAN PREPARED FOR THE PALM BEACH COUNTY ROADWAY PROJECT NUMBER 2016500.

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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

John E
Phillips


Digitally signed by
John E Phillips
Date: 2022.08.18
13:27:37 -04'00'

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

REVISIONS:

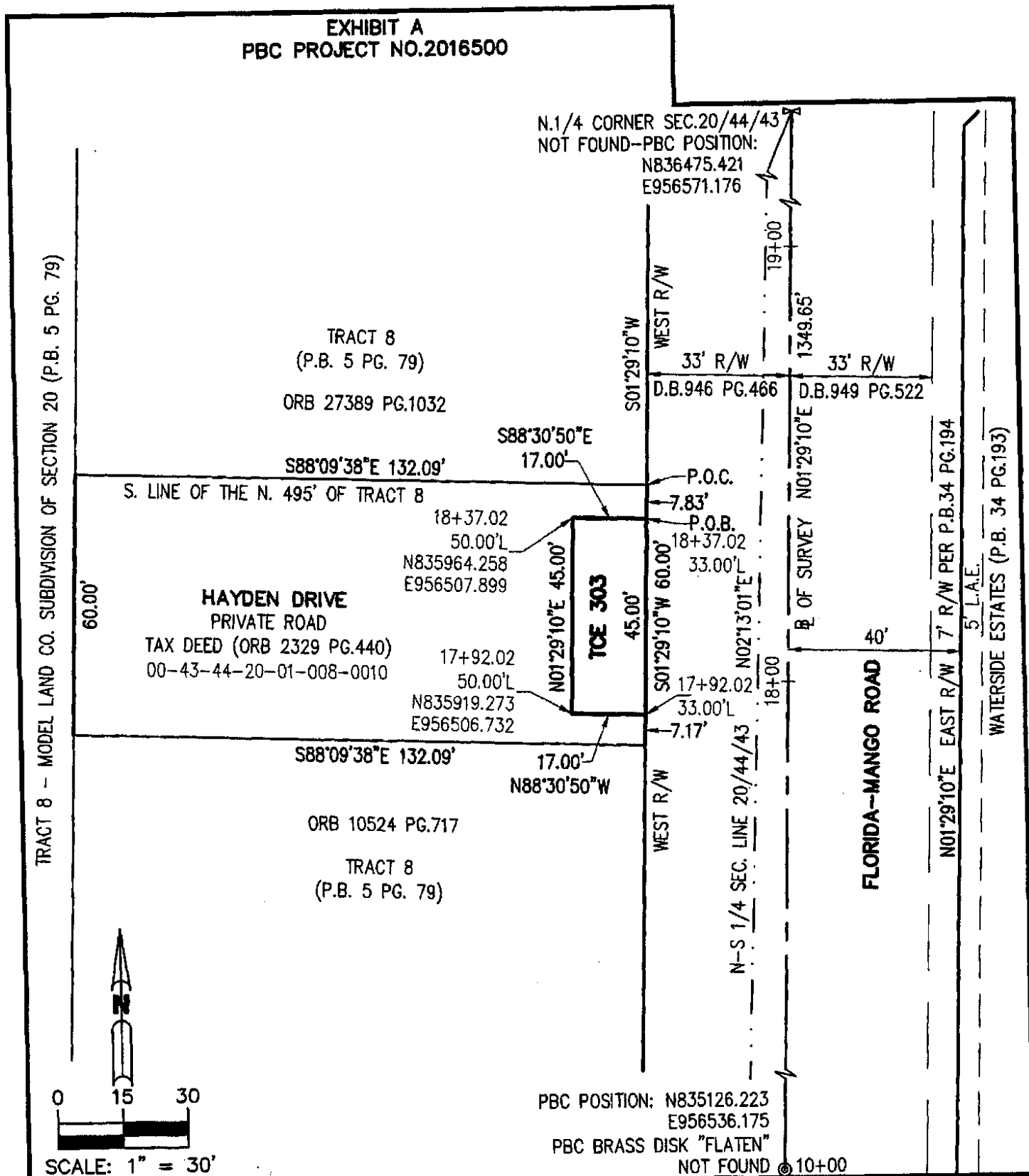
6/8/20 REVISED PER PBC SURVEY COMMENTS
8/15/22: SURVEY REFERENCE NOTE ADDED TO SHEET 1

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

FLORIDA MANGO ROAD TCE 303	
DRAWN: MDB	PROJ. No. 16-074
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 1/17/20 -
	SHEET 1 OF 3



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

FLORIDA MANGO ROAD TCE 303	
(THIS SKETCH IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 16-074
CHECKED: JEP	SCALE: 1" = 30'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 1/17/20
	SHEET 2 OF 3

