

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b> August 20, 2024	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>
	<input type="checkbox"/> <b>Workshop</b>	<input type="checkbox"/> <b>Public Hearing</b>
<b>Department:</b> Engineering and Public Works		
<b>Submitted By:</b> Engineering and Public Works		
<b>Submitted For:</b> Roadway Production Division		

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**I. EXECUTIVE BRIEF**



**Motion and Title:** Staff recommends motion to adopt: six (6) Resolutions declaring the acquisition of fee simple rights-of-way designated as Parcels 102, 103, 104, 105, 106, and 107 and temporary construction easements designated as Parcels 302 and 306 necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project).

**SUMMARY:** Adoption of these Resolutions will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27(1), Florida Statutes, as amended, against eight (8) parcels having a total appraised value of \$678,150. The parcels are necessary to provide an eastbound to southbound right turn lane on Woolbright Road. The Project includes additional drainage, sidewalks and traffic signal improvements. 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. **This Project is included in the Five Year Road Program. District 7 (DO)**

**Background and Justification:** The acquisition of Parcels 102, 103, 104, 105, 106, 107, 302 and 306 is for a public purpose and necessity, which is deemed to be in the best interest of the County. The Engineering and Public Works Department recommends adoption by the Board of County Commissioners.

**Attachments:**

1. Location Map
  2. Resolution for Parcels 102 and 302 with Exhibit "A" and Exhibit "B" (2)
  3. Resolution for Parcel 103 with Exhibit "A" and Exhibit "B" (2)
  4. Resolution for Parcel 104 with Exhibit "A" and Exhibit "B" (2)
  5. Resolution for Parcel 105 with Exhibit "A" and Exhibit "B" (2)
  6. Resolution for Parcels 106 and 306 with Exhibit "A" and Exhibit "B" (2)
  7. Resolution for Parcel 107 with Exhibit "A" and Exhibit "B" (2)
- 

<b>Recommended by:</b> <i>pas</i> <i>YBH/TEL</i>	 County Engineer	<i>7/16/24</i> Date
<b>Approved by:</b>	 Deputy County Administrator	<i>8/13/24</i> Date

## II. FISCAL IMPACT ANALYSIS

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

<b>Fiscal Years</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2030</b>	<b>2028</b>
<b>Capital Expenditures</b>	<b><u>-\$678,150-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b>Operating Costs</b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b>External Revenues</b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b>Program Income (County)</b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b>In-Kind Match (County)</b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b>NET FISCAL IMPACT</b>	<b><u>-\$678,150-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b># ADDITIONAL FTE</b>					
<b>POSITIONS (Cumulative)</b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>

Is this item using Federal Funds?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Fund 3504 Dept 361 Unit 1874 Object 6120

Road Impact Fee Zone 4  
Woolbright Rd & S. Seacrest Blvd

Parcel	PCN	Appraised Value
102/302 I09008	08-43-45-28-02-005-0120	\$ 12,450
103 I09009	08-43-45-28-02-005-0130	\$ 7,150
104 I09010	08-43-45-28-02-005-0140	\$ 11,250
105 I09011	08-43-45-28-02-005-0150	\$ 17,350
106/306 *I09012	08-43-45-28-13-012-0130 & 08-43-45-28-13-012-0140 &	\$278,600
***I09014	08-43-45-28-13-012-0150	
107 I09015	08-43-45-28-13-012-0170	\$351,350
* # 6 27.00	Total	\$678,150

A. D. Lewis, Mgr., FAME, of AB  
2/24/24

Impact Fee Project Description:

This Resolution to initiate eminent domain proceedings is necessary to undertake right-of-way acquisition to improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements which will provide additional roadway capacity needed to serve new development within Impact Fee Zone 4. Use of Impact Fees is in accordance with Article 13, Chapter A, Section 9 and Chapter H, Section 4 of the ULDC.

### C. Departmental Fiscal Review:

### III. REVIEW COMMENTS

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

Comments: Brenda Mackle 8/2/24  
Contract Dev. and Control  
7/31/24

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

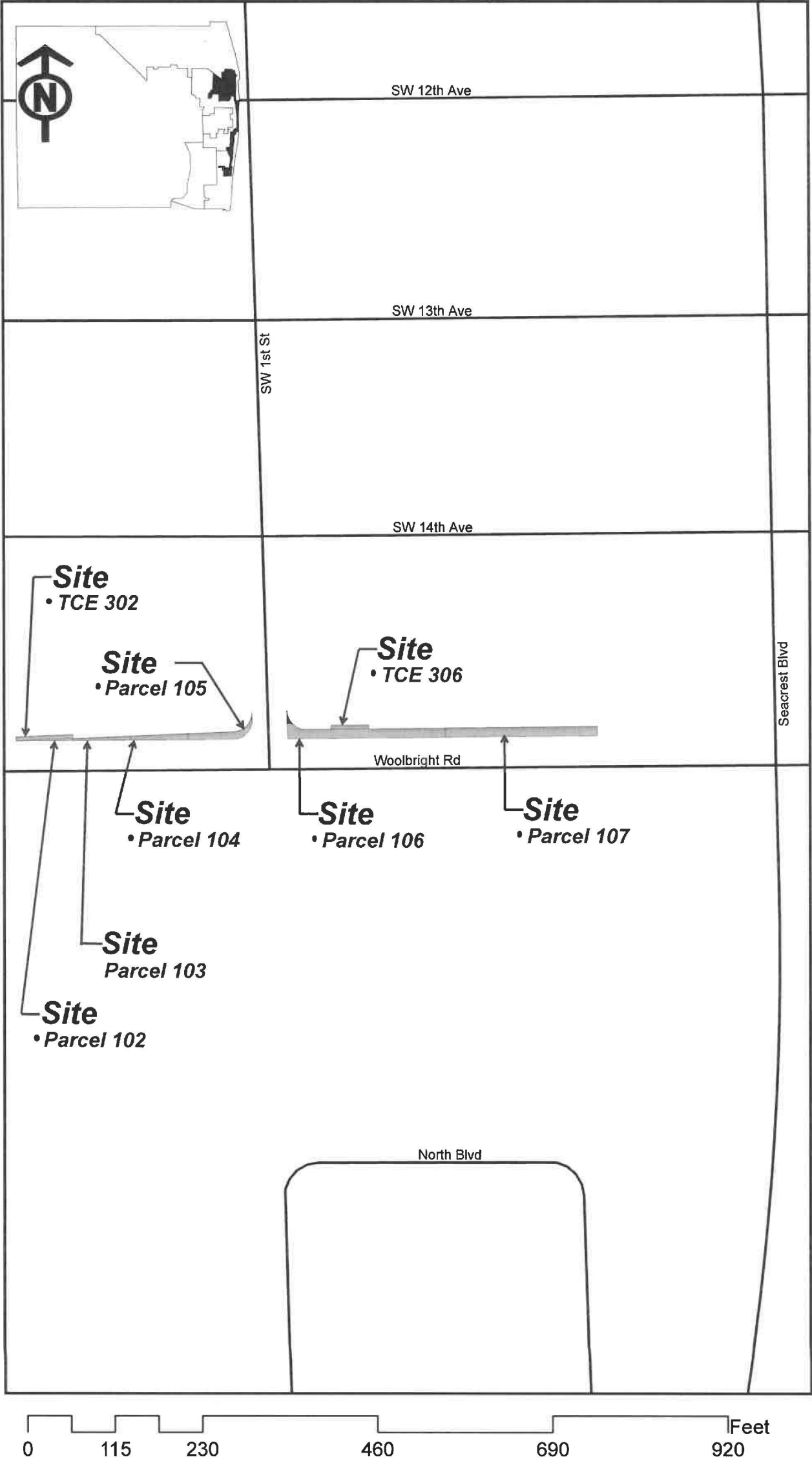
**Assistant County Attorney**

**C. Other Department Review:**

**Department Director**

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

Location Map



Document Path: N:\R\_O\_W\Darren Ross\TEMPLATE\LOCATION\_MAP\_2018106\_WOOLBRIGHT\_RD.mxd

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 102 AND A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 302, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcels are necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by the 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 Parcels 102 and 302, 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 fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcels 102 and 302, and the duration of Parcel 302 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 fee simple right-of-way and temporary construction easement, described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, are not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and are 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 102 and 302, 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 fee simple right-of-way and temporary construction easement 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: fee simple right-of-way and a temporary construction easement necessary for the construction and improvement of the Project.

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 Maria Sachs, Mayor \_\_\_\_\_
- Commissioner Maria G. Marino, Vice Mayor \_\_\_\_\_
- Commissioner Gregg K. Weiss \_\_\_\_\_
- Commissioner Michael Barnett \_\_\_\_\_
- Commissioner Marci Woodward \_\_\_\_\_
- Commissioner Sara Baxter \_\_\_\_\_
- Commissioner 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

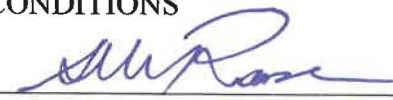

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: \_\_\_\_\_  
Assistant County Attorney

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

APPROVED AS TO TERMS  
AND CONDITIONS

By:  \_\_\_\_\_  
Division Director 

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 12, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 12;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 12, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12;  
THENCE ALONG THE EAST LINE OF SAID LOT 12, N00°32'21"W FOR 3.09 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 12;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 0.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 138 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 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: 2021.07.23  
07:42:45 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



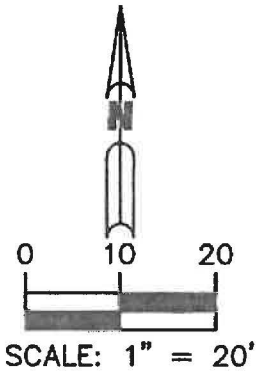
E-Mail: info@brown-phillips.com

**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

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 2 of 6)



BLOCK 5  
LOT 11

0.59' S00°32'21"E WEST LINE OF LOT 12

WOODCREST MANOR  
P.B.26 PG.88  
BLOCK 5  
LOT 12  
ORB 20368 PG.1341  
08-43-45-28-02-005-0120

PARCEL 102

3.09' N00°32'21"W EAST LINE OF LOT 12

BLOCK 5  
LOT 13

114+65.97  
40.50'L

S87°25'22"W 75.05'

115+41.02  
40.50'L

P.B.26 PG.88  
& (RPB 4 PG.84)  
40'

Q CONST. P.I.  
114+62.51

P.O.B.  
S.W. CORNER  
OF LOT 12  
114+65.95  
39.91'L  
N793854.681  
E961301.706

N89°19'58"E 75.00' N. R/W  
S. LINE OF LOT 12

S.E. CORNER  
OF LOT 12  
115+40.91  
37.41'L  
N793855.557  
E961376.689

Q CONST.  
115+00

Q OF CONSTRUCTION N87°25'22"E

N89°19'58"E  
(BEARING BASIS)

