

Department: County Attorney

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	\$57,094	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$57,094	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes ☒ No ☐

Is this item using Federal Funds?

Yes ☐ No ☒

Is this item using State Funds?

Yes ☐ No ☒

Budget Account No:

Fund 3500 Dept 361 Unit 1427 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact

Transportation Improvement Fund/Royal Palm Beach Blvd. from M-Canal to S. of Orange

Parcel No.	TYPE	PCN Number	Parcel Description	Asset Number	Total
209	Settlement	00-41-42-35-00-000-7930	Official Records Book/Page 27063 / 84- Legal Description35-	M10323	\$89,400.00

Note:

209	
Amount	Description
\$ 120,894.00	Settlement Cost
\$ (63,800.00)	Previously Disbursed
\$ 170.00	Clerk Fee
\$ 57,094.00	Remaining Fiscal Impact

Angelo DiPierro

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

Luz M. 5/19/2025
OFMB
MD 5/19
QA 5/19

Hande 5/20/25
Contract Dev. and Control 26/5/20/25

B. Approved as to Form and Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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



INTEROFFICE COMMUNICATION
PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPT
BUDGET AVAILABILITY STATEMENT

DATE: May 15, 2025

TO: David R.F. Ottey
Chief Assistant County Attorney

FROM: Danny Ramlalsingh, Fiscal Manager 1,
Engineering & Public Works

RE: Palm Beach County v. Elaine Novalien, et al.,
Case No.: 502024CA008859XXXMB / Parcel 209
Project #2014501 / Royal Palm Beach Boulevard from the M Canal to
South of Orange Boulevard in Palm Beach County

FISCAL IMPACT ANALYSIS:

Budget Account Number:

Fund	Dept.	Unit	Object	Total
3500	361	1427	6120	\$57,094

Recommended Sources of Fiscal Impact: Engineering Admin Services Capital Budget

MEDIATED SETTLEMENT AGREEMENT
(CONTINGENT ON FURTHER APPROVAL)

This Mediated Settlement Agreement (“Agreement”) is made and entered into by PALM BEACH COUNTY (“County”), and Gerald A. Navarre, Jr. (“Owner”) and Wendy L. Navarre, who holds an interest in the property by virtue of it being her homestead (“Homesteader”), pursuant to a mediation conference held on January 14, 2025.


The County’s representatives have agreed to recommend a settlement according to the terms set forth in the Stipulated Order of Taking and Partial Final Judgment and Order Awarding Attorney’s Fees and Costs as to Parcel 209 (“Judgment”) attached hereto as Exhibit “1” and Owner and Homesteader have agreed to settle this matter according to these terms.


The recommended settlement must be approved by the Palm Beach County Board of County Commissioners. Accordingly, any settlement is contingent on this approval.

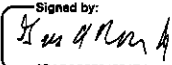
If and when the settlement is approved, County and Owner shall jointly move for the entry of the Judgment. Because there are other parties with interests in the property whose interest will be affected, the entry of the Judgment shall be at a properly noticed hearing.

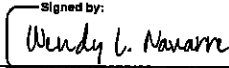
PALM BEACH COUNTY

By: **Morton L. Rose**
Morton L. Rose, P.E. as Director of
the Roadway Production Division,
PBC Department of Engineering
and Public Works
Barry Seth Balmuth
Barry S. Balmuth, B.C.S.
Counsel for County


Digitally signed by Morton Rose
DN: cn=Morton Rose, o=Palm Beach County, ou=Engineering, email=morton.rose@pbc.org, c=US
Date: 2025.03.13 15:32:42-0400
Full PDF Editor Version: 12.1.0


Digitally signed by Barry Seth Balmuth
DN: cn=Barry Seth Balmuth, o=Barry S. Balmuth, P.A., ou=, email=barryb@fbboardcertifiedlawyer.com, c=US
Date: 2025.03.12 10:40:09 -0400

Signed by: 
Gerald A. Navarre, Jr.

Signed by: 
Wendy L. Navarre

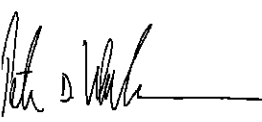

Peter D. Waldman, Esquire
Counsel for Owner

EXHIBIT 1

**IN THE CIRCUIT COURT OF THE
15TH JUDICIAL CIRCUIT IN AND FOR
PALM BEACH COUNTY, FLORIDA**

**CASE NO.: 502024CA008859
PARCELS 209**

PALM BEACH COUNTY,

Petitioner,

v.

ELIANE NOVALIEN, et al.,

Defendants.

**STIPULATED ORDER OF TAKING, PARTIAL FINAL JUDGMENT,
AND ORDER AWARDING ATTORNEY'S FEES,
EXPERTS' FEES, AND COSTS AS TO PARCEL 209**

THIS CAUSE having come before the Court on the Joint Motion and Stipulation of the parties, Petitioner, Palm Beach County ("County"), and Defendant, Gerald A. Navarre, Jr. ("Navarre"), for the entry of this Stipulated Order of Taking, Partial Final Judgment, and Order Awarding Attorney's Fees, Experts' Fees, and Costs as to Parcel 209 ("Final Judgment") and the County's underlying Amended Petition for an Order of Taking. It appeared to the Court that County provided all persons having or claiming any equity lien, title, or other interest in or to Parcel 209 notice of this suit and that County would apply to this Court for an Order of Taking. The Court, being fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the subject matter of and the parties to this cause.
2. The pleadings in this cause are sufficient, County is properly exercising its delegated authority in furtherance of the public purpose of the construction and improvement of

Royal Palm Beach Boulevard from the M Canal to south of Orange Boulevard (the "Project"). Specifically, Royal Palm Beach Boulevard, within the limits of the Project described above, is a two-lane undivided rural roadway which will be rebuilt as a five-lane undivided roadway with new drainage. Four-foot-wide paved shoulders and six-foot-wide sidewalks will be constructed on both sides of the roadway. The project will improve the overall safety for motorists, bicyclists, and pedestrians.

3. The Permanent Easement, designated as Parcel 209, hereby acquired by County, is reasonably necessary for this public purpose. Specifically, Parcel 209 is reasonably needed to grade a swale and install drainage structures to capture and convey historic storm water drainage from the adjacent property to the storm sewer system that discharges to the Indian Trail Improvement District canals. Additional work within the parcel includes sloping and grading as needed to harmonize the driveway and property with the roadway construction.

4. The estimate of value for Parcel 209 was made in good faith and based upon a valid appraisal. Moreover, pursuant to the stipulation of the parties, County is paying in excess of this amount as full compensation.

5. Subject to apportionment, Navarre shall recover from County the sum of EIGHTY NINE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$89,400.00) for the taking of Parcel 209 and any improvements acquired, damages to the remaining property including damages to improvements and trade fixtures caused by the taking, costs to cure any damages, relocation costs and any and all other damages which may be caused or have been caused by or related to the taking of Parcel 209 and the County's use of Parcel 209, any statutory interest, and for any other claims or counter claims which were brought or could have been brought by Navarre caused by or related to the taking of Parcel 209 exclusive of attorney's fees and costs

6. Within twenty (20) days after the entry of this Judgment, County shall deposit the sum of EIGHTY NINE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$89,400.00), representing the compensation awarded under the preceding paragraph, plus \$170 for the fee for the Clerk of the Courts, for a total amount of **EIGHTY NINE THOUSAND FIVE HUNDRED SEVENTY DOLLARS AND NO CENTS (\$89,570.00)**, into the registry of this Court. Upon making such deposit, County shall notify, in writing, all attorneys of record and those Defendants not represented by counsel that the deposit has been made and that upon deposit, County shall be entitled to possession of and title to the permanent easement described herein without further notice or Order of this Court.

7. Upon deposit by County of the sums referenced herein into the Registry of the Court, the title to a Permanent Easement on, and possession of the property, depicted and legally described in Exhibit "A" attached hereto and incorporated herein as Parcel 209 shall vest in County. The work to be performed within Parcel 209 shall not extend beyond the limits outlined in the legal description.

8. The ownership interest of Navarre and the interests of Defendants, Wendy L. Navarre (interest in homestead), Mortgage Electronic Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC ("MERS") (mortgagee) and the Secretary of Housing and Urban Development ("H.U.D.") (mortgagee) in the property subject to Parcel 209 shall be subordinate and subject to County's title to Parcel 209.

9. The Permanent Easement in favor of Palm Beach County shall be non-exclusive. However, Navarre and Wendy L. Navarre, and their successors, heirs, and assigns' use of Parcel 209 shall not interfere with County's use of Parcel 209 and Navarre and Wendy L. Navarre, and their successors, heirs, and assigns, shall be permanently prohibited from removing or modifying

any swale, drainage structures, grading or harmonizing constructed by County in the area of Parcel 209. This provision shall be a covenant running with land.

10. At no cost to Navarre, County shall provide temporary fencing and gate(s) just beyond the limits of Parcel 209 for the duration of the construction of the Project and this shall be a part of any contract between County and its contractor. County shall also remove three gates at entrances to the Navarre's property and deliver these to Navarre. County shall not be responsible for installing new permanent fencing and gates and Navaree shall not install any gates or fencing until after the temporary fencing and gates are removed.

11. Navarre shall also recover from County the sum of **FOURTEEN THOUSAND THREE HUNDRED NINETY FOUR DOLLARS AND NO CENTS (\$14,394.00)**, as full and complete attorney's fees, and **SEVENTEEN THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$17,100.00)**, as full and complete expert fees and costs.

12. Within thirty (30) days of its receipt of a certified copy of this Final Judgment, County shall pay the sum of **THIRTY ONE THOUSAND FOUR HUNDRED NINETY FOUR DOLLARS AND NO CENTS (\$31,494.00)** representing the above recovery of attorney's fees and expert fees and costs, by making a check for this amount payable to the Weiss Serota Trust Account and mailing same to Peter D. Waldman, Esquire, Weiss Serota, 2800 Ponce De Leon Boulevard, Ste. 1200, Coral Gables, Florida 33134 for further disbursement.