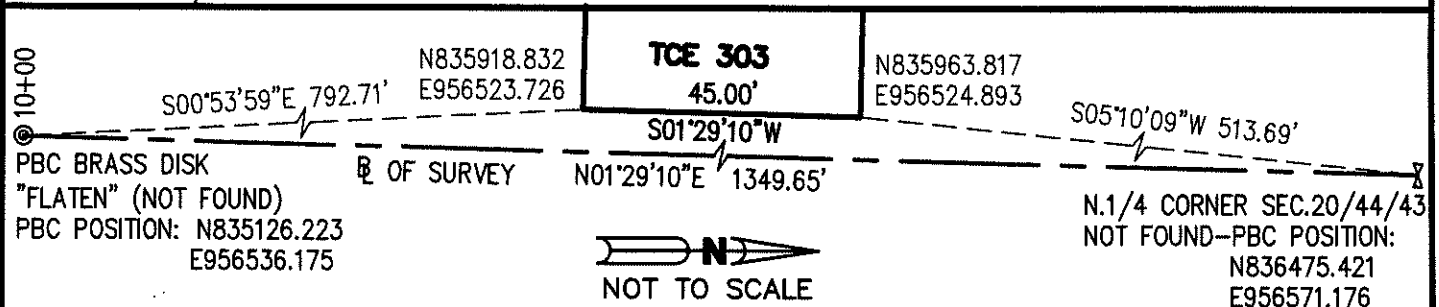
**EXHIBIT A
PBC PROJECT NO.2016500**

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR FLORIDA MANGO ROAD, PREPARED BY STANLEY CONSULTANTS, PALM BEACH COUNTY PROJECT No.2016500.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD '83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.0000447
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) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON MAY 10, 2016, PROJECT NO.2016500, FLORIDA MANGO ROAD - 10th AVENUE NO. TO EDGEWATER DRIVE, 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 LEGAL DESCRIPTION AND SKETCH.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	R/W - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING	℄ - BASELINE
P.B. - PLAT BOOK	℄ - CENTERLINE
ORB - OFFICIAL RECORD BOOK	'L - LEFT OF BASELINE OF SURVEY
D.B. - DEED BOOK	'R - RIGHT OF BASELINE OF SURVEY
PG. - PG.	(P) - PLAT DIMENSION
DWG. - DRAWING	(C) - CALCULATED DIMENSION
PBC - PALM BEACH COUNTY	(G) - GRID DIMENSION
LWDD - LAKE WORTH DRAINAGE DISTRICT	U.E. - UTILITY EASEMENT
SEC. - SECTION	D.E. - DRAINAGE EASEMENT
TCE - TEMPORARY CONSTRUCTION EASEMENT	20/44/43 - SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST
- 5) BEARINGS ARE BASED ON N01°29'10"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE CENTERLINE OF FLORIDA MANGO ROAD, BEING A LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "FLATEN" (N835126.223, E956536.175) AND THE NORTH QUARTER (N.1/4) CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST (N836475.421, E956571.176).



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	FLORIDA MANGO ROAD TCE 303 (THIS SKETCH IS NOT A SURVEY)	
	DRAWN: MDB	PROJ. No. 16-074
	CHECKED: JEP	SCALE: NONE
	DESCRIPTION NOTES	DATE: 1/17/20
		SHEET 3 OF 3

EXHIBIT "B"

FLORIDA MANGO ROAD 10TH AVENUE NORTH TO EDGEWATER DRIVE (OVER LWDD L-9 & L-10 CANALS) PALM BEACH COUNTY PROJECT # 2016500

SAFETY

Florida Mango Road from 10th Avenue North to Edgewater Drive (Project) is a two-lane undivided paved road. This Project, which is approximately 1.0 mile long, will replace two bridges, widen the existing roadway to three-lanes with paved shoulders, a closed drainage system, with curb and gutters, and sidewalks along both sides of the roadway. This Project will improve the overall safety for motorists, bicyclists and pedestrians.

The Project was designed 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 Florida Mango Road from 10th Avenue North to Edgewater Drive 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 Palm Beach County's Five Year Road Program and the infrastructure sales tax. During the design of the roadway, all reasonable efforts were made to minimize the areas to be acquired through Eminent Domain.

After considering safety, alternate routes and methodologies, planning, and environmental factors, the cost of the acquisition of this parcel fits into the planned funding for this Project, and the acquisition of this parcel is necessary, in furtherance of this public Project.

ALTERNATE ROUTES

Florida Mango Road provides a direct north-south route for vehicles traveling through unincorporated Palm Beach County and the City of West Palm Beach. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has defined this route 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, Florida Statutes, and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

Florida Mango Road is a heavily travelled north-south thoroughfare passing through commercial and residential areas. Alternate routes were considered in lieu of improving Florida Mango Road. Construction of an alternate north-south route through unincorporated Palm Beach County or the City of West Palm Beach 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 2045 Long Range Transportation Plan. The 2045 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

Florida Mango Road is 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, as applicable.