Q - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

4' TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



E-Mail: info@brown-phillips.com

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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS SKETCH IS NOT A SURVEY)

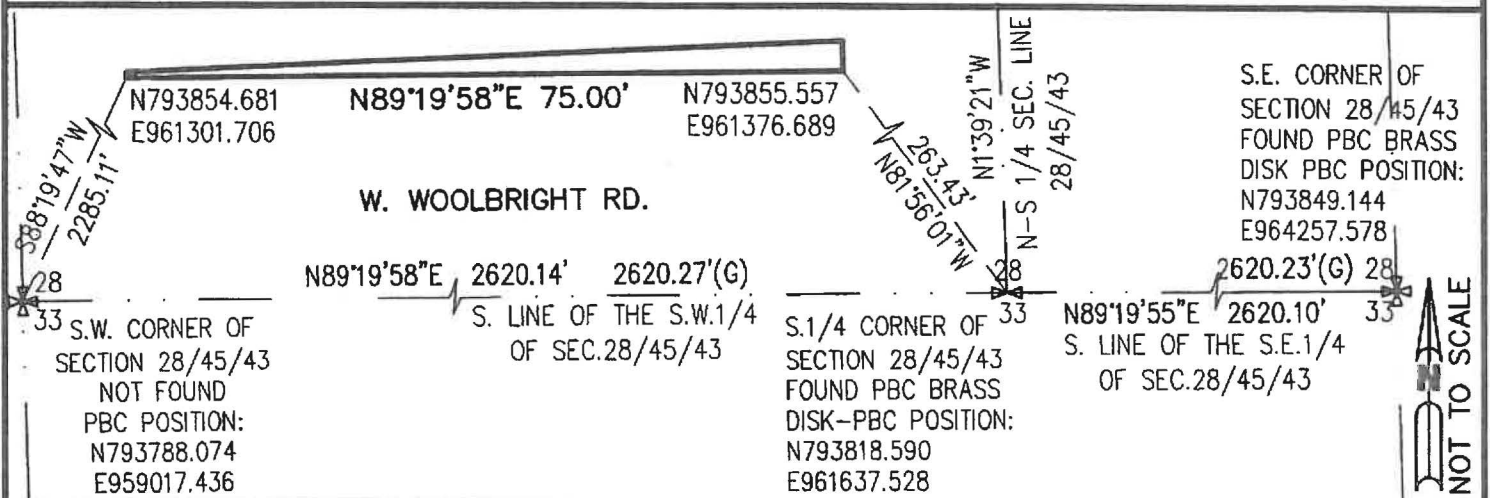
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 3 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD '83, 1990 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
  - H. SCALE FACTOR - 1.000048167
  - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:

P.B. - PLAT BOOK	BL - BASELINE	RPB - ROAD PLAT BOOK
ORB - OFFICIAL RECORD BOOK	CL - CENTERLINE	NAD - NORTH AMERICAN DATUM
PG. - PG.	L - LEFT OF CENTERLINE OF CONSTRUCTION	
DWG. - DRAWING	R - RIGHT OF CENTERLINE OF CONSTRUCTION	
PBC - PALM BEACH COUNTY	(P) - PLAT DIMENSION	
SEC. - SECTION	(G) - GRID DISTANCE	
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



E-Mail: info@brown-phillips.com

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TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES  
IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY,  
FLORIDA, BEING A PORTION OF LOT 12, BLOCK 5, OF WOODCREST MANOR,  
RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12;  
THENCE ALONG THE WEST LINE OF SAID LOT 12, N00°32'21"W FOR 0.59 FEET  
TO THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG SAID WEST LINE, N00°32'21"W FOR 5.00 FEET;  
THENCE N87°25'22"E FOR 75.05 FEET TO THE EAST LINE OF SAID LOT 12;  
THENCE ALONG SAID EAST LINE, S00°32'21"E FOR 5.00 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

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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: 2021.07.22  
14:54:00 -04'00'

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

REVISIONS:



E-Mail: info@brown-phillips.com

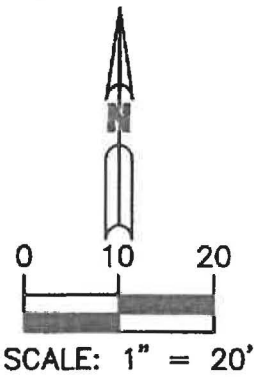
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**TCE 302**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 6/1/21
	SHEET 1 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 5 of 6)



BLOCK 5  
LOT 11

N793855.276  
E961301.684 - P.O.B.  
114+65.97  
40.50'L

WEST LINE OF LOT 12

N00°32'21"W

WOODCREST MANOR  
P.B.26 PG.88

BLOCK 5  
LOT 12

ORB 20368 PG.1341  
08-43-45-28-02-005-0120

114+66.15  
45.50'L

5' TCE 302  
N87°25'22"E 75.05'

S87°25'22"W 75.05'

EAST LINE OF LOT 12

S00°32'21"E

BLOCK 5  
LOT 13

115+41.20  
45.50'L

115+41.02 N793858.651  
40.50'L E961376.659

0.59'

P.O.C.  
S.W. CORNER  
OF LOT 12  
114+65.95  
39.91'L

N89°19'58"E 75.00'  
S. LINE OF LOT 12  
R/W PARCEL 102

N. R/W

S.E. CORNER  
OF LOT 12  
115+40.91  
37.41'L

P.B.26 PG.88  
& (RPB 4 PG.84)

40'

CONST. P.I.  
114+62.51

CONST.  
115+00

OF CONSTRUCTION N87°25'22"E

N89°19'58"E  
(BEARING BASIS)

15+00

SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

40'

(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



E-Mail: info@brown-phillips.com

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**TCE 302  
WOOLBRIGHT ROAD**

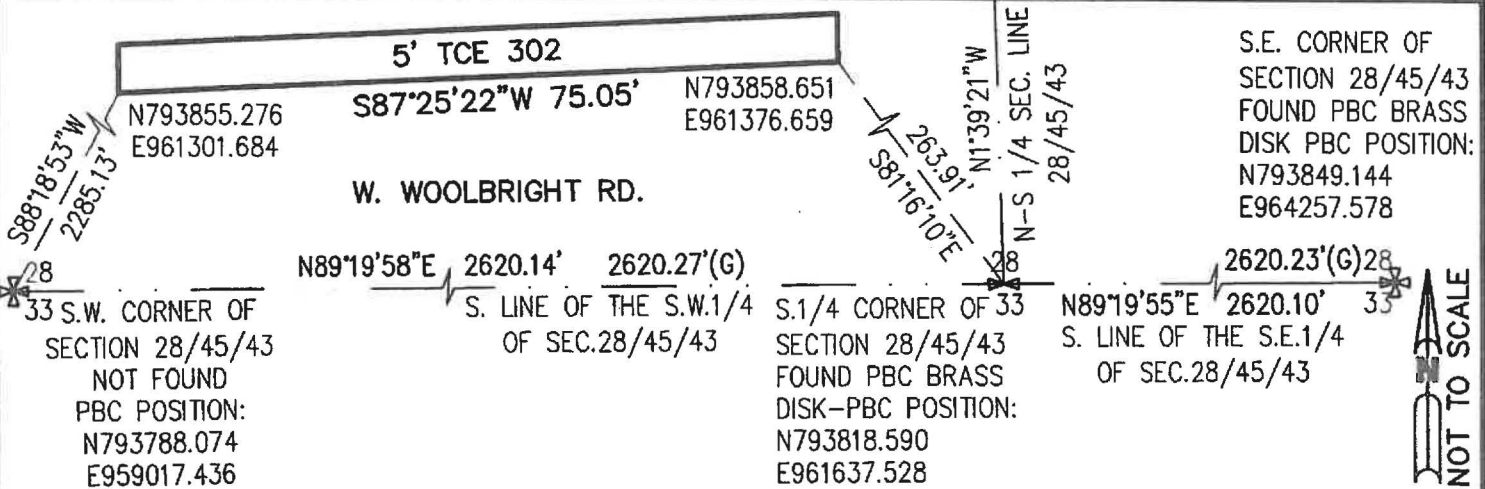
(THIS SKETCH IS NOT A SURVEY)


DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 6/1/21
	SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 6 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM – NAD '83, 1990 ADJUSTMENT  
C. ZONE – FLORIDA EAST  
D. LINEAR UNIT – US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR – 1.000048167  
I. GROUND DISTANCE X SCALE FACTOR =GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. – PLAT BOOK  
ORB – OFFICIAL RECORD BOOK  
PG. – PG.  
DWG. – DRAWING  
PBC – PALM BEACH COUNTY  
SEC. – SECTION  
B – BASELINE  
C – CENTERLINE  
L – LEFT OF CENTERLINE OF CONSTRUCTION  
R – RIGHT OF CENTERLINE OF CONSTRUCTION  
P.O.C. – POINT OF COMMENCEMENT  
P.O.B. – POINT OF BEGINNING  
TCE – TEMPORARY CONSTRUCTION EASEMENT  
(P) – PLAT DIMENSION  
(G) – GRID DIMENSION  
RPB – ROAD PLAT BOOK  
R/W – RIGHT-OF-WAY  
CONST. – CONSTRUCTION  
NAD – NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.





E-Mail: [info@brown-phillips.com](mailto: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

TCE 302 WOOLBRIGHT ROAD (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 6/1/21
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, and provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways as routes required to meet traffic demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The intersection of Woolbright Road and Seacrest Boulevard exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.



*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 102**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate the sidewalk and driveway. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 102 as **Exhibit "A"**.

**ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 302**

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 302 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 (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 102 AND A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 302, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcels are necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by the 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 Parcels 102 and 302, 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 fee simple right-of-way designated as Parcel 102 and a temporary construction easement designated as Parcel 302, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcels 102 and 302, and the duration of Parcel 302 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 fee simple right-of-way and temporary construction easement, described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, are not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and are 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 102 and 302, 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 fee simple right-of-way and temporary construction easement 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: fee simple right-of-way and a temporary construction easement necessary for the construction and improvement of the Project.