13. There shall be no further compensation for or relating to the taking of Parcel 209.

14. This Final Judgment shall not affect the compensation relating to any other parcels in this action.

15. The Court shall retain jurisdiction to enforce the terms of this Final Judgment and over any apportionment proceedings. However, Navarre shall not seek to apportion any recovery

hereunder or disburse any monies deposited pursuant to this Final Judgment until the later of: a date at least thirty (30) days after MERS and Wendy L. Navarre have been served with the Amended Petition and a date at least sixty (60) days after HUD has been served with the Amended Petition.

DONE AND ORDERED in West Palm Beach, Palm Beach County, Florida, this ____ day of _____, 20__.

Copies to:

Barry S. Balmuth, Esquire, Barry S. Balmuth, P.A., 2505 Burns Road, Palm Beach Gardens, FL 33410; barryb@flboardcertifiedlawyer.com, karenb@flboardcertifiedlawyer.com

Roberto M. Vargas, Esquire, Jones Foster, 505 S. Flagler Drive, Suite 1100, West Palm Beach, FL 33401; rvargas@jonesfoster.com, mmacfarlane@jonesfoster.com

Peter D. Waldman, Esquire, Weiss Serota, 2255 Glades Road, Suite 200E, Boca Raton, FL 33431; pwaldman@wsh-law.com, [jmessa@wsh-law.com](mailto:jmess@wsh-law.com)

Michael Tomkiewicz, Esquire, and Gino Luzietti, Esquire, Gray Robinson PA, 301 South Bronough Street, Suite 600, Tallahassee, FL 32301; mike.tomkiewicz@gray-robinson.com, gino.luzietti@gray-robinson.com; dawn.wilkinson@gray-robinson.com

Brett S. Tensfeldt, Esquire, Christopher Bucalo, Esquire, Trevor Hutson, Esquire, Brigham Property Rights Law Firm, PLLC, 111 Nature Walk Parkway, Suite 104, St. Augustine, FL 32092; btensfeldt@propertyrights.com; blaing@propertyrights.com; cbucalo@propertyrights.com; thutson@propertyrights.com

Jay Bartlett, Esquire, Smolker Bartlett et al, 100 N. Tampa Street, Suite 2050, Tampa, FL 33602; jayb@blhtlaw.com, jeffreyh@blhtlaw.com, kathrynd@blhtlaw.com

Alterraon Phillips, Esquire, APLaw, LLC, 11358 Okeechobee Blvd., Suite 2, Royal Palm Beach, FL 33411; constructionlaw@yahoo.com, jturner@ap-law.net

Hampton Peterson, Esquire, Palm Beach County Tax Collector's Office, 301 N. Olive Avenue, 3rd Floor, West Palm Beach, FL 33401; legalservices@pbctax.com, hpeterson@pbctax.com, jcrane@pbctax.com

Counsel for County shall mail a copy of this Final Judgment to:

MERS c/o C T Corporation, as its registered agent, 1200 South Pine Island Road, Plantation, FL 33324

Secretary of Housing and Urban Development c/o Chief Legal Officer, General Counsel & Corporate Secretary, 451 7th Street, SW, Washington, DC 20410

EXHIBIT A

ROYAL PALM BEACH BLVD.

PERMANENT EASEMENT 209

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

LEGAL DESCRIPTION:

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS LOT 1608 AS SHOWN ON THE UNRECORDED PLAT OF ROYAL PALM BEACH COLONY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 88°52'15" WEST 1312.89 FEET, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 02°42'18" WEST 2716.99 FEET, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 02°42'29" WEST 1018.54 FEET, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'45" WEST 40.07 FEET, TO THE INTERSECTION WITH THE WEST LINE OF AN 80 FOOT ROAD RIGHT-OF-WAY EASEMENT FOR ROYAL PALM BEACH BOULEVARD AS RECORDED IN O.R.B. 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE SOUTH LINE OF SAID LOT 1608; THENCE NORTH 02°42'29" EAST 40.07 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 80 FOOT DRAINAGE EASEMENT AS RECORDED IN O.R.B. 1659, PAGE 1432, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°22'45" WEST 10.02 FEET, ALONG THE NORTH LINE OF SAID 80 FOOT DRAINAGE EASEMENT; THENCE NORTH 02°42'29" EAST 129.67 FEET; THENCE NORTH 89°21'18" EAST 10.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1608; THENCE SOUTH 02°42'29" WEST 129.67 FEET, ALONG THE WEST LINE OF SAID 80 FOOT ROAD RIGHT-OF-WAY EASEMENT FOR ROYAL PALM BEACH BOULEVARD, TO THE POINT OF BEGINNING AND CONTAINING 1297 SQUARE FEET, OR 0.0298 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND LEGAL COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

David L
Standinger

David L. Standinger
Professional Surveyor and Mapper
License Number LS7198
Erdman Anthony of Florida, Inc.
License Business Number LB7334
State of Florida

DATE

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

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

EXHIBIT "A"
PERMANENT EASEMENT 209

60258.00 N/A 04/24/19 1 OF 3

EXHIBIT "A"
PAGE 2 OF 3

ABBREVIATIONS:

CL	=	CENTERLINE
LT.	=	LEFT
NAD	=	NORTH AMERICAN DATUM
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.C.	=	PALM BEACH COUNTY
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.N.	=	PARCEL CONTROL NUMBER
PG.	=	PAGE
P.I.	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
RGE.	=	RANGE
RT.	=	RIGHT
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
STA.	=	STATION
TWP.	=	TOWNSHIP

ENCUMBRANCES		
O.R.B.	PAGE	DISPOSITION
7693	1610	PLOTTED
1659	1432	PLOTTED

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 88°52'15" WEST (NAD83, 1990 ADJUSTMENT) BETWEEN PALM BEACH COUNTY POSITIONS AS PUBLISHED. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR ROYAL PALM BEACH BLVD. FROM M CANAL TO SOUTH OF ORANGE BLVD., PREPARED BY K-F GROUP, INC., PROJECT NO. 2014501, DATED 2017.
3. THIS SKETCH IS NOT A SURVEY.
4. A TITLE ABSTRACT WAS PROVIDED BY PALM BEACH COUNTY ON 2/9/2015. ERDMAN ANTHONY DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT. ALL SURVEY RELATED ENCUMBRANCES AFFECTING THE PROPERTY, IDENTIFIED IN SAID ABSTRACT, ARE SHOWN OR NOTED HEREON.
5. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS, THAT COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
6. STATE PLANE COORDINATES:
 - A. HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
 - B. ZONE = FLORIDA EAST
 - C. PROJECTION = TRANSVERSE MERCATOR
 - D. COORDINATES = GRID
 - E. LINEAR UNITS = US SURVEY FEET
 - F. ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
 - G. SCALE FACTOR = 1.00001430
 - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - I. ROTATION EQUATION: NONE
7. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
8. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