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

ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 303

This temporary construction easement is needed for access and all related construction activities reasonably required for sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on Parcel 303 shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 303 as **EXHIBIT A**. This temporary construction easement shall expire upon the earlier of the acceptance of the construction of the Project by the Palm Beach County Board of County Commissioners through the Department of Engineering and Public Works or three years from the date of its acquisition by virtue of the deposit of funds pursuant to an Order of Taking.

RESOLUTION NO. R-2023 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 307, NECESSARY TO TIE IN, HARMONIZE AND GRADE THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON FLORIDA MANGO ROAD FROM 10TH AVENUE NORTH TO EDGEWATER DRIVE WITH THE ADJACENT PROPERTY, 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 a temporary construction easement designated as Parcel 307, on the property described on Exhibit "A", to the Board of County Commissioners (BCC); and

WHEREAS, the parcel is necessary to tie in, harmonize and grade the construction and improvement of Florida Mango Road from 10th Avenue North to Edgewater Drive (Project), with the adjacent property; and

WHEREAS, the funds are available for the acquisition of the temporary construction easement designated as Parcel 307; 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, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 307, 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 a temporary construction easement designated as Parcel 307, on property which is more fully described in Exhibit "A", is necessary to tie in, harmonize and grade the construction and improvement of the Project with the adjacent property, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the proposed construction use, purpose, and duration of Parcel 307 are more fully described in Exhibit "B"; and

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

WHEREAS, the temporary construction easement on 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 307, the County Engineer and the County Attorney, using outside counsel to the extent they deem appropriate 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, using outside counsel to the extent they deem appropriate, 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 temporary construction easement on 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, using outside counsel to the extent they deem appropriate, are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including correcting minor errors in the description of any real property described in **Exhibit "A"**, so long as the property does not change, 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: a temporary construction easement necessary for the construction and improvement of Florida Mango Road, 10th Avenue North to Edgewater Drive.

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:

Gregg Weiss, Mayor	_____
Maria Sachs, Vice Mayor	_____
Maria G. Marino	_____
Michael Barnett	_____
Marci Woodward	_____
Sara Baxter	_____
Mack Bernard	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20_____

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:  _____
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY:  _____
Division Director

EXHIBIT A
PBC PROJECT NO.2016500

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN THE EAST HALF (E.1/2) OF TRACT 8, MODEL LAND CO. SUBDIVISION OF SECTION 20, T.44S., R43E., RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF FLORIDA MANGO ROAD, RECORDED IN DEED BOOK 946, PAGE 466, OF SAID PUBLIC RECORDS, WITH THE SOUTH LINE OF THE NORTH 75.00 FEET, OF THE SOUTH 150.00 FEET, OF THE NORTH 190.00 FEET OF SAID TRACT 8;
THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°29'10"E FOR 3.47 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, N01°29'10"E FOR 70.00 FEET;
THENCE N88°30'50"W FOR 24.00 FEET;
THENCE S01°29'10"W FOR 70.00 FEET;
THENCE S88°30'50"E FOR 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,680 SQUARE FEET (0.039 ACRES), MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION & SKETCH WAS CREATED USING DATA FROM A PREVIOUSLY COMPLETED TOPOGRAPHIC SURVEY PREPARED BY THE UNDERSIGNED FLORIDA SURVEYOR & MAPPER DATED JULY 19, 2017, FOR THE PURPOSE OF SUPPORTING THE ROADWAY DESIGN PLAN PREPARED FOR THE PALM BEACH COUNTY ROADWAY PROJECT NUMBER 2016500.

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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

John E
Phillips

Digitally signed by
John E Phillips
Date: 2022.08.18
13:28:04 -04'00'

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

REVISIONS:

6/8/20 REVISED PER PBC SURVEY COMMENTS
8/15/22: SURVEY REFERENCE NOTE ADDED TO SHEET 1



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

FLORIDA MANGO ROAD
TCE 307

DRAWN: MDB	PROJ. No. 16-074
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 1/17/20
	SHEET 1 OF 3