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

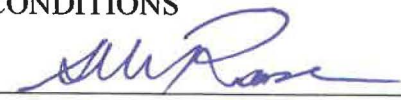

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: \_\_\_\_\_  
Assistant County Attorney

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

APPROVED AS TO TERMS  
AND CONDITIONS

By:  \_\_\_\_\_  
Division Director 

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 12, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 12;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 12, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12;  
THENCE ALONG THE EAST LINE OF SAID LOT 12, N00°32'21"W FOR 3.09 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 12;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 0.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 138 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 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: 2021.07.23  
07:42:45 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



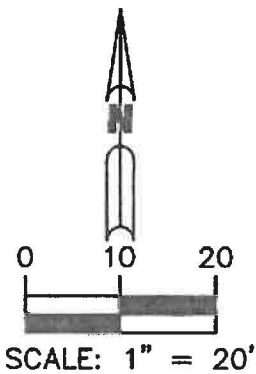
E-Mail: info@brown-phillips.com

**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

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 2 of 6)



BLOCK 5  
LOT 11

0.59' S00°32'21"E WEST LINE OF LOT 12

WOODCREST MANOR  
P.B.26 PG.88  
BLOCK 5  
LOT 12  
ORB 20368 PG.1341  
08-43-45-28-02-005-0120

PARCEL 102

3.09' N00°32'21"W EAST LINE OF LOT 12

BLOCK 5  
LOT 13

114+65.97  
40.50'L

S87°25'22"W 75.05'

115+41.02  
40.50'L

P.B.26 PG.88  
& (RPB 4 PG.84)  
40'

Q CONST. P.I.  
114+62.51

P.O.B.  
S.W. CORNER  
OF LOT 12  
114+65.95  
39.91'L  
N793854.681  
E961301.706

N89°19'58"E 75.00' N. R/W  
S. LINE OF LOT 12

S.E. CORNER  
OF LOT 12  
115+40.91  
37.41'L  
N793855.557  
E961376.689

Q CONST.  
115+00

Q OF CONSTRUCTION N87°25'22"E

N89°19'58"E  
(BEARING BASIS)

Q - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

4' TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



E-Mail: info@brown-phillips.com

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

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3

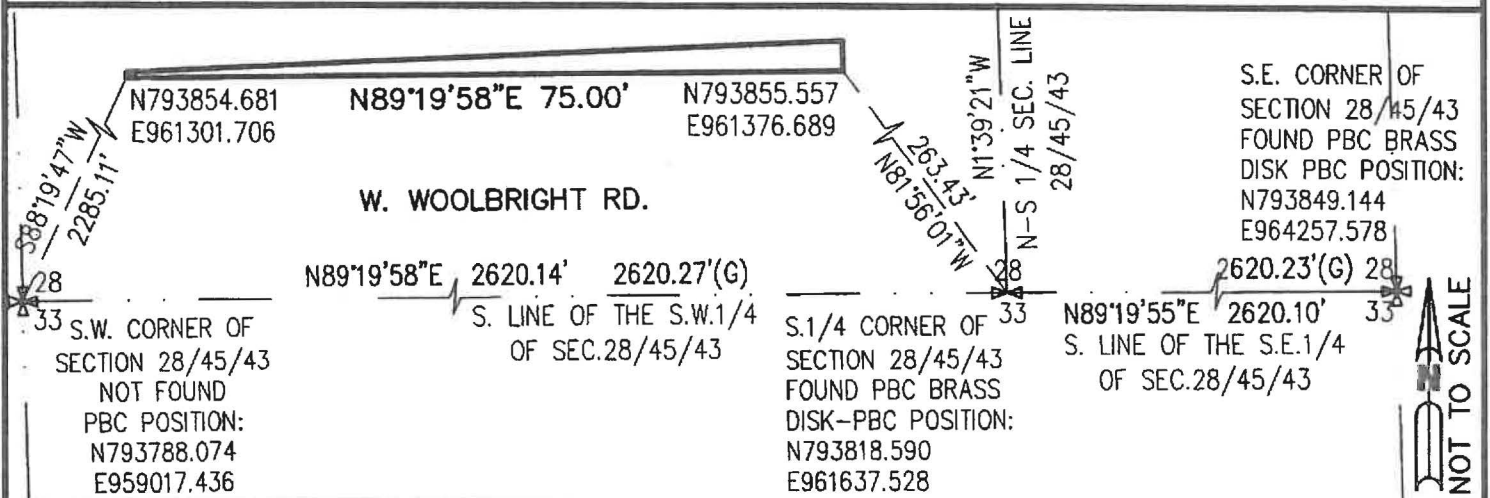


EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 3 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD '83, 1990 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
  - H. SCALE FACTOR - 1.000048167
  - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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- 5) ABBREVIATIONS:

P.B. - PLAT BOOK	BL - BASELINE	RPB - ROAD PLAT BOOK
ORB - OFFICIAL RECORD BOOK	CL - CENTERLINE	NAD - NORTH AMERICAN DATUM
PG. - PG.	L - LEFT OF CENTERLINE OF CONSTRUCTION	
DWG. - DRAWING	R - RIGHT OF CENTERLINE OF CONSTRUCTION	
PBC - PALM BEACH COUNTY	(P) - PLAT DIMENSION	
SEC. - SECTION	(G) - GRID DISTANCE	
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



E-Mail: info@brown-phillips.com

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TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 102  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES  
IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY,  
FLORIDA, BEING A PORTION OF LOT 12, BLOCK 5, OF WOODCREST MANOR,  
RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12;  
THENCE ALONG THE WEST LINE OF SAID LOT 12, N00°32'21"W FOR 0.59 FEET  
TO THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG SAID WEST LINE, N00°32'21"W FOR 5.00 FEET;  
THENCE N87°25'22"E FOR 75.05 FEET TO THE EAST LINE OF SAID LOT 12;  
THENCE ALONG SAID EAST LINE, S00°32'21"E FOR 5.00 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE  
COMPLETE LEGAL DESCRIPTION.

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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: 2021.07.22  
14:54:00 -04'00'

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

REVISIONS:



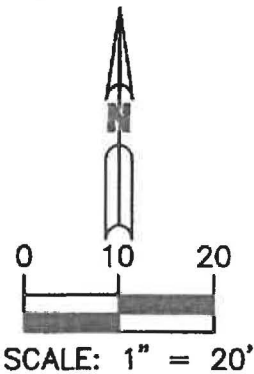
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**TCE 302**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 6/1/21
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 5 of 6)



BLOCK 5  
LOT 11

N793855.276  
E961301.684 - P.O.B.  
114+65.97  
40.50'L

WEST LINE OF LOT 12

N00°32'21"W

WOODCREST MANOR  
P.B.26 PG.88  
BLOCK 5  
LOT 12

ORB 20368 PG.1341  
08-43-45-28-02-005-0120

114+66.15  
45.50'L

5' TCE 302  
N87°25'22"E 75.05'

S87°25'22"W 75.05'

EAST LINE OF LOT 12

S00°32'21"E

BLOCK 5  
LOT 13

115+41.20  
45.50'L

115+41.02 N793858.651  
40.50'L E961376.659

0.59'

P.O.C.  
S.W. CORNER  
OF LOT 12  
114+65.95  
39.91'L

N89°19'58"E 75.00'  
S. LINE OF LOT 12  
R/W PARCEL 102

N. R/W

S.E. CORNER  
OF LOT 12  
115+40.91  
37.41'L

P.B.26 PG.88  
& (RPB 4 PG.84)

40'

CONST. P.I.  
114+62.51

CONST.  
115+00

OF CONSTRUCTION N87°25'22"E

N89°19'58"E  
(BEARING BASIS)

15+00

SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



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TELEPHONE (561)-615-3988, 615-3991 FAX

**TCE 302  
WOOLBRIGHT ROAD**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB

PROJ. No. 19-111

CHECKED: JEP

SCALE: 1" = 20'

**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**

DATE: 6/1/21

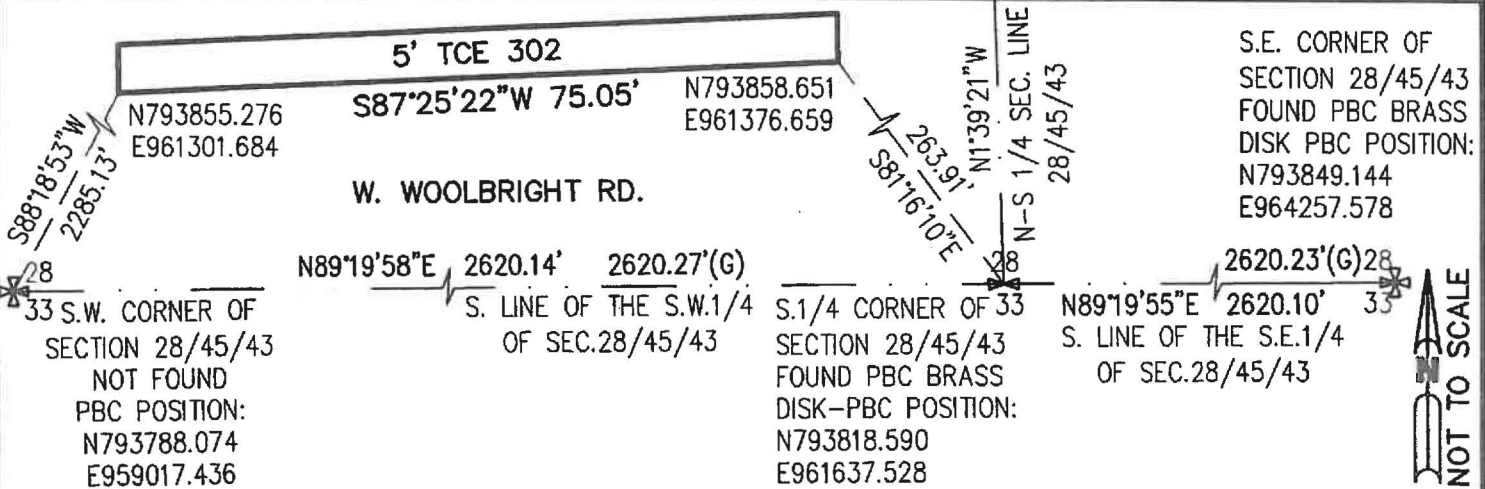
SHEET 2 OF 3




EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 6 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
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B. DATUM – NAD '83, 1990 ADJUSTMENT  
C. ZONE – FLORIDA EAST  
D. LINEAR UNIT – US SURVEY FOOT  
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F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
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I. GROUND DISTANCE X SCALE FACTOR =GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. – PLAT BOOK  
ORB – OFFICIAL RECORD BOOK  
PG. – PG.  
DWG. – DRAWING  
PBC – PALM BEACH COUNTY  
SEC. – SECTION  
B – BASELINE  
C – CENTERLINE  
L – LEFT OF CENTERLINE OF CONSTRUCTION  
R – RIGHT OF CENTERLINE OF CONSTRUCTION  
P.O.C. – POINT OF COMMENCEMENT  
P.O.B. – POINT OF BEGINNING  
TCE – TEMPORARY CONSTRUCTION EASEMENT  
(P) – PLAT DIMENSION  
(G) – GRID DIMENSION  
RPB – ROAD PLAT BOOK  
R/W – RIGHT-OF-WAY  
CONST. – CONSTRUCTION  
NAD – NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.