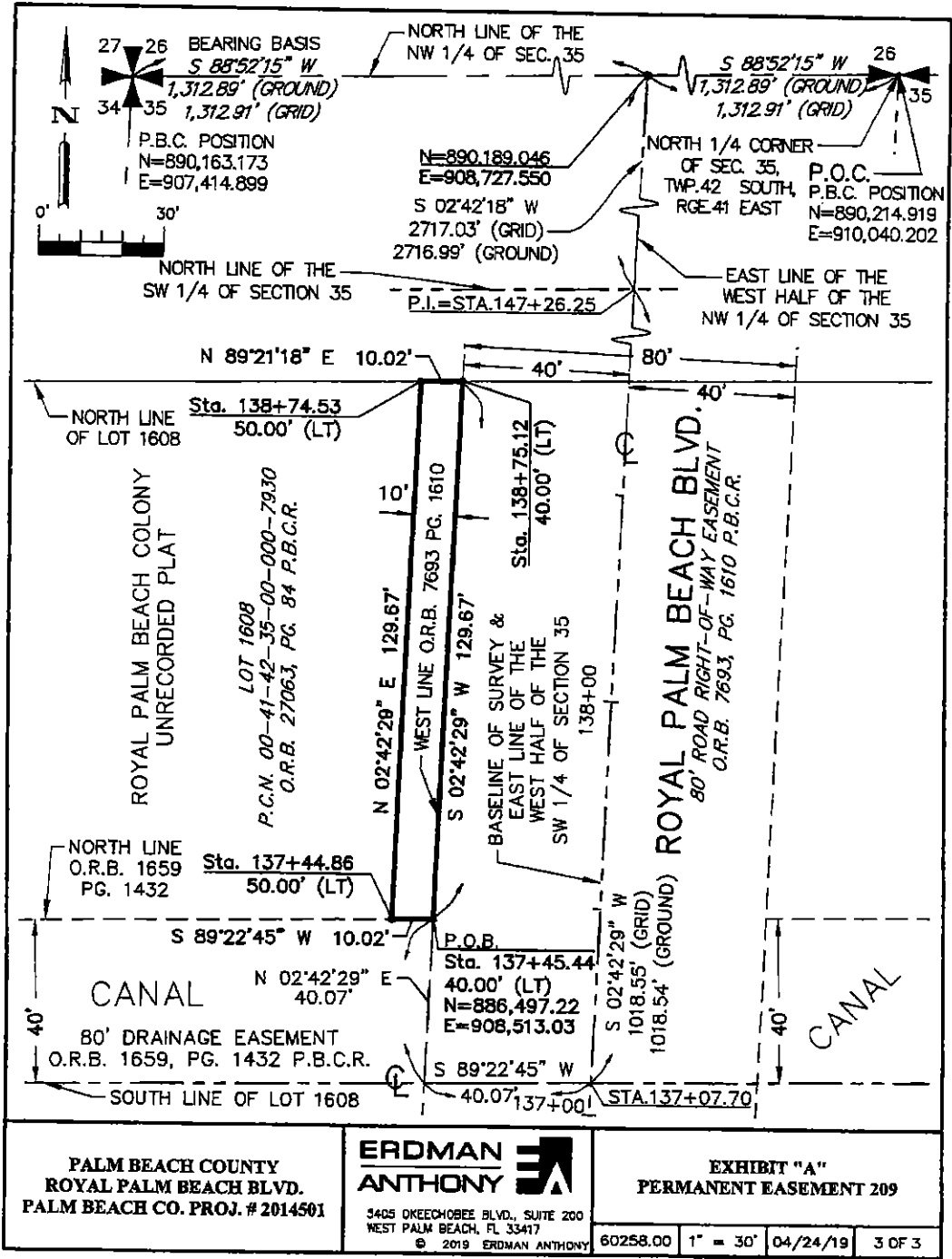
PALM BEACH COUNTY
ROYAL PALM BEACH BLVD.
PALM BEACH CO. PROJ. # 2014501

ERDMAN ANTHONY
3405 ONEECHOBEE BLVD., SUITE 200
WEST PALM BEACH, FL 33417
© 2018 ERDMAN ANTHONY

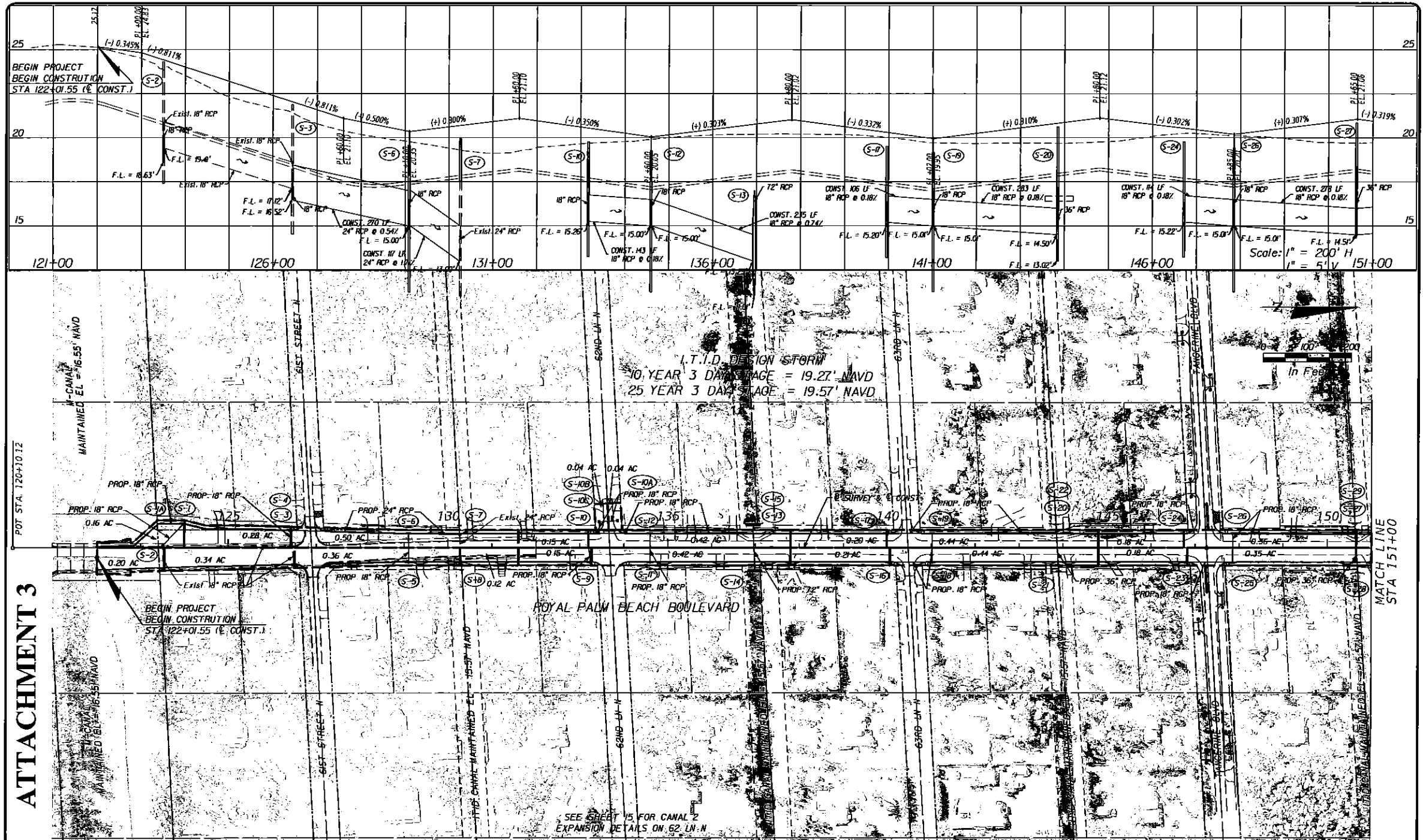
EXHIBIT "A"
PERMANENT EASEMENT 209

60258.00 N/A 04/24/19 2 OF 3

EXHIBIT "A"
PAGE 3 OF 3



ATTACHMENT 3



K-F GROUP, INC.
CONSULTING ENGINEERS

ADDRESS:
12773 W. FOREST HILL BOULEVARD, SUITE 1217
WELLINGTON, FLORIDA 33414
CERTIFICATE OF AUTHORIZATION NO. 1736
ENGINEER OF RECORD:
MIAN C. KOK, P.E.
FLORIDA REGISTRATION NO. 45280

Scale:
Approved: MK
Drawn: EK
Checked: CJ
Date: 03/15/18

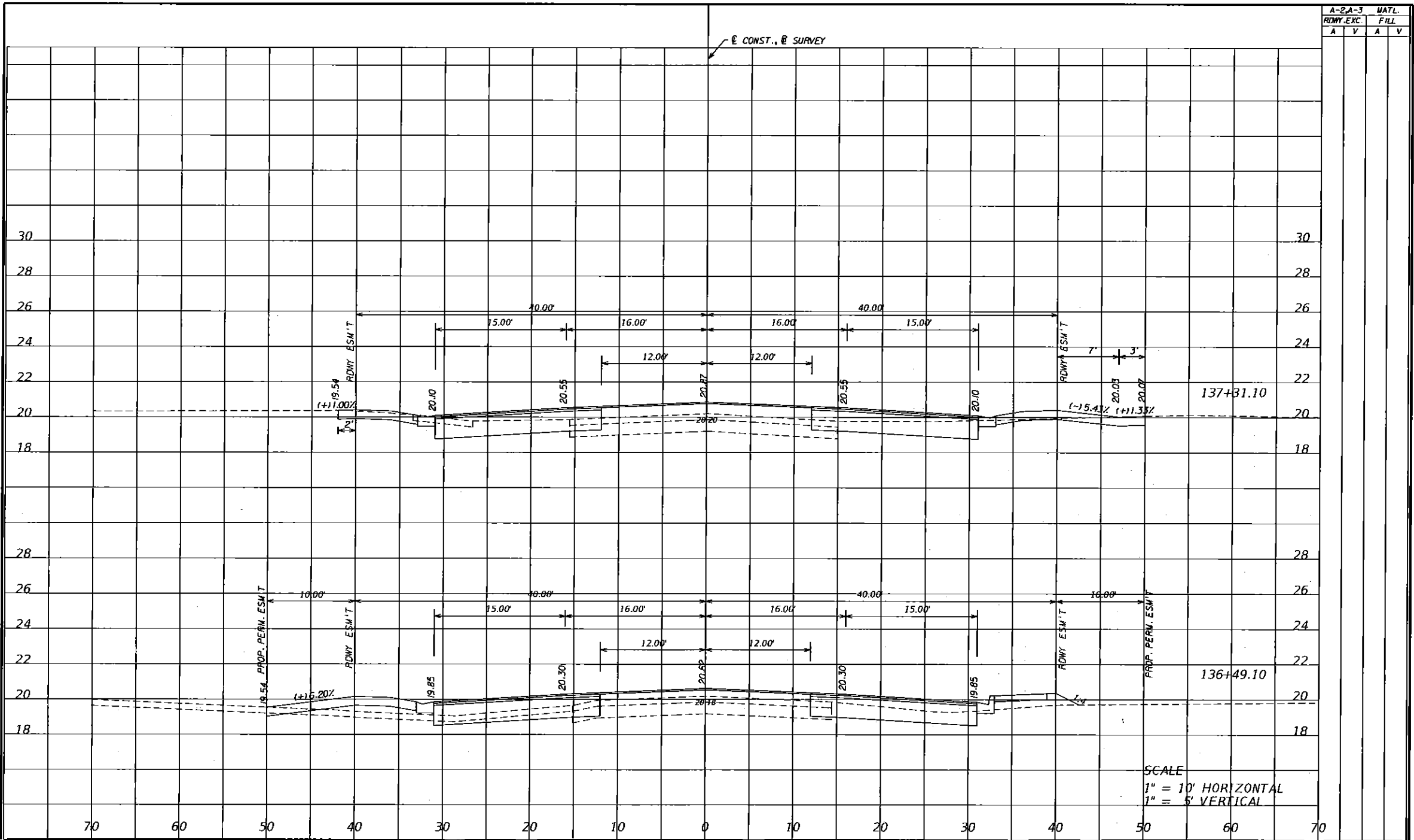
No.	Revision	By	Date



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 2129, WEST PALM BEACH, FLORIDA