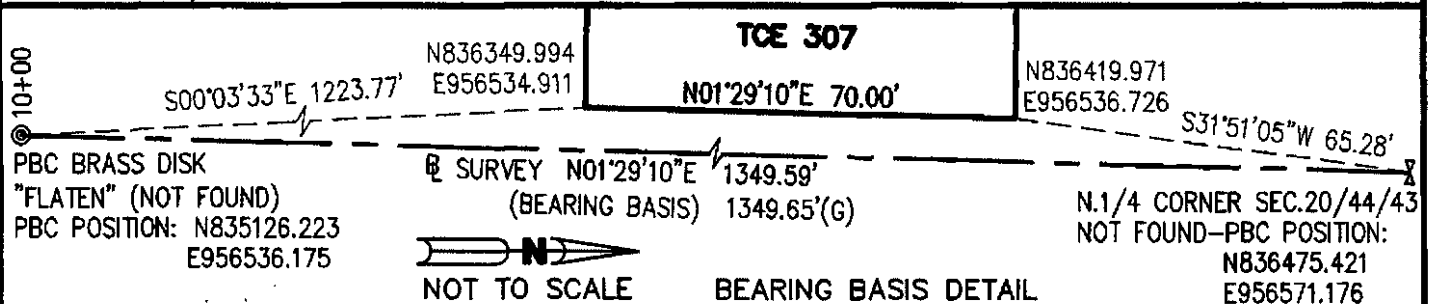
**EXHIBIT A
PBC PROJECT NO.2016500**

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR FLORIDA MANGO ROAD, PREPARED BY STANLEY CONSULTANTS, PALM BEACH COUNTY PROJECT No.2016500.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD '83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.0000447
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) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON MAY 10, 2016, PROJECT NO.2016500, FLORIDA MANGO ROAD - 10th AVENUE NO. TO EDGEWATER DRIVE, 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 LEGAL DESCRIPTION AND SKETCH.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	R/W - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING	B _L - BASELINE
P.B. - PLAT BOOK	C _L - CENTERLINE
ORB - OFFICIAL RECORD BOOK	'L - LEFT OF BASELINE OF SURVEY
D.B. - DEED BOOK	'R - RIGHT OF BASELINE OF SURVEY
PG. - PG.	(P) - PLAT DIMENSION
DWG. - DRAWING	(C) - CALCULATED DIMENSION
PBC - PALM BEACH COUNTY	(G) - GRID DIMENSION
LWDD - LAKE WORTH DRAINAGE DISTRICT	U.E. - UTILITY EASEMENT
SEC. - SECTION	D.E. - DRAINAGE EASEMENT
TCE - TEMPORARY CONSTRUCTION EASEMENT	17/44/43 - SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST
- 5) BEARINGS ARE BASED ON N01°29'10"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE CENTERLINE OF FLORIDA MANGO ROAD, BEING A LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "FLATEN" (N835126.223, E956536.175) AND THE NORTH QUARTER (N.1/4) CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST (N836475.421, E956571.176).



<p style="text-align: center;">E-Mail: info@brown-phillips.com</p> <p>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</p>	<p>FLORIDA MANGO ROAD TCE 307 (THIS SKETCH IS NOT A SURVEY)</p>	
	DRAWN: MDB	PROJ. No. 16-074
	CHECKED: JEP	SCALE: NONE
	<p>DESCRIPTION NOTES</p>	DATE: 1/17/20 SHEET 3 OF 3

EXHIBIT "B"

FLORIDA MANGO ROAD 10TH AVENUE NORTH TO EDGEWATER DRIVE (OVER LWDD L-9 & L-10 CANALS) PALM BEACH COUNTY PROJECT # 2016500

SAFETY

Florida Mango Road from 10th Avenue North to Edgewater Drive (Project) is a two-lane undivided paved road. This Project, which is approximately 1.0 mile long, will replace two bridges, widen the existing roadway to three-lanes with paved shoulders, a closed drainage system, with curb and gutters, and sidewalks along both sides of the roadway. This Project will improve the overall safety for motorists, bicyclists and pedestrians.

The Project was designed 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 Florida Mango Road from 10th Avenue North to Edgewater Drive 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 Palm Beach County's Five Year Road Program and the infrastructure sales tax. During the design of the roadway, all reasonable efforts were made to minimize the areas to be acquired through Eminent Domain.

After considering safety, alternate routes and methodologies, planning, and environmental factors, the cost of the acquisition of this parcel fits into the planned funding for this Project, and the acquisition of this parcel is necessary, in furtherance of this public Project.

ALTERNATE ROUTES

Florida Mango Road provides a direct north-south route for vehicles traveling through unincorporated Palm Beach County and the City of West Palm Beach. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has defined this route 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, Florida Statutes, and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

Florida Mango Road is a heavily travelled north-south thoroughfare passing through commercial and residential areas. Alternate routes were considered in lieu of improving Florida Mango Road. Construction of an alternate north-south route through unincorporated Palm Beach County or the City of West Palm Beach 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 2045 Long Range Transportation Plan. The 2045 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

Florida Mango Road is 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, as applicable.

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

ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 307

This temporary construction easement is needed for access and all related construction activities reasonably required for sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on Parcel 307 shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 307 as **EXHIBIT A**. This temporary construction easement shall expire upon the earlier of the acceptance of the construction of the Project by the Palm Beach County Board of County Commissioners through the Department of Engineering and Public Works or three years from the date of its acquisition by virtue of the deposit of funds pursuant to an Order of Taking.