E-Mail: [info@brown-phillips.com](mailto: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

TCE 302 WOOLBRIGHT ROAD (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 6/1/21
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, and provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways as routes required to meet traffic demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The intersection of Woolbright Road and Seacrest Boulevard exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 102**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate the sidewalk and driveway. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 102 as **Exhibit "A"**.

**ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 302**

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 302 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 (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 103 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 103 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 103; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 103, 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 fee simple right-of-way designated as Parcel 103, which is more fully described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 103 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 fee simple right-of-way 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 103, 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 fee simple right-of-way 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: fee simple right-of-way necessary for the construction and improvement of the Project.

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


JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
Assistant County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO TERMS  
AND CONDITION

BY:   
Division Director

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 13, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 13;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 13, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;  
THENCE ALONG THE EAST LINE OF SAID LOT 13, N00°32'21"W FOR 5.60 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 13;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 3.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 326 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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

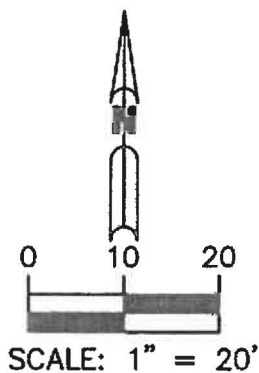
**John E Phillips**  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

Digitally signed by  
John E Phillips  
Date: 2021.07.23  
07:43:16 -04'00'

REVISIONS:
6/03/21: PBC 4/07/21 COMMENTS

 <div><div>E-Mail: info@brown-phillips.com</div><div><b>BROWN &amp; PHILLIPS, INC.</b></div><div><b>PROFESSIONAL SURVEYING SERVICES</b></div><div>CERTIFICATE OF AUTHORIZATION # LB 6473</div><div>1860 OLD OKEECHOBEE ROAD., SUITE 509,</div><div>WEST PALM BEACH, FLORIDA 33409</div><div>TELEPHONE (561)-615-3988, 615-3991 FAX</div></div>	<b>R/W PARCEL 103</b> <b>WOOLBRIGHT ROAD</b> (THIS IS NOT A SURVEY)	
	DRAWN: MDB	PROJ. No. 19-111
	CHECKED: JEP	SCALE: NONE
	<b>LEGAL DESCRIPTION</b>	DATE: 9/14/20
		SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106



BLOCK 5  
LOT 12

WOODCREST MANOR  
P.B.26 PG.88  
BLOCK 5  
LOT 13  
ORB 24801 PG.1777  
08-43-45-28-02-005-0130

BLOCK 5  
LOT 14

115+41.02  
40.50'L

3.09' S00°32'21"E WEST LINE OF LOT 13

S87°25'22"W 75.05'

5.60' N00°32'21"W EAST LINE OF LOT 13

116+16.07  
40.50'L  
S.E. CORNER  
OF LOT 13

PARCEL 103

P.O.B. N89°19'58"E 75.00' N. R/W  
S.W. CORNER S. LINE OF LOT 13  
OF LOT 13  
115+40.91  
37.41'L  
N793855.557  
E961376.689

116+15.87  
34.91'L  
N793856.430  
E961451.687

Q CONST.  
15+00  
115+00

P.B.26 PG.88  
& (RPB 4 PG.84)  
40'

Q OF CONSTRUCTION N87°25'22"E

Q CONST.  
16+00  
116+00

Q - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43 N89°19'58"E  
(BEARING BASIS)

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

4' TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



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

**R/W PARCEL 103  
WOOLBRIGHT ROAD**

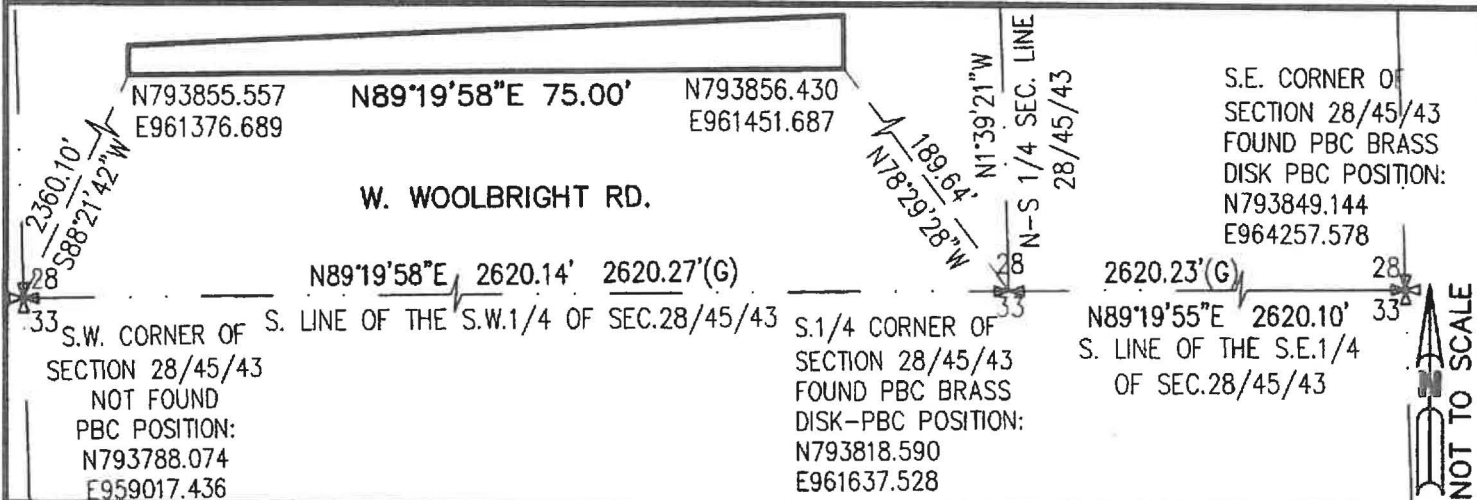
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD '83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR - 1.000048167  
I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
PG. - PG.  
DWG. - DRAWING  
PBC - PALM BEACH COUNTY  
SEC. - SECTION  
BL - BASELINE  
CL - CENTERLINE  
L - LEFT OF CENTERLINE OF CONSTRUCTION  
R - RIGHT OF CENTERLINE OF CONSTRUCTION  
(P) - PLAT DIMENSION  
(G) - GRID DISTANCE  
RPB - ROAD PLAT BOOK  
NAD - NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 103  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3



## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 103**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 103 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 103 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 103 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 103; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 103, 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 fee simple right-of-way designated as Parcel 103, which is more fully described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 103 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 fee simple right-of-way 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 103, 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 fee simple right-of-way 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: fee simple right-of-way necessary for the construction and improvement of the Project.

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


JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
Assistant County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO TERMS  
AND CONDITION

BY:   
Division Director

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 13, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 13;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 13, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;  
THENCE ALONG THE EAST LINE OF SAID LOT 13, N00°32'21"W FOR 5.60 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 13;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 3.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 326 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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

**John E Phillips**  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

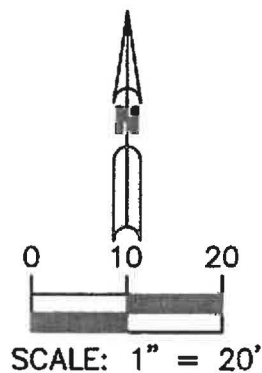
Digitally signed by  
John E Phillips  
Date: 2021.07.23  
07:43:16 -04'00'

REVISIONS:
6/03/21: PBC 4/07/21 COMMENTS

 <div><div>E-Mail: info@brown-phillips.com</div><div><b>BROWN &amp; PHILLIPS, INC.</b></div><div><b>PROFESSIONAL SURVEYING SERVICES</b></div><div>CERTIFICATE OF AUTHORIZATION # LB 6473</div><div>1860 OLD OKEECHOBEE ROAD., SUITE 509,</div><div>WEST PALM BEACH, FLORIDA 33409</div><div>TELEPHONE (561)-615-3988, 615-3991 FAX</div></div>	<b>R/W PARCEL 103</b> <b>WOOLBRIGHT ROAD</b> (THIS IS NOT A SURVEY)	
	DRAWN: MDB	PROJ. No. 19-111
	CHECKED: JEP	SCALE: NONE
	<b>LEGAL DESCRIPTION</b>	DATE: 9/14/20
		SHEET 1 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106



BLOCK 5  
LOT 12

WOODCREST MANOR  
P.B.26 PG.88  
BLOCK 5  
LOT 13  
ORB 24801 PG.1777  
08-43-45-28-02-005-0130

BLOCK 5  
LOT 14

115+41.02  
40.50'L

3.09' S00°32'21"E WEST LINE OF LOT 13

S87°25'22"W 75.05'

5.60' N00°32'21"W EAST LINE OF LOT 13

116+16.07  
40.50'L  
S.E. CORNER  
OF LOT 13

PARCEL 103

P.O.B. N89°19'58"E 75.00' N. R/W  
S.W. CORNER S. LINE OF LOT 13  
OF LOT 13  
115+40.91  
37.41'L  
N793855.557  
E961376.689

116+15.87  
34.91'L  
N793856.430  
E961451.687

Q CONST.  
15+00  
115+00

P.B.26 PG.88  
& (RPB 4 PG.84)  
40'

Q OF CONSTRUCTION N87°25'22"E

Q CONST.  
16+00  
116+00

Q - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43 N89°19'58"E  
(BEARING BASIS)

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

4' TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)