ROYAL PALM BEACH BOULEVARD
(M-CANAL TO S. OF ORANGE BOULEVARD)
DRAINAGE MAP

Sheet: 2
Or:
Project No.: 204501



A-2A-3		MATL.	
RDWY. EXC.		FILL	
A	V	A	V

 **K-F GROUP, INC.**
CONSULTING ENGINEERS

ADDRESS:
12773 FOREST HILL BOULEVARD, SUITE 1217
WILLINGTON, FLORIDA 33414
CERTIFICATE OF AUTHORIZATION NO. 7136
ENGINEER OF RECORD:
JUAN C. FOR. P.E.
FLORIDA REGISTRATION NO. 45280

Scale:
Approved: HK
Drawn: EK
Checked: CJ
Date: 03/20/18

No.	Revision	By	Date



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21225, WEST PALM BEACH, FLORIDA

ROYAL PALM BEACH BOULEVARD
(W-CANAL TO S. OF ORANGE BOULEVARD)
DRIVEWAY PROFILE

Sheet: 38
or:
Project No.: 204504

(S-59) TANGERINE BLVD.
STA 47+54.46 (28.50' RT)
CONST. CONC. MES (1:4)
FL. EL = 17.50' (N)
INDEX NO. 273

(S-60) TANGERINE BLVD.
STA 47+53.55 (28.50' RT)
CONST. CONC. MES (1:4)
FL. EL = 17.58' (E)
INDEX NO. 273

(S-61) TANGERINE BLVD.
STA 47+88.55 (28.50' RT)
CONST. CONC. MES (1:4)
FL. EL = 17.50' (N)
INDEX NO. 273

(S-62) POND 1
N 888188.86
E 909404.85
CONST. CONC. MES (1:4)
FL. EL = 16.70' (E)
INDEX NO. 273

(S-63) POND 1
N 888189.57
E 909447.90
CONST. CONC. MES (1:4)
FL. EL = 16.81' (N)
INDEX NO. 273

(S-64) POND 2
N 886163.51
E 910851.04
CONST. CONC. MES (1:4)
FL. EL = 15.85' (E)
INDEX NO. 273

(S-65) POND 2
N 886163.95
E 910894.10
CONST. CONC. MES (1:4)
FL. EL = 15.96' (N)
INDEX NO. 273

~~(FMP-1)~~
STA 157+08.22 (20.84' LT)
CONST. CONC. MES (1:4)
FL. EL = 17.08' (NW)
INDEX NO. 273

~~(FMP-2)~~
STA 157+82.72 (21.22' LT)
CONST. CONC. MES (1:4)
FL. EL = 17.00' (SW)
INDEX NO. 273

~~(FMP-3)~~
STA 157+16.95 (35.31' RT)
CONST. CONC. MES (1:4)
FL. EL = 16.65' (NE)
INDEX NO. 273

(SD-1)
STA 128+04.74 (50.26' LT)
CONST. CONC. MES (1:4)
FL. EL = 18.34' (N)
INDEX NO. 273

(SD-2)
STA 128+53.74 (48.85' LT)
CONST. CONC. MES (1:4)
FL. EL = 18.22' (S)
INDEX NO. 273

(YD-2)
STA 129+50.00 (47.25' LT)
CONST. DBI TYPE "C" w/ 2' SUMP
GRATE EL = 17.98'
FL. EL = 15.00' (N)
INDEX NO. 232

(YD-3)
STA 130+63.00 (48.50' LT)
CONST. YARD DRAIN
GRATE EL = 18.11'
FL. EL = 15.57' (SE)
INDEX NO. 282

(YD-4)
STA 129+10.00 (48.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.79'
FL. EL = 16.00' (N)
INDEX NO. 282

(YD-5)
STA 129+60.00 (49.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.74'
FL. EL = 15.75' (S)(N)
INDEX NO. 282

(YD-6)
STA 131+00.00 (48.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.86'
FL. EL = 16.10' (N)(S)
INDEX NO. 282

(YD-7)
STA 131+40.00 (48.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.88'
FL. EL = 16.20' (S)
INDEX NO. 282

(YD-8)
STA 134+60.00 (47.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.55'
FL. EL = 16.00' (N)
INDEX NO. 282

(YD-9)
STA 135+30.00 (46.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.84'
FL. EL = 15.65' (N)(S)
INDEX NO. 282

(YD-10)
STA 135+80.00 (46.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.19'
FL. EL = 15.40' (S)(N)
INDEX NO. 282

(YD-11)
STA 134+60.00 (48.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.76'
FL. EL = 16.00' (N)
INDEX NO. 282

(YD-12)
STA 135+20.00 (46.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.85'
FL. EL = 15.70' (S)(N)
INDEX NO. 282

(YD-13)
STA 137+50.00 (45.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.90'
FL. EL = 16.00' (S)
INDEX NO. 282

(YD-14)
STA 136+95.00 (45.00' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 13.37' (N)
INDEX NO. 280

(YD-15)
STA 136+98.75 (45.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 13.41' (N)
INDEX NO. 280

(YD-16)
STA 137+55.00 (48.50' RT)
CONST. YARD DRAIN
GRATE EL = 19.86'
FL. EL = 16.37' (N)(S)
INDEX NO. 282

(YD-17)
STA 138+70.00 (45.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.13'
FL. EL = 16.65' (S)
INDEX NO. 282

(YD-18)
STA 141+60.00 (45.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.63'
FL. EL = 16.26' (N)
INDEX NO. 282

(YD-19)
STA 143+00.00 (47.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.10'
FL. EL = 15.56' (S)(N)
INDEX NO. 282

(YD-20)
STA 144+25.00 (49.00' LT)
CONST. YARD DRAIN
GRATE EL = 17.91'
FL. EL = 15.20' (N)(S)
INDEX NO. 282

(YD-21)
STA 146+20.00 (52.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.45'
FL. EL = 16.85' (S)
INDEX NO. 282

(YD-22)
STA 145+65.00 (48.50' RT)
CONST. YARD DRAIN
GRATE EL = 18.51'
FL. EL = 15.85' (S)
INDEX NO. 282

(YD-23)
STA 149+05.00 (47.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.21'
FL. EL = 16.71' (N)
INDEX NO. 282

(YD-24)
STA 150+20.00 (48.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.07'
FL. EL = 16.43' (N)(S)
INDEX NO. 282

(YD-25)
STA 150+62.62 (48.00' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.47' (S)
INDEX NO. 280

~~(YD-26)~~
STA 152+50.00 (45.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.96'
FL. EL = 15.50' (N)(S)
INDEX NO. 282

~~(YD-27)~~
STA 153+50.00 (45.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.30'
FL. EL = 15.80' (S)
INDEX NO. 282

(YD-28)
STA 150+20.00 (49.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 18.17'
FL. EL = 15.57' (N)
INDEX NO. 282

(YD-29)
STA 150+68.48 (48.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (S)
INDEX NO. 280

(YD-29A)
STA 150+68.12 (42.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (N)
INDEX NO. 280

(YD-30)
STA 151+40.00 (48.50' RT)
CONST. YARD DRAIN
GRATE EL = 18.90'
FL. EL = 16.40' (N)(S)
INDEX NO. 282

(YD-31)
STA 152+90.00 (45.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.92'
FL. EL = 17.19' (S)
INDEX NO. 282

(YD-32)
STA 155+50.00 (48.50' LT)
CONST. YARD DRAIN
GRATE EL = 18.64'
FL. EL = 15.10' (N)
INDEX NO. 282

(YD-33)
STA 155+00.00 (47.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.03'
FL. EL = 16.30' (N)
INDEX NO. 282

~~(YD-34)~~
STA 156+55.00 (48.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.98'
FL. EL = 15.85' (N)(S)
INDEX NO. 282

~~(YD-35)~~
STA 156+60.00 (46.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.41'
FL. EL = 15.50' (N)(S)
INDEX NO. 282

~~(YD-36)~~
STA 157+48.10 (46.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (S)
INDEX NO. 280

~~(YD-36A)~~
STA 157+48.66 (40.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (N)
INDEX NO. 280

(YD-37)
STA 158+00.00 (45.00' RT)
CONST. YARD DRAIN
GRATE EL = 19.44'
FL. EL = 15.20' (N)(S)
INDEX NO. 282

(YD-38)
STA 159+40.00 (45.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.49'
FL. EL = 15.90' (S)
INDEX NO. 282

(YD-39)
STA 162+60.00 (48.50' LT)
CONST. YARD DRAIN
GRATE EL = 18.92'
FL. EL = 16.42' (N)
INDEX NO. 282

(YD-40)
STA 163+30.00 (48.50' LT)
CONST. YARD DRAIN
GRATE EL = 18.60'
FL. EL = 16.00' (N)(S)
INDEX NO. 282

(YD-40A)
STA 164+21.37 (46.00' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.47' (N)
INDEX NO. 280

(YD-41)
STA 163+10.00 (49.00' RT)
CONST. YARD DRAIN
GRATE EL = 18.34'
FL. EL = 15.84' (N)
INDEX NO. 282

(YD-42)
STA 163+50.00 (48.00' RT)
CONST. YARD DRAIN
GRATE EL = 17.91'
FL. EL = 15.41' (N)(S)
INDEX NO. 282

(YD-43)
STA 164+27.56 (48.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (S)
INDEX NO. 280

(YD-44)
STA 164+80.00 (46.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.10'
FL. EL = 15.69' (N)(S)
INDEX NO. 282

~~(YD-45)~~
STA 166+00.00 (45.00' LT)
CONST. YARD DRAIN
GRATE EL = 19.07'
FL. EL = 15.98' (N)(S)
INDEX NO. 282

(YD-46)
STA 166+70.00 (45.00' LT)
CONST. YARD DRAIN
GRATE EL = 18.73'
FL. EL = 16.15' (S)
INDEX NO. 282

(YD-47)
STA 164+80.00 (49.00' RT)
CONST. YARD DRAIN
GRATE EL = 17.71'
FL. EL = 15.21' (S)
INDEX NO. 282

(YD-2A)
STA 130+25.96 (46.01' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 13.50' (S)
INDEX NO. 280