E-Mail: info@brown-phillips.com

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 103  
WOOLBRIGHT ROAD**

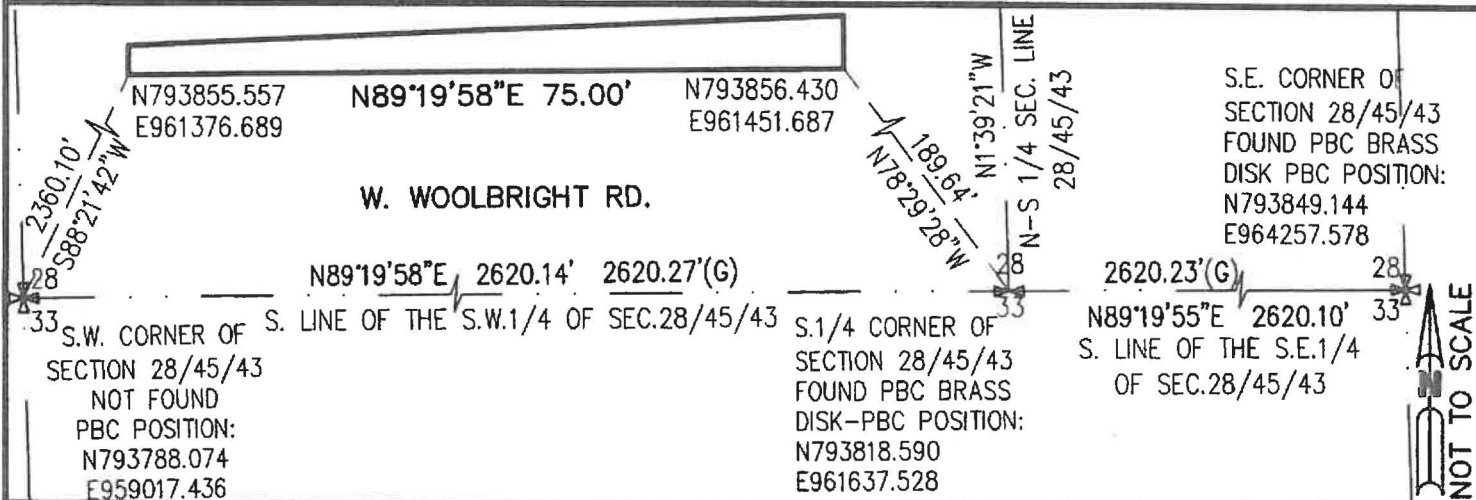
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD '83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR - 1.000048167  
I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
PG. - PG.  
DWG. - DRAWING  
PBC - PALM BEACH COUNTY  
SEC. - SECTION  
BL - BASELINE  
CL - CENTERLINE  
L - LEFT OF CENTERLINE OF CONSTRUCTION  
R - RIGHT OF CENTERLINE OF CONSTRUCTION  
(P) - PLAT DIMENSION  
(G) - GRID DISTANCE  
RPB - ROAD PLAT BOOK  
NAD - NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 103  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.



*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 103**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 103 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 104 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 104 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 104; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 104, 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 fee simple right-of-way designated as Parcel 104, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 104 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 fee simple right-of-way 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 104, 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, fee simple right-of-way

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: fee simple right-of-way necessary for the construction and improvement of the Project.

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

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 14, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 14;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 14, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14;  
THENCE ALONG THE EAST LINE OF SAID LOT 14, N00°32'21"W FOR 8.10 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 14;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 5.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 513 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 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: 2021.07.23  
07:43:40 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



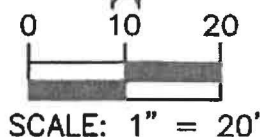
E-Mail: info@brown-phillips.com

**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

**R/W PARCEL 104  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106



BLOCK 5  
LOT 13

WOODCREST MANOR

P.B.26 PG.88

BLOCK 5  
LOT 14

ORB 26630 PG.337  
08-43-45-28-02-005-0140

EAST LINE OF LOT 14

BLOCK 5  
LOT 15

116+16.07  
40.50'L

S87°25'22"W 75.05'

116+91.12  
40.50'L

S. LINE OF LOT 14

PARCEL 104

N00°32'21"W

S.E. CORNER  
OF LOT 14

P.O.B.  
S.W. CORNER  
OF LOT 14  
116+15.87  
34.91'L  
N793856.430  
E961451.687

N89°19'58"E 75.00' N. R/W

116+90.83  
32.41'L  
N793857.304  
E961526.686

Q CONST.  
116+00

Q OF CONSTRUCTION N87°25'22"E

Q CONST.  
117+00

P.B.26 PG.88  
& (RPB 4 PG.84)

N89°19'58"E (BEARING BASIS)

BASELINE - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2



E-Mail: info@brown-phillips.com

**BROWN & PHILLIPS, INC.**  
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 104  
WOOLBRIGHT ROAD**

(THIS SKETCH IS NOT A SURVEY)

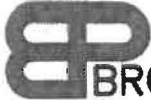
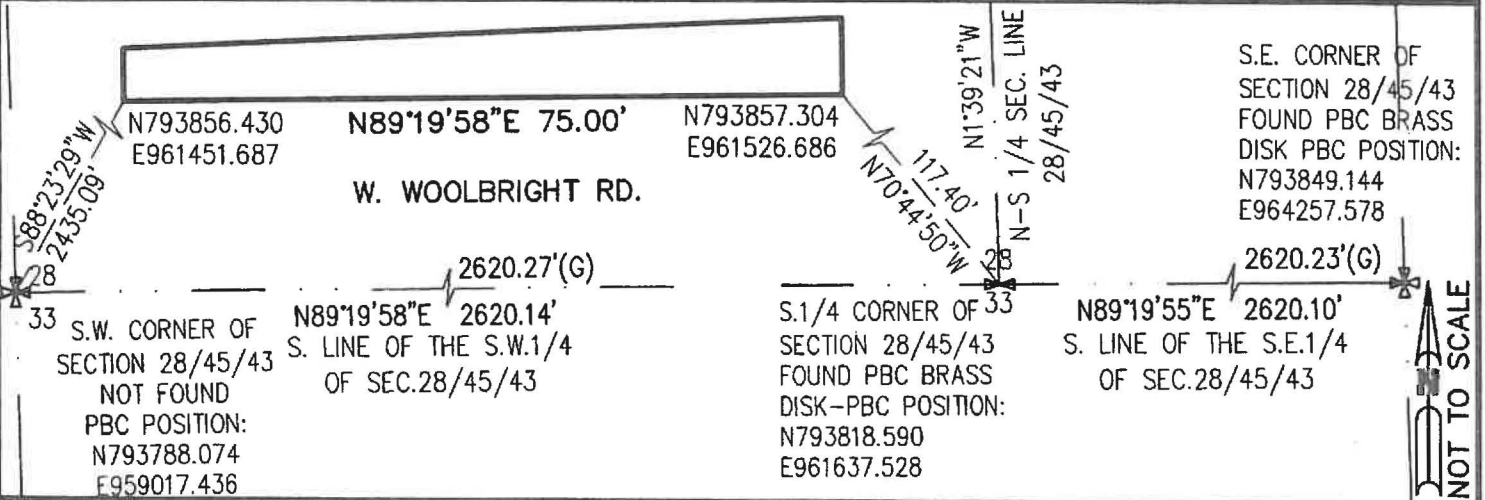
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
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B. DATUM – NAD '83, 1990 ADJUSTMENT  
C. ZONE – FLORIDA EAST  
D. LINEAR UNIT – US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR – 1.000048167  
I. GROUND DISTANCE X SCALE FACTOR =GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. – PLAT BOOK  
ORB – OFFICIAL RECORD BOOK  
PG. – PG.  
DWG. – DRAWING  
PBC – PALM BEACH COUNTY  
SEC. – SECTION  
BL – BASELINE  
CL – CENTERLINE  
L – LEFT OF CENTERLINE OF CONSTRUCTION  
R – RIGHT OF CENTERLINE OF CONSTRUCTION  
(P) – PLAT DIMENSION  
(G) – GRID DISTANCE  
RPB – ROAD PLAT BOOK  
NAD – NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



E-Mail: info@brown-phillips.com  
**BROWN & PHILLIPS, INC.**  
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

R/W PARCEL 104 WOOLBRIGHT ROAD (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however, none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 104**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb and gutter. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 104 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 104 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 104 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 104; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 104, 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 fee simple right-of-way designated as Parcel 104, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 104 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 fee simple right-of-way 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 104, 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, fee simple right-of-way

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: fee simple right-of-way necessary for the construction and improvement of the Project.

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



A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 14, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 14;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 14, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14;  
THENCE ALONG THE EAST LINE OF SAID LOT 14, N00°32'21"W FOR 8.10 FEET;  
THENCE S87°25'22"W FOR 75.05 FEET TO THE WEST LINE OF SAID LOT 14;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 5.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 513 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 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: 2021.07.23  
07:43:40 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



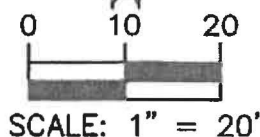
E-Mail: info@brown-phillips.com

**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

**R/W PARCEL 104  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106



BLOCK 5  
LOT 13

WOODCREST MANOR

P.B.26 PG.88

BLOCK 5  
LOT 14

ORB 26630 PG.337  
08-43-45-28-02-005-0140

EAST LINE OF LOT 14

BLOCK 5  
LOT 15

116+16.07  
40.50'L

5.60' S00°32'21"E WEST LINE OF LOT 14

S87°25'22"W 75.05'

S. LINE OF LOT 14 PARCEL 104

8.10' N00°32'21"W

116+91.12  
40.50'L

S.E. CORNER  
OF LOT 14

P.O.B.  
S.W. CORNER  
OF LOT 14  
116+15.87  
34.91'L  
N793856.430  
E961451.687

N89°19'58"E 75.00' N. R/W

116+90.83  
32.41'L  
N793857.304  
E961526.686

P.B.26 PG.88  
& (RPB 4 PG.84)

Q CONST.  
116+00

Q OF CONSTRUCTION N87°25'22"E

Q CONST.  
117+00

N89°19'58"E (BEARING BASIS)

BASELINE - SOUTH LINE OF THE S.W.1/4 OF SEC.28/45/43

W. WOOLBRIGHT RD.

17+00

40'  
(RPB 4 PG.84)  
& (ORB 51 PG.526)

N89°19'58"E S. R/W

4' TRACT "A" (RESERVED AS A WALKWAY FOR THE PUBLIC)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2 (P.B.114 PG.9)

BOYNTON BEACH MEMORIAL PARK ADDITION NO.2



E-Mail: info@brown-phillips.com

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TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 104  
WOOLBRIGHT ROAD**

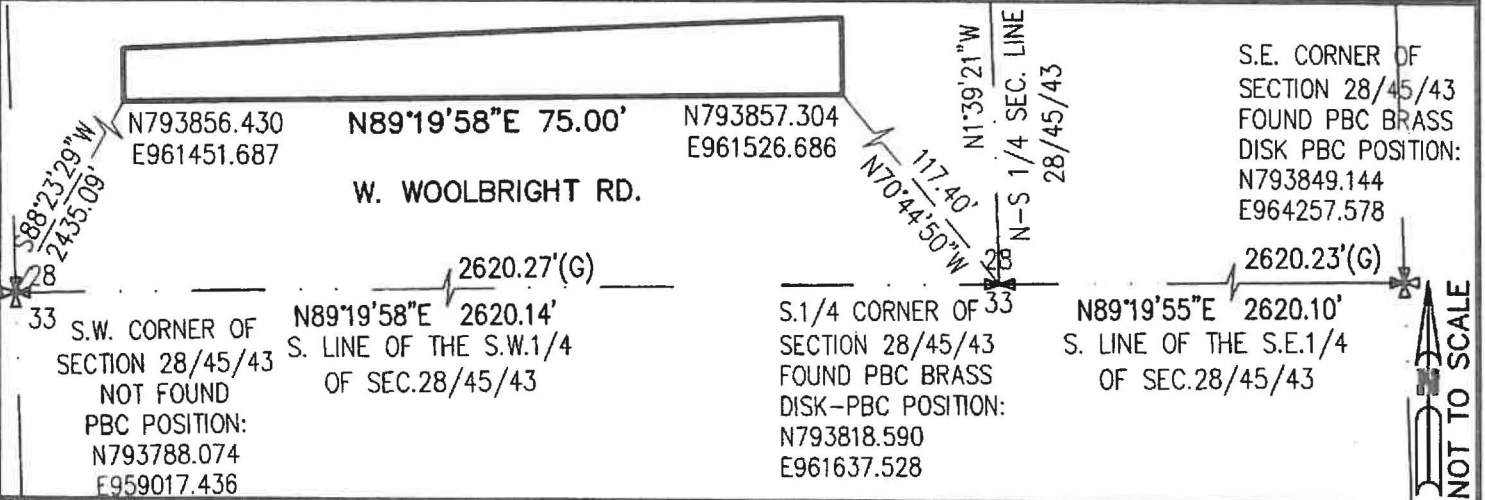
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 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 - 1.000048167                       |
| 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 THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:
- |                            |   |                            |
|----------------------------|---|----------------------------|
| P.B. - PLAT BOOK           | BL - BASELINE                           | RPB - ROAD PLAT BOOK       |
| ORB - OFFICIAL RECORD BOOK | CL - CENTERLINE                         | NAD - NORTH AMERICAN DATUM |
| PG. - PG.                  | L - LEFT OF CENTERLINE OF CONSTRUCTION  |                            |
| DWG. - DRAWING             | R - RIGHT OF CENTERLINE OF CONSTRUCTION |                            |
| PBC - PALM BEACH COUNTY    | (P) - PLAT DIMENSION                    |                            |
| SEC. - SECTION             | (G) - GRID DISTANCE                     |                            |
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



E-Mail: info@brown-phillips.com

**BROWN & PHILLIPS, INC.**  
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WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**R/W PARCEL 104  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however, none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 104**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb and gutter. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 104 as **Exhibit "A"**.



**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 105 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 105 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 105; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 105, 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 fee simple right-of-way designated as Parcel 105, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 105 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 fee simple right-of-way 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 105, 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, fee simple right-of-way

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: fee simple right-of-way necessary for the construction and improvement of the Project.

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

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 15, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 15, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 59.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;  
THENCE CONTINUE ALONG SAID LOT LINE AND RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°59'19" FOR 39.70 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 15, AND THE WEST RIGHT-OF-WAY OF S.W. 1st STREET;  
THENCE ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY, N01°39'21"W FOR 10.08 FEET TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°04'43" FOR 38.87 FEET TO A POINT OF TANGENCY;  
THENCE S87°25'22"W FOR 59.92 FEET TO THE WEST LINE OF SAID LOT 15;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 8.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 794 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 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: 2021.07.23  
07:44:06 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



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

**R/W PARCEL 105  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3





EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 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 - 1.000048167                       |
| 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 THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:
- |                            |  |                            |
|----------------------------|--|----------------------------|
| P.B. - PLAT BOOK           | BL - BASELINE                            | RPB - ROAD PLAT BOOK       |
| ORB - OFFICIAL RECORD BOOK | CL - CENTERLINE                          | NAD - NORTH AMERICAN DATUM |
| PG. - PG.                  | 'L - LEFT OF CENTERLINE OF CONSTRUCTION  |                            |
| DWG. - DRAWING             | 'R - RIGHT OF CENTERLINE OF CONSTRUCTION |                            |
| PBC - PALM BEACH COUNTY    | (P) - PLAT DIMENSION                     |                            |
| SEC. - SECTION             | (G) - GRID DISTANCE                      |                            |
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 105**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3



## **EXHIBIT “B”**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 105**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb ramp, curb and gutter, pavement and drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 105 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 105 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 105 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 105; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 105, 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 fee simple right-of-way designated as Parcel 105, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 105 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 fee simple right-of-way 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 105, 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, fee simple right-of-way

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: fee simple right-of-way necessary for the construction and improvement of the Project.

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 Maria Sachs, Mayor	_____
Commissioner Maria G. Marino, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Michael Barnett	_____
Commissioner Marci Woodward	_____
Commissioner Sara Baxter	_____
Commissioner 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 *TS*

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 15, BLOCK 5, OF WOODCREST MANOR, RECORDED IN PLAT BOOK 26, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 15, AND NORTH RIGHT-OF-WAY OF WOOLBRIGHT ROAD, N89°19'58"E FOR 59.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;  
THENCE CONTINUE ALONG SAID LOT LINE AND RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°59'19" FOR 39.70 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 15, AND THE WEST RIGHT-OF-WAY OF S.W. 1st STREET;  
THENCE ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY, N01°39'21"W FOR 10.08 FEET TO A POINT OF TANGENT CUSP WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°04'43" FOR 38.87 FEET TO A POINT OF TANGENCY;  
THENCE S87°25'22"W FOR 59.92 FEET TO THE WEST LINE OF SAID LOT 15;  
THENCE ALONG SAID WEST LINE, S00°32'21"E FOR 8.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 794 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 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: 2021.07.23  
07:44:06 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



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

**R/W PARCEL 105  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3





EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 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 - 1.000048167                       |
| 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 THE PLAT OF WOODCREST MANOR, PLAT BOOK 26, PAGE 88.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:
- |                            |   |                            |
|----------------------------|---|----------------------------|
| P.B. - PLAT BOOK           | B - BASELINE                            | RPB - ROAD PLAT BOOK       |
| ORB - OFFICIAL RECORD BOOK | C - CENTERLINE                          | NAD - NORTH AMERICAN DATUM |
| PG. - PG.                  | L - LEFT OF CENTERLINE OF CONSTRUCTION  |                            |
| DWG. - DRAWING             | R - RIGHT OF CENTERLINE OF CONSTRUCTION |                            |
| PBC - PALM BEACH COUNTY    | (P) - PLAT DIMENSION                    |                            |
| SEC. - SECTION             | (G) - GRID DISTANCE                     |                            |
- 6) BEARINGS ARE BASED ON N89°19'58"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 105**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT “B”**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 105**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb ramp, curb and gutter, pavement and drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 105 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 106 AND A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 306, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcels are necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by the 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 Parcels 106 and 306, 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 fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcels 106 and 306, and the duration of Parcel 306 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 fee simple right-of-way and temporary construction easement, described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, are not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and are 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 106 and 306, 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 fee simple right-of-way and temporary construction easement 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: fee simple right-of-way and a temporary construction easement necessary for the construction and improvement of the Project.

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

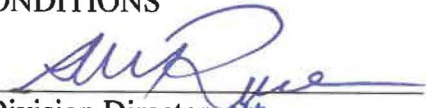
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: \_\_\_\_\_  
Assistant County Attorney

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

APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Division Director

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SOUTH 12.50 FEET OF LOTS 13 THROUGH 16, BLOCK 12 OF CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY;

TOGETHER WITH THAT PORTION OF SAID LOT 13 LYING OUTSIDE THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING TANGENT WITH THE WEST LINE OF SAID LOT 13, AND TANGENT WITH A LINE LYING 12.50 FEET NORTH OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 13.

CONTAINING 2,716 SQUARE FEET (0.062 ACRES), 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 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: 2021.07.23  
07:44:31 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS



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

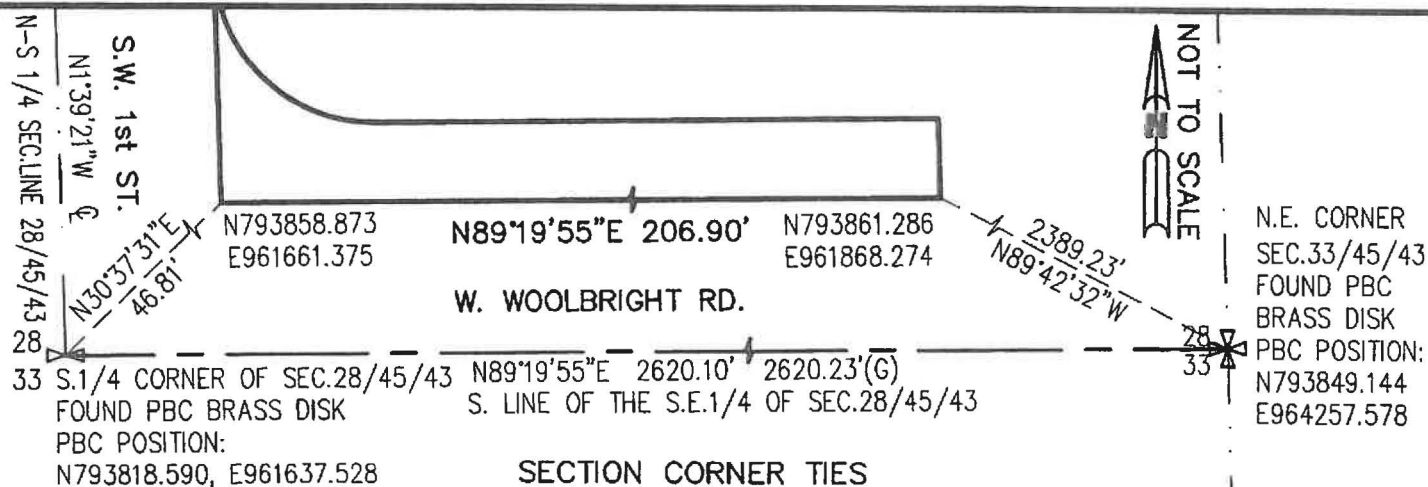
R/W PARCEL 106 WOOLBRIGHT ROAD (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 3 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD '83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR - 1.000048167  
I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF CENTRAL PARK ANNEX, PLAT BOOK 12, PAGE 51.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:  
P.B. - PLAT BOOK  
ORB - OFFICIAL RECORD BOOK  
PG. - PG.  
DWG. - DRAWING  
PBC - PALM BEACH COUNTY  
SEC. - SECTION  
B - BASELINE  
C - CENTERLINE  
L - LEFT OF CENTERLINE OF CONSTRUCTION  
R - RIGHT OF CENTERLINE OF CONSTRUCTION  
(P) - PLAT DIMENSION  
(G) - GRID DISTANCE  
RPB - ROAD PLAT BOOK  
NAD - NORTH AMERICAN DATUM
- 6) BEARINGS ARE BASED ON N89°19'55"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.E.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



**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

**R/W PARCEL 106  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE NORTH 5.00 FEET, OF THE SOUTH 17.50 FEET OF LOT 14, BLOCK 12 OF CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY;


CONTAINING 250 SQUARE FEET, MORE OR LESS.