(YD-14A)
STA 136+95.17 (40.65' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 13.50' (S)
INDEX NO. 280

(YD-15A)
STA 136+98.57 (40.81' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 13.50' (S)
INDEX NO. 280

(YD-19A)
STA 143+89.61 (47.00' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (S)
INDEX NO. 280

(YD-19B)
STA 143+89.37 (43.14' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (N)
INDEX NO. 280

~~(YD-25A)~~
STA 150+62.87 (43.83' LT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.47' (N)
INDEX NO. 280

(YD-43A)
STA 164+27.24 (43.16' RT)
CONST. CONC. COLLAR ON MAINLINE
FL. EL = 12.57' (N)
INDEX NO. 280



K-F GROUP, INC.
CONSULTING ENGINEERS

ADDRESS:
12773 FOREST HILL BOULEVARD, SUITE 1217
WELLINGTON, FLORIDA 33414
CERTIFICATE OF AUTHORIZATION NO. 7736
ENGINEER OF RECORD:
HIAN C. KOK, P.E.
FLORIDA REGISTRATION NO. 45280

Scale:
Approved: HK
Drawn: EK
Checked: CJ
Date: 04/01/18

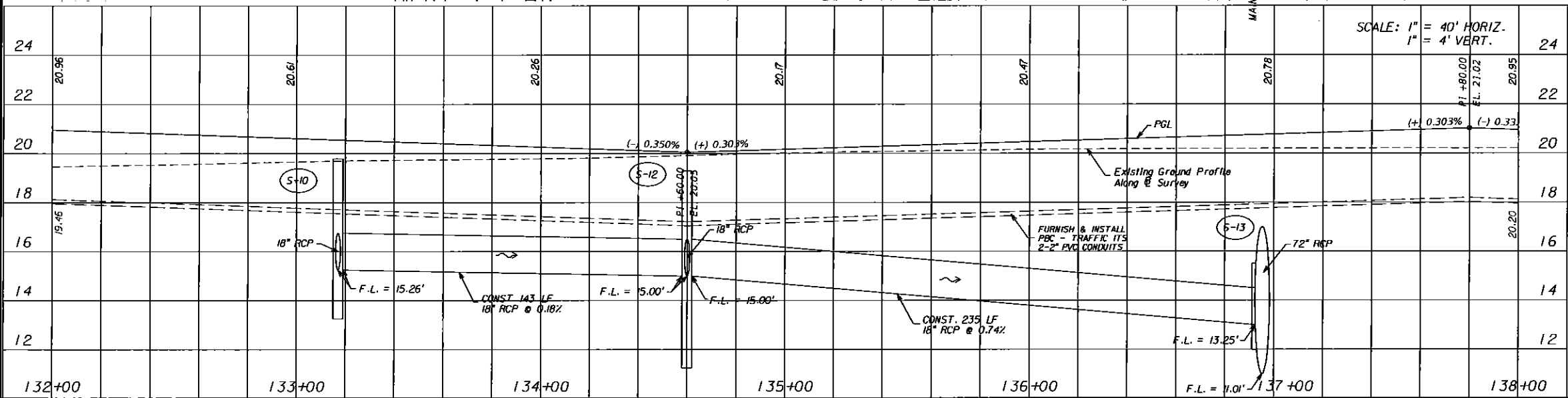
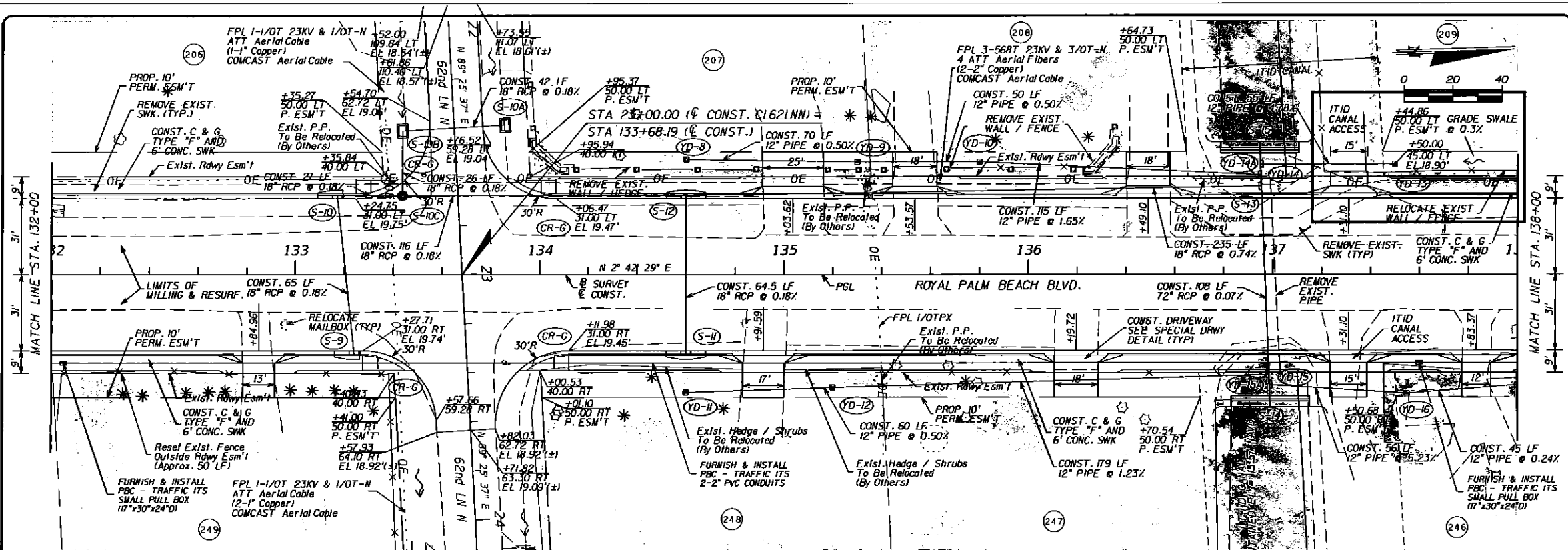
No.	Revision	By	Date



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229, WEST PALM BEACH, FLORIDA

ROYAL PALM BEACH BOULEVARD
(N-CANAL TO S. OF ORANGE BOULEVARD)
DRAINAGE DETAILS

Sheet: 13A
Of:
Project No.: 204501



K-F GROUP, INC.
CONSULTING ENGINEERS

ADDRESS:
12715 FOREST HILL BOULEVARD, SUITE 1217
WELLINGTON, FLORIDA 33414

CERTIFICATE OF AUTHORIZATION NO. 7736

ENDORSEMENT OF RECORD:
JIAN C. KONG, P.E.
FLORIDA REGISTRATION NO. 45280

Scale:
Approved: HK
Drawn: DP
Checked: CJ
Date: 02/04/17

No. _____

Revision _____

By _____

Date _____

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229, WEST PALM BEACH, FLORIDA

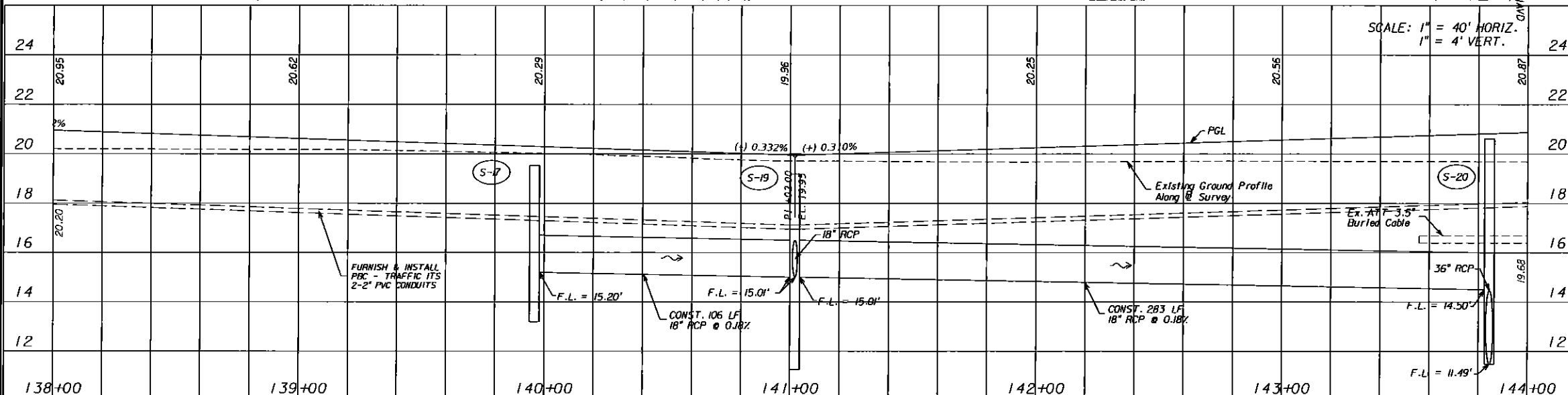
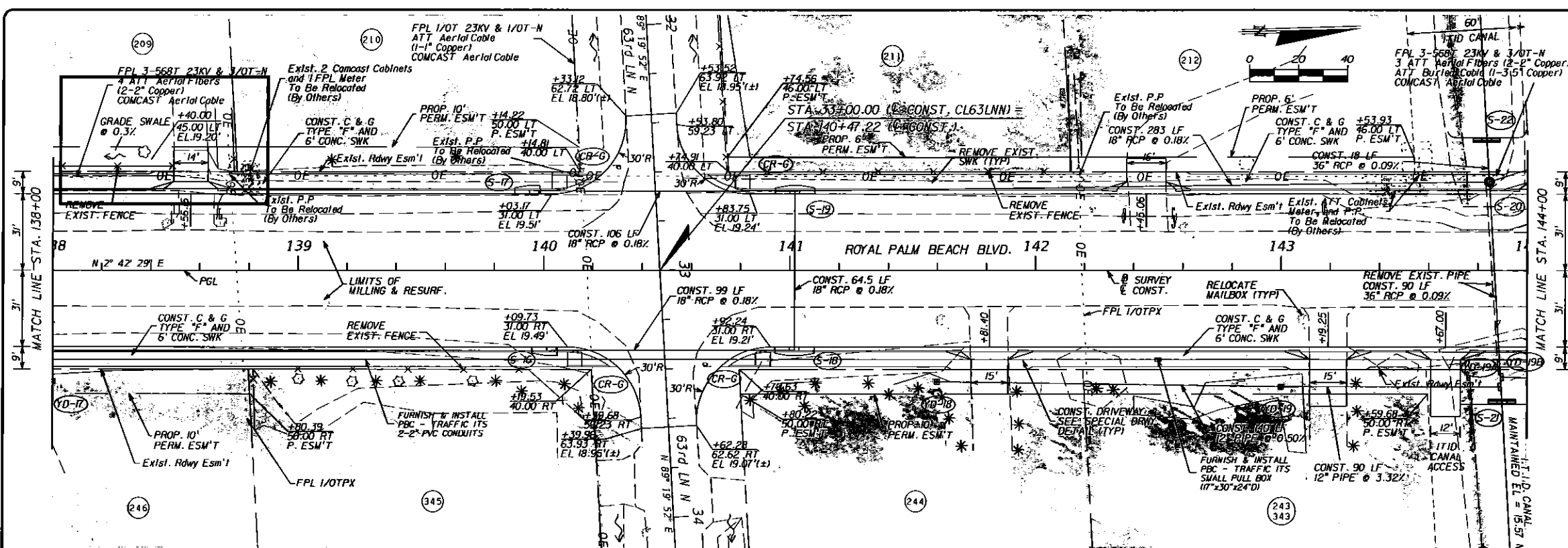
ROYAL PALM BEACH BOULEVARD
(M-CANAL TO S. OF ORANGE BOULEVARD)

PLAN AND PROFILE

Sheet: 19

Of: _____

Project No.: 2014501



K-F GROUP, INC.
CONSULTING ENGINEERS

ADDRESS: 12771 FOREST HILL ROAD, SUITE 1217
WELLINGTON, FLORIDA 33414
CERTIFICATE OF AUTHORIZATION NO. 7736
ENGINEER OF RECORD: HAN C. KIM, P.E.
FLORIDA REGISTRATION NO. 45280

Scale: Approved: HK
Drawn: DP
Checked: CJ
Date: 8/20/24

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 2122, WEST PALM BEACH, FLORIDA

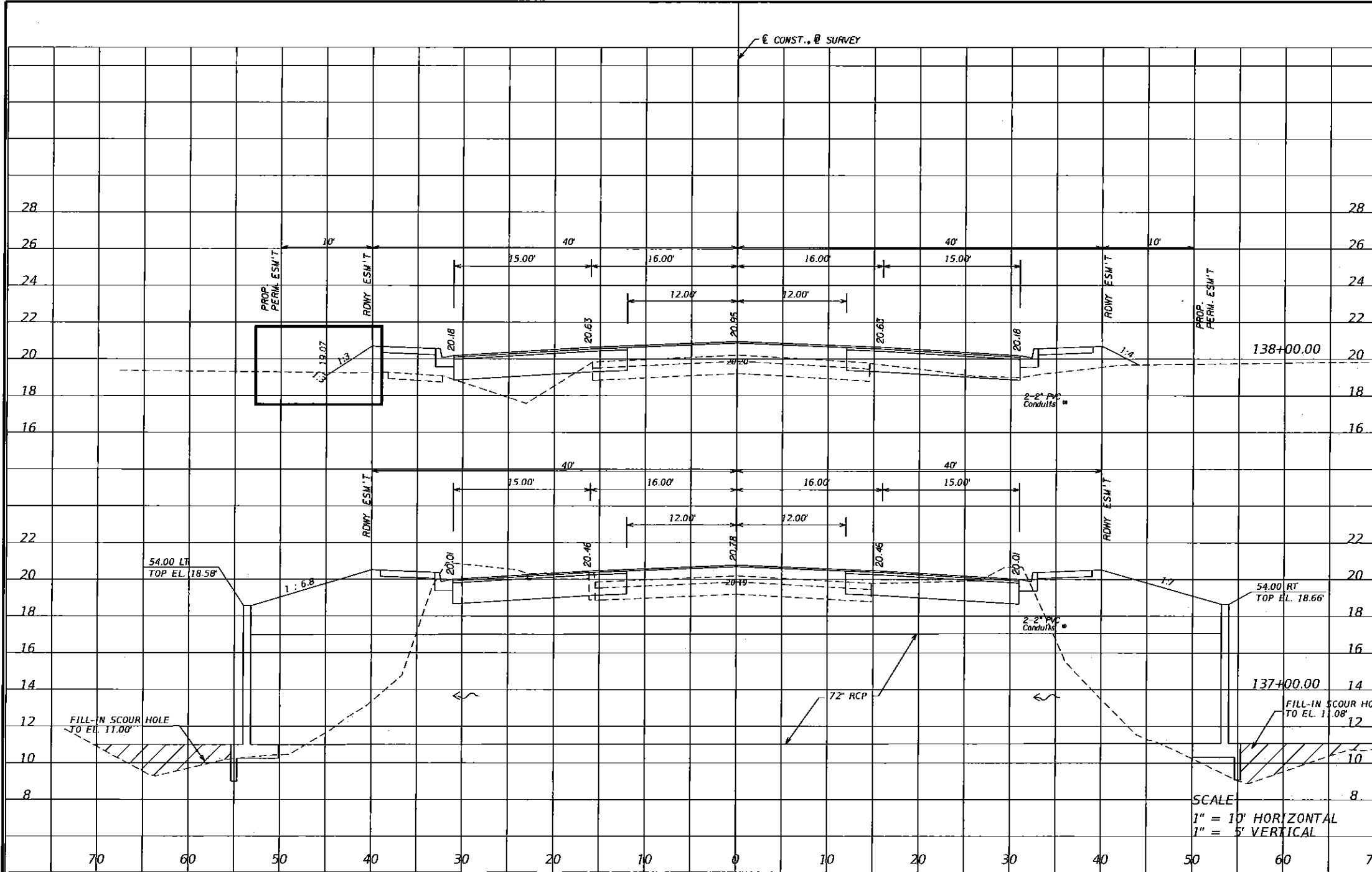
ROYAL PALM BEACH BOULEVARD
(M-CANAL TO S. OF ORANGE BOULEVARD)

PLAN AND PROFILE

Sheet: 20
of:
Project No.: 204501

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A-2A-3		MATL.	
RDWY. EXC.		FILL	
A	V	A	V



4	38.6		
88	530		
43.3	247.7		
119	495		



K-F GROUP, INC.
CONSULTING ENGINEERS


ADDRESS:
12771 FOREST HILL BOULEVARD, SUITE 1217
WELLINGTON, FLORIDA 33414

CERTIFICATE OF AUTHORIZATION NO. 7736

ENGINEER OF RECORD:
IRAN C. KOL, P.E.
FLORIDA REGISTRATION NO. 45280

Scale:
Approved: HK
Drawn: EK
Checked: CJ
Date: 03/20/18

No.	Revision	By	Date



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P.O. BOX 21229, WEST PALM BEACH, FLORIDA