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**John E Phillips**  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: \_\_\_\_\_

Digitally signed by  
John E Phillips  
Date: 2021.07.22  
14:53:37 -04'00'

REVISIONS:

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TCE 306 WOOLBRIGHT ROAD (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 6/1/21
	SHEET 1 OF 3

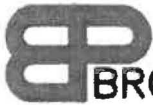
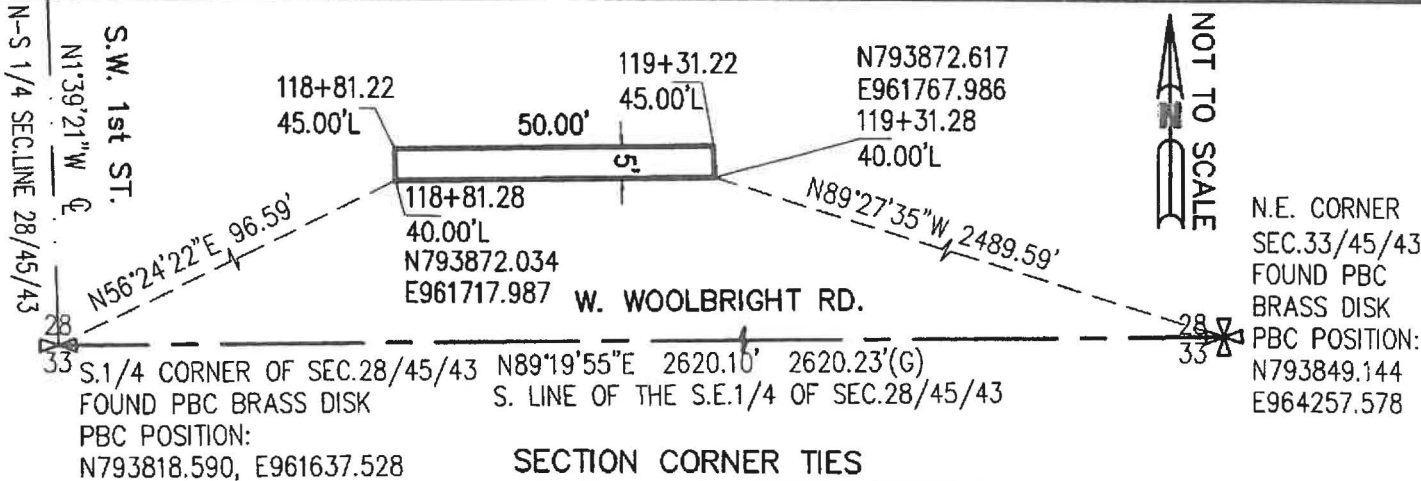




EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 6 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 2) STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM – NAD '83, 1990 ADJUSTMENT  
C. ZONE – FLORIDA EAST  
D. LINEAR UNIT – US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
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J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON THE PLAT OF CENTRAL PARK ANNEX, PLAT BOOK 12, PAGE 51.
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**TCE 306  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 6/1/21
	SHEET 3 OF 3

## **EXHIBIT “B”**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 106**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb ramp, curb and gutter, pavement, two driveways and a drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 106 as **Exhibit "A"**.

**ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 306**

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 306 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 (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 106 AND A TEMPORARY CONSTRUCTION EASEMENT DESIGNATED AS PARCEL 306, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcels are necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by the 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 Parcels 106 and 306, 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 fee simple right-of-way designated as Parcel 106 and a temporary construction easement designated as Parcel 306, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcels 106 and 306, and the duration of Parcel 306 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 fee simple right-of-way and temporary construction easement, described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, are not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and are 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 106 and 306, 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 fee simple right-of-way and temporary construction easement 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: fee simple right-of-way and a temporary construction easement necessary for the construction and improvement of the Project.

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

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

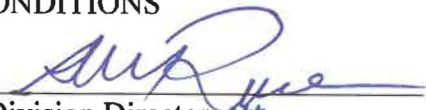
PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA,  
BY AND THROUGH ITS BOARD OF COUNTY  
COMMISSIONERS

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
  
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Assistant County Attorney

APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Division Director

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SOUTH 12.50 FEET OF LOTS 13 THROUGH 16, BLOCK 12 OF CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY;

TOGETHER WITH THAT PORTION OF SAID LOT 13 LYING OUTSIDE THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING TANGENT WITH THE WEST LINE OF SAID LOT 13, AND TANGENT WITH A LINE LYING 12.50 FEET NORTH OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 13.

CONTAINING 2,716 SQUARE FEET (0.062 ACRES), MORE OR LESS.


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John E  
Phillips

Digitally signed by  
John E Phillips  
Date: 2021.07.23  
07:44:31 -04'00'

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

REVISIONS:  
6/03/21: PBC 4/07/21 COMMENTS



E-Mail: [info@brown-phillips.com](mailto:info@brown-phillips.com)

**BROWN & PHILLIPS, INC.**

**PROFESSIONAL SURVEYING SERVICES**

CERTIFICATE OF AUTHORIZATION # LB 6473

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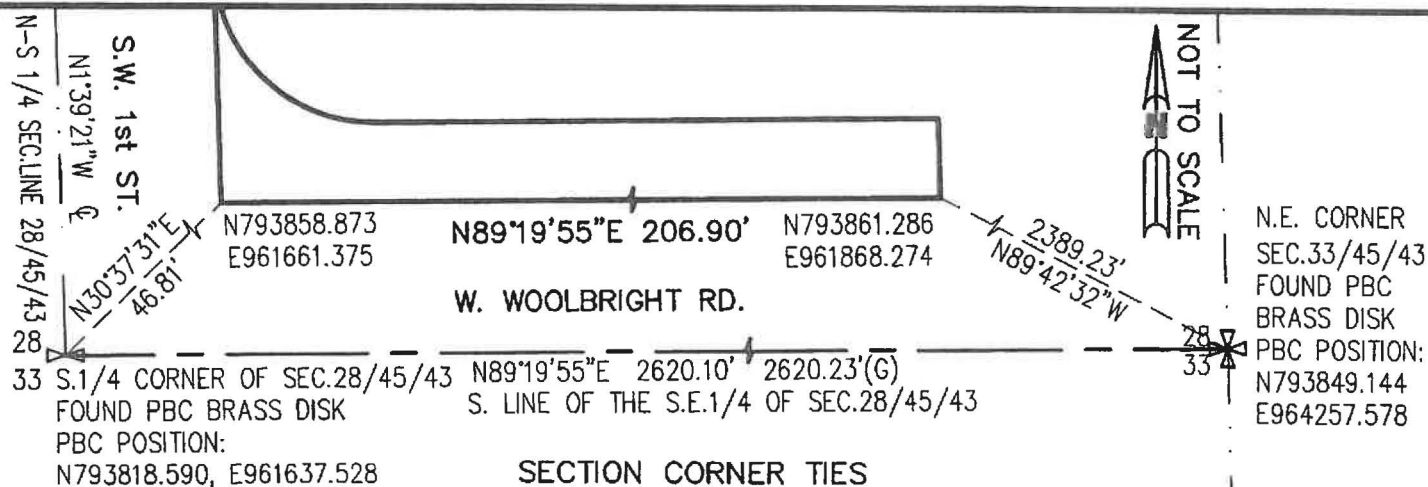
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LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106  
(Page 3 of 6)

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
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**R/W PARCEL 106  
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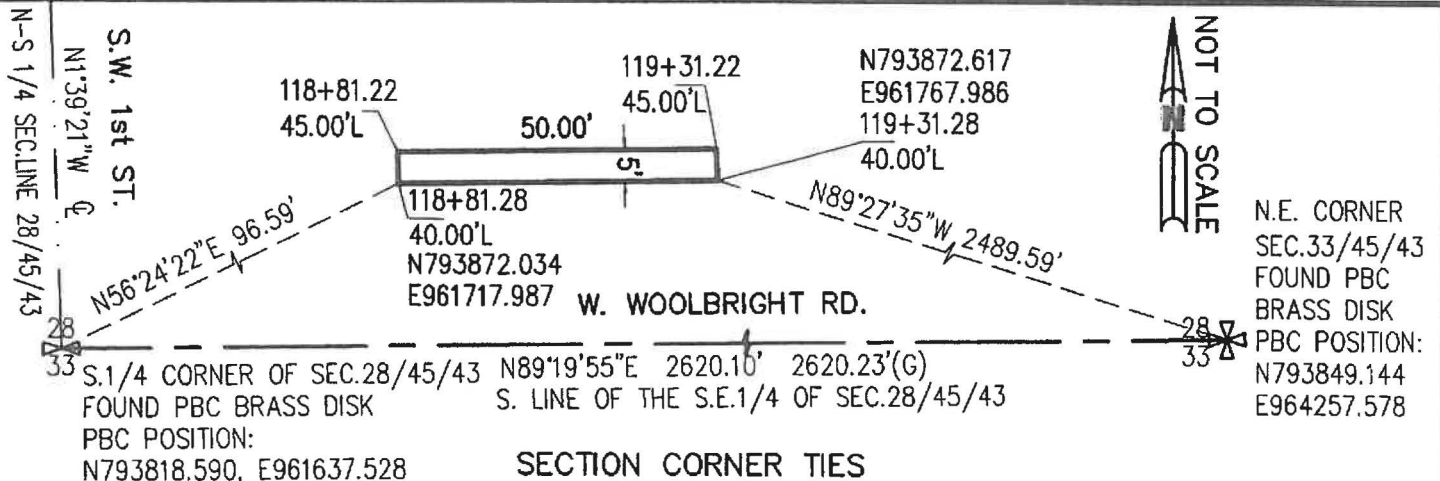




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## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 these parcels fits into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 106**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and curb ramp, curb and gutter, pavement, two driveways and a drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 106 as **Exhibit "A"**.

**ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 306**

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 306 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 (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 107 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 107 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 107; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 107, 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 fee simple right-of-way designated as Parcel 107, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 107 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 fee simple right-of-way 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 107, 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, fee simple right-of-way



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: fee simple right-of-way necessary for the construction and improvement of the Project.

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 Maria Sachs, Mayor

\_\_\_\_\_

Commissioner Maria G. Marino, Vice Mayor

\_\_\_\_\_

Commissioner Gregg K. Weiss

\_\_\_\_\_

Commissioner Michael Barnett

\_\_\_\_\_

Commissioner Marci Woodward

\_\_\_\_\_

Commissioner Sara Baxter

\_\_\_\_\_

Commissioner 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

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28,  
TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING THE SOUTH 12.50 FEET OF LOTS 17 THROUGH 20, BLOCK 12 OF  
CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY.