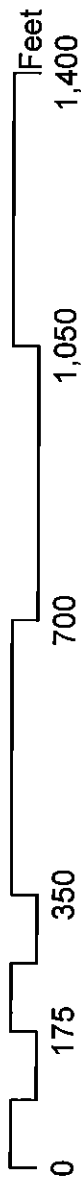
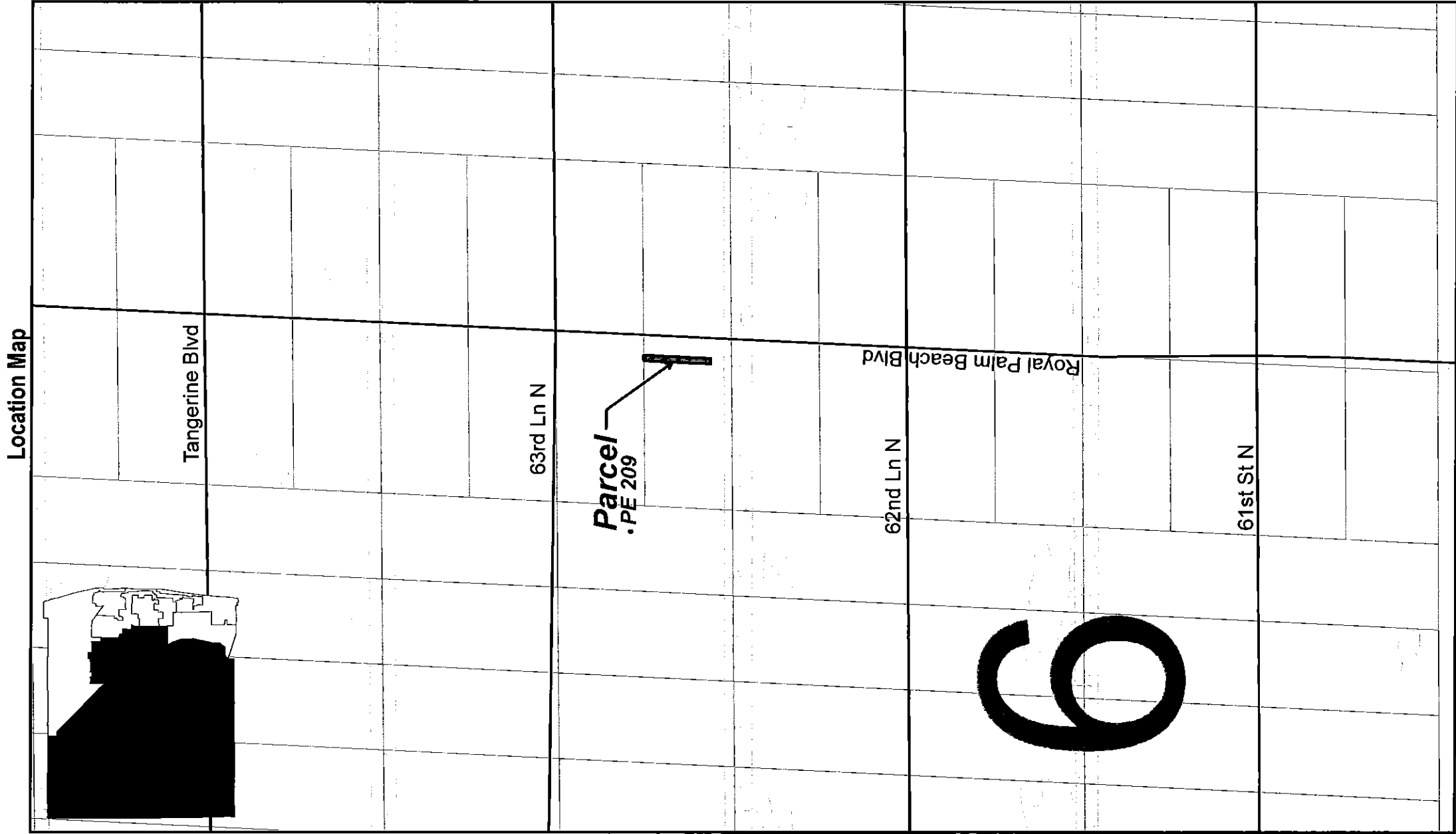
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ROYAL PALM BEACH BOULEVARD
(W-CANAL TO S. OF ORANGE BOULEVARD)

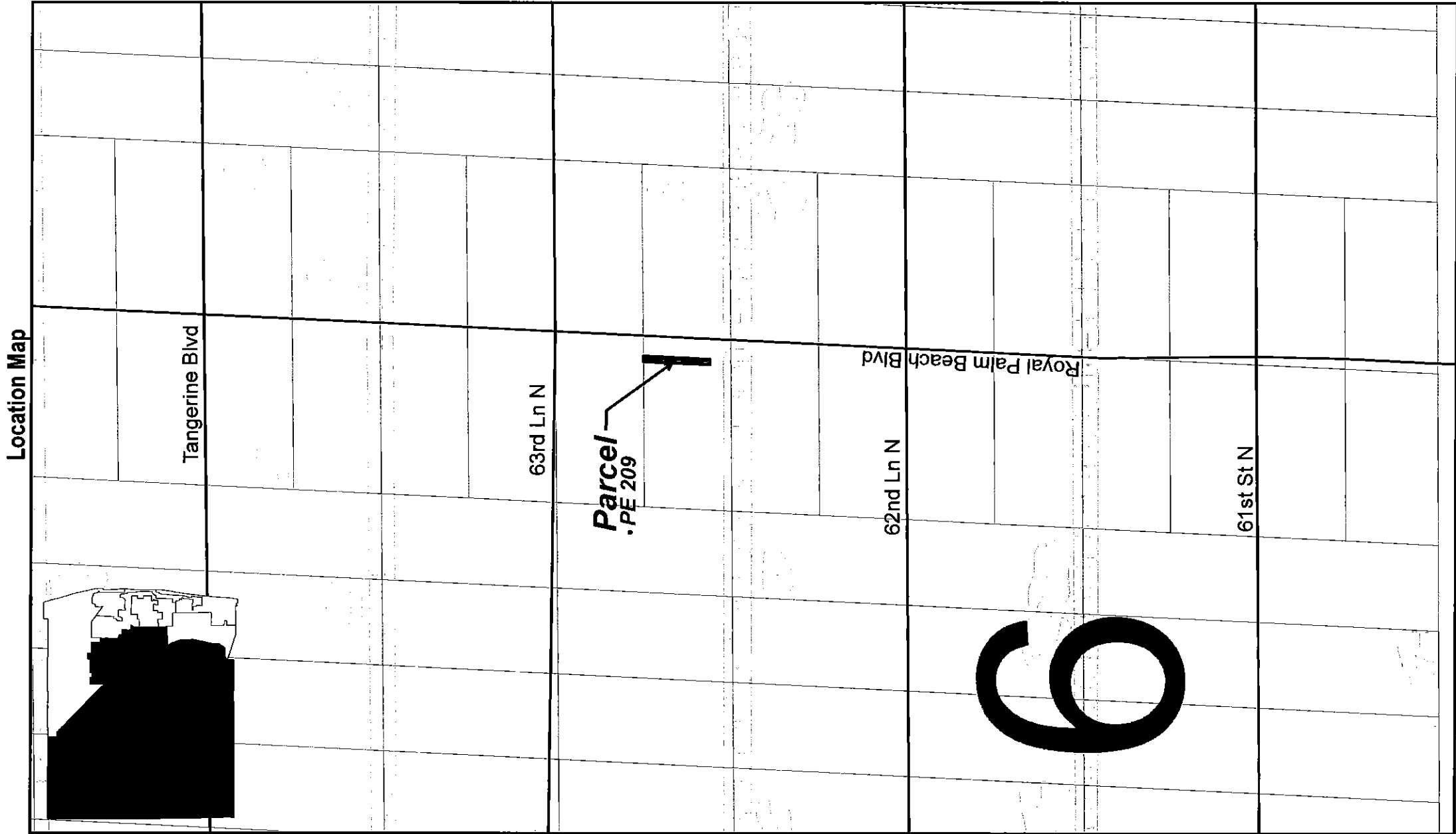
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Sheet: 63
Of:
Project No.: 2014501

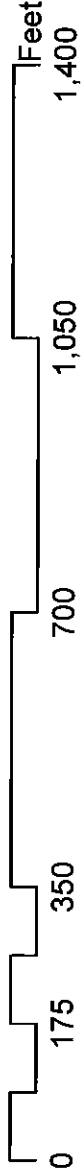
Attachment 4



Attachment 4



Document Path: N:\R_O_W\Darren Ross\TEMPLATE\Location map BAS Request Parcel 209.mxd



ATTACHMENT 5

RESOLUTION NO. R2021- 1646

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PERMANENT EASEMENT, DESIGNATED AS PARCEL 209, NECESSARY FOR THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON ROYAL PALM BEACH BOULEVARD, TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the Palm Beach County (County) Engineer has recommended the acquisition of a permanent easement designated as Parcel 209, on the property described in Exhibit "A", to the Board of County Commissioners (BCC); and

WHEREAS, the parcel is necessary for the construction and improvement of Royal Palm Beach Boulevard from the M Canal to south of Orange Boulevard (Project); and

WHEREAS, the funds are available for the acquisition of a permanent easement designated as Parcel 209; and

WHEREAS, the property owner has not accepted the offer to purchase Parcel 209 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(1), Florida Statutes, as amended; and

WHEREAS, in determining to proceed with the Project, and determining the Project's location, including Parcel 209, 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 Parcel 209 is necessary for the construction and improvement of Royal Palm Beach Boulevard, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the proposed construction on and use of Parcel 209 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 permanent easement on property described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida Law, to the extent they may apply; and

WHEREAS, in order to accomplish the acquisition of Parcel 209, the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, using outside counsel to the extent they deem appropriate, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

1. The BCC adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, using outside counsel to the extent they deem appropriate, including the hiring of accountants, appraisers, or other experts and witnesses, for the County to acquire in its own name by donation, purchase, or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

3. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions, using outside counsel to the extent they deem appropriate, as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the permanent easement, designated as Parcel 209, on property described in Exhibit "A" is to be used for the following public use and purpose: a permanent easement necessary for the construction and improvement of Royal Palm Beach Boulevard from the M Canal to south of Orange Boulevard.