CONTAINING 2,500 SQUARE FEET (0.057 ACRES), 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 STAMP, OR A DIGITALLY  
VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

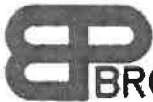
John E  
Phillips

Digitally signed by  
John E Phillips  
Date: 2021.07.23  
07:44:54 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS
-------------------------------



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

R/W PARCEL 107  
WOOLBRIGHT ROAD

(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

SHEET 2 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 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 - 1.000048167                       |
| 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 THE PLAT OF CENTRAL PARK ANNEX, PLAT BOOK 12, PAGE 51.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:
- |                            |  |                            |
|----------------------------|--|----------------------------|
| P.B. - PLAT BOOK           | BL - BASELINE                            | RPB - ROAD PLAT BOOK       |
| ORB - OFFICIAL RECORD BOOK | CL - CENTERLINE                          | NAD - NORTH AMERICAN DATUM |
| PG. - PG.                  | 'L - LEFT OF CENTERLINE OF CONSTRUCTION  |                            |
| DWG. - DRAWING             | 'R - RIGHT OF CENTERLINE OF CONSTRUCTION |                            |
| PBC - PALM BEACH COUNTY    | (P) - PLAT DIMENSION                     |                            |
| SEC. - SECTION             | (G) - GRID DISTANCE                      |                            |
- 6) BEARINGS ARE BASED ON N89°19'55"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.E.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 107**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.



*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 107**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk, curb and gutter, pavement, two driveways and a drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 107 as **Exhibit "A"**.

**RESOLUTION NO. R-2024 - \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 107 NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT WOOLBRIGHT ROAD AND SOUTH SEACREST 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 Palm Beach County (County) Engineer recommends the acquisition of fee simple right-of-way designated as Parcel 107 described in Exhibit "A", to the Board of County Commissioners (BCC); and

**WHEREAS**, the parcel is necessary for the construction of intersection improvements at Woolbright Road and South Seacrest Boulevard (Project); and

**WHEREAS**, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 107; and

**WHEREAS**, the property owner has not accepted the offer to purchase made by 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**, in determining to proceed with the construction and improvement of the Project, and determining the Project's location including Parcel 107, 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 fee simple right-of-way designated as Parcel 107, described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

**WHEREAS**, the proposed construction use and purpose of Parcel 107 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 fee simple right-of-way 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 107, 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, fee simple right-of-way

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: fee simple right-of-way necessary for the construction and improvement of the Project.

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 Maria Sachs, Mayor

\_\_\_\_\_

Commissioner Maria G. Marino, Vice Mayor

\_\_\_\_\_

Commissioner Gregg K. Weiss

\_\_\_\_\_

Commissioner Michael Barnett

\_\_\_\_\_

Commissioner Marci Woodward

\_\_\_\_\_

Commissioner Sara Baxter

\_\_\_\_\_

Commissioner 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

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 28,  
TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING THE SOUTH 12.50 FEET OF LOTS 17 THROUGH 20, BLOCK 12 OF  
CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY.

CONTAINING 2,500 SQUARE FEET (0.057 ACRES), MORE OR LESS.

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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: 2021.07.23  
07:44:54 -04'00'

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

REVISIONS:

6/03/21: PBC 4/07/21 COMMENTS
-------------------------------



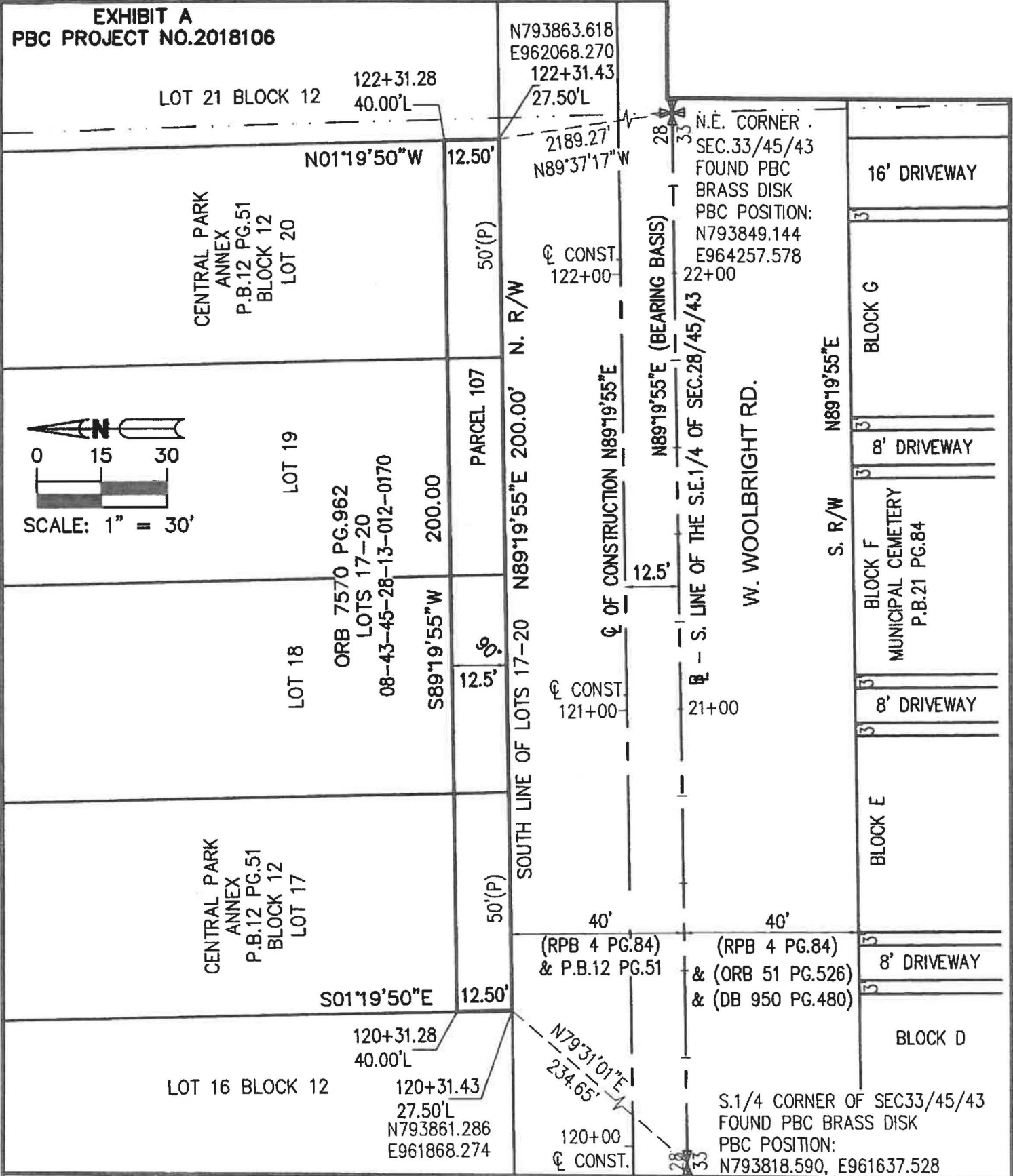
E-Mail: info@brown-phillips.com

**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

**R/W PARCEL 107  
WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 1 OF 3

EXHIBIT A  
PBC PROJECT NO.2018106



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

R/W PARCEL 107 WOOLBRIGHT ROAD (THIS SKETCH IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: 1" = 30'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 9/14/20
	SHEET 2 OF 3



EXHIBIT A  
PBC PROJECT NO.2018106

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR WOOLBRIGHT ROAD & SEACREST BOULEVARD, PORTION, PREPARED BY BOLTON PEREZ & ASSOCIATES, PALM BEACH COUNTY PROJECT No.2018106.
- 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 - 1.000048167                       |
| 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 THE PLAT OF CENTRAL PARK ANNEX, PLAT BOOK 12, PAGE 51.
- 4) THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON APRIL 13, 2018, PALM BEACH COUNTY PROJECT NO.2018106, WOOLBRIGHT RD & SEACREST BLVD, HAS BEEN REVIEWED BY THIS OFFICE. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED, AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.  
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.
- 5) ABBREVIATIONS:
- |                            |  |                            |
|----------------------------|--|----------------------------|
| P.B. - PLAT BOOK           | BL - BASELINE                            | RPB - ROAD PLAT BOOK       |
| ORB - OFFICIAL RECORD BOOK | CL - CENTERLINE                          | NAD - NORTH AMERICAN DATUM |
| PG. - PG.                  | 'L - LEFT OF CENTERLINE OF CONSTRUCTION  |                            |
| DWG. - DRAWING             | 'R - RIGHT OF CENTERLINE OF CONSTRUCTION |                            |
| PBC - PALM BEACH COUNTY    | (P) - PLAT DIMENSION                     |                            |
| SEC. - SECTION             | (G) - GRID DISTANCE                      |                            |
- 6) BEARINGS ARE BASED ON N89°19'55"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH LINE OF THE S.E.1/4 OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST.



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

**R/W PARCEL 107**  
**WOOLBRIGHT ROAD**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-111
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 9/14/20
	SHEET 3 OF 3

## **EXHIBIT "B"**

### **WOOLBRIGHT ROAD AND SEACREST BOULEVARD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018106**

#### **SAFETY**

Woolbright Road is currently a 4-lane paved roadway running in an east/west direction between Hagen Ranch Road and SR A1A/N. Ocean Boulevard. More specifically, the limits of this project extend from approximately 1600' east of I-95 to 300' west of the F.E.C. Railroad/SE 1<sup>st</sup> Street, and is within a mixed residential and commercial area. This project will improve the intersection of Woolbright Road and Seacrest Boulevard by adding an eastbound to southbound right turn lane, curb and gutter, sidewalks, additional drainage, and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

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 was estimated prior to beginning design. 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 project, 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 was necessary, in furtherance of this public project.

#### **ALTERNATE ROUTES**

Woolbright Road is a heavily travelled east/west roadway that passes through residential and commercial areas, provides access to I-95 for vehicles travelling within the City of Boynton Beach near the project area. 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 demand 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. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

#### **LONG RANGE PLANNING**

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System 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**

The Woolbright Road and Seacrest Boulevard intersection exists along two established roadway corridors and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies.

*Following is a more detailed outline of the reasons for acquisition needed for the intersection improvement of Woolbright Road at Seacrest Boulevard within the previously stated project limits:*

**ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 107**

Woolbright Road's existing right-of way varies from 80 feet to 110 feet in width within the project limits. The ultimate right-of-way of Woolbright Road is 120 feet to the west of Seacrest Boulevard and 110 feet to the east of the intersection. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk, curb and gutter, pavement, two driveways and a drainage structure. These described works to be performed on the above land shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 107 as **Exhibit "A"**.