The foregoing Resolution was offered by Commissioner McKinlay who moved its adoption. The motion was seconded by Commissioner Weinroth and upon being put to a vote, the vote was as follows:

Commissioner Dave Kerner, Mayor	<u>Aye</u>
Commissioner Robert S. Weinroth, Vice Mayor	<u>Aye</u>
Commissioner Maria G. Marino	<u>Absent</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Maria Sachs	<u>Aye</u>
Commissioner Melissa McKinlay	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

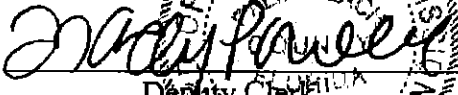
The Mayor thereupon declared the Resolution duly passed and adopted this 2nd day of November, 2021

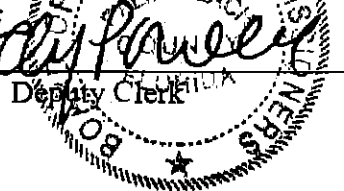
PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA,
BY AND THROUGH ITS BOARD OF COUNTY
COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

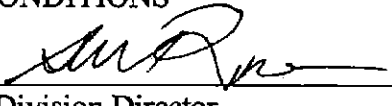
By: 
Assistant County Attorney

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: 
Deputy Clerk



APPROVED AS TO TERMS
AND CONDITIONS

By: 
Division Director

PAGE 1 OF 3

PERMANENT EASEMENT 209

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

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS LOT 1608 AS SHOWN ON THE UNRECORDED PLAT OF ROYAL PALM BEACH COLONY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 88°52'15" WEST 1312.89 FEET, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 02°42'18" WEST 2716.99 FEET, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 02°42'29" WEST 1018.54 FEET, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'45" WEST 40.07 FEET, TO THE INTERSECTION WITH THE WEST LINE OF AN 80 FOOT ROAD RIGHT-OF-WAY EASEMENT FOR ROYAL PALM BEACH BOULEVARD AS RECORDED IN O.R.B. 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE SOUTH LINE OF SAID LOT 1608; THENCE NORTH 02°42'29" EAST 40.07 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 80 FOOT DRAINAGE EASEMENT AS RECORDED IN O.R.B. 1659, PAGE 1432, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°22'45" WEST 10.02 FEET, ALONG THE NORTH LINE OF SAID 80 FOOT DRAINAGE EASEMENT; THENCE NORTH 02°42'29" EAST 129.67 FEET; THENCE NORTH 89°21'18" EAST 10.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1608; THENCE SOUTH 02°42'29" WEST 129.67 FEET, ALONG THE WEST LINE OF SAID 80 FOOT ROAD RIGHT-OF-WAY EASEMENT FOR ROYAL PALM BEACH BOULEVARD, TO THE POINT OF BEGINNING AND CONTAINING 1297 SQUARE FEET, OR 0.0298 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND LEGAL COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by David L. Sandinger
DN: cn=David L. Sandinger, o=U.S.
BETHLEMAN ANTHONY OF FLORIDA INC,
c=US, email=dsandinger@bethlemany.com
Date: 2010.11.20 15:27:14 -0507

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

DATE _____

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

ERDMAN
ANTHONY

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

© 2019 ERDMAN ANTHONY

EXHIBIT "A"
PERMANENT EASEMENT 209

60258.00	N/A	04/24/19	1 OF 3
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EXHIBIT "A"
PAGE 2 OF 3

ABBREVIATIONS:

CL	=	CENTERLINE
LT.	=	LEFT
NAD	=	NORTH AMERICAN DATUM
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.C.	=	PALM BEACH COUNTY
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.N.	=	PARCEL CONTROL NUMBER
PG.	=	PAGE
P.I.	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
RGE.	=	RANGE
RT.	=	RIGHT
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
STA.	=	STATION
TWP.	=	TOWNSHIP

ENCUMBRANCES		
O.R.B.	PAGE	DISPOSITION
7693	1610	PLOTTED
1659	1432	PLOTTED

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 88°52'15" WEST (NAD83, 1990 ADJUSTMENT) BETWEEN PALM BEACH COUNTY POSITIONS AS PUBLISHED. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR ROYAL PALM BEACH BLVD. FROM M CANAL TO SOUTH OF ORANGE BLVD., PREPARED BY K-F GROUP, INC., PROJECT NO. 2014501, DATED 2017.
3. THIS SKETCH IS NOT A SURVEY.
4. A TITLE ABSTRACT WAS PROVIDED BY PALM BEACH COUNTY ON 2/9/2015. ERDMAN ANTHONY DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT. ALL SURVEY RELATED ENCUMBRANCES AFFECTING THE PROPERTY, IDENTIFIED IN SAID ABSTRACT, ARE SHOWN OR NOTED HEREON.
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6. STATE PLANE COORDINATES:
 - A. HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
 - B. ZONE = FLORIDA EAST
 - C. PROJECTION = TRANSVERSE MERCATOR
 - D. COORDINATES = GRID
 - E. LINEAR UNITS = US SURVEY FEET
 - F. ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
 - G. SCALE FACTOR = 1.00001430
 - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - I. ROTATION EQUATION: NONE
7. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
8. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

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

ERDMAN
ANTHONY

5405 OKEECHOBEE BLVD., SUITE 200
WEST PALM BEACH, FL 33417
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EXHIBIT "A"
PERMANENT EASEMENT 209

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EXHIBIT "A"
PAGE 3 OF 3

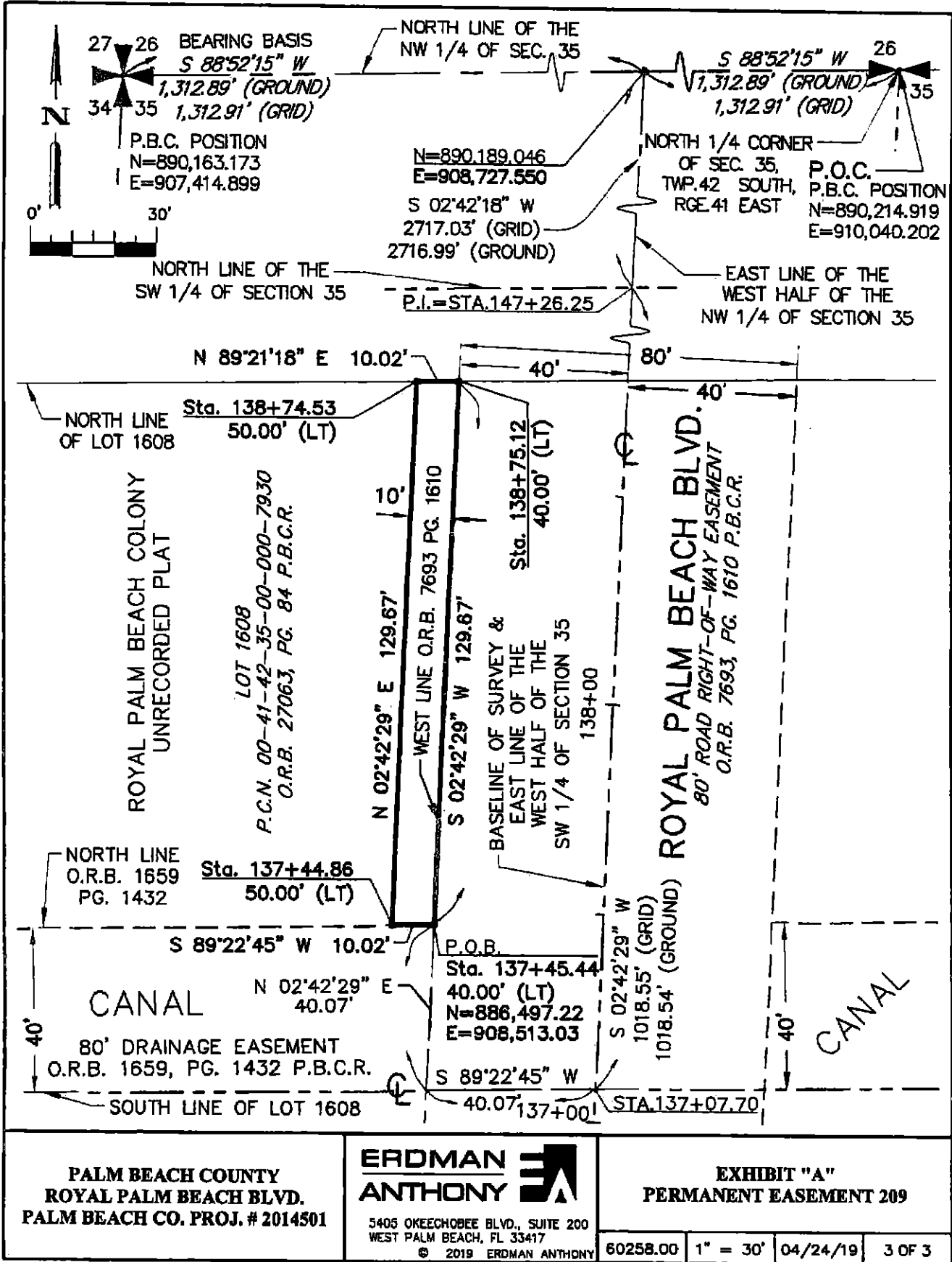


EXHIBIT "B"
ROYAL PALM BEACH BOULEVARD
M-CANAL TO SOUTH OF ORANGE BOULEVARD
PALM BEACH COUNTY PROJECT # 2014501

SAFETY

Royal Palm Beach Boulevard is currently a 2-lane undivided rural roadway. This project will reconstruct Royal Palm Beach Boulevard as a 5-lane undivided roadway with new drainage, 4-foot-wide paved shoulders, and 6-foot-wide sidewalks on both sides of the roadway. The widening of Royal Palm Beach Boulevard to a 5-lane roadway will improve its overall safety, providing additional capacity for vehicular traffic, and facilities for bicyclists and pedestrian users.

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

COST

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

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

ALTERNATE ROUTES

Royal Palm Beach Boulevard is a heavily traveled roadway, which provides a direct north-south route for vehicles traveling through the Acreage community. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined this roadway as a route required to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, and to address the needs and interests of the County's residents and visitors.

Alternate routes were considered in lieu of improving this project. Construction of an alternate route through the Acreage community would have disrupted or displaced numerous residential properties, would have been more costly, and would have resulted in unnecessary impacts to the environment.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation Plan, which requires an 80 foot wide right-of-way for an ultimate 5-lane roadway. 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

This portion of Royal Palm Beach Boulevard is part of an established corridor, and the proposed improvement will have minimal negative impacts to the environment. This roadway improvement project is expected to be permitted through the appropriate environmental regulatory agencies.

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Royal Palm Beach Boulevard, from the M-Canal to south of Orange Boulevard.

ACQUISITION FOR PERMANENT EASEMENT PARCEL 209

The parcel to be acquired represents acquisition outside of the existing right-of-way. It is required to grade a swale and install drainage structures to capture and convey historic storm water drainage from the adjacent property to the storm sewer system that discharges to the Indian Trail Improvement District canals. Additional work within the parcel includes sloping and grading as needed to harmonize the driveway and property with the roadway construction. The described work to be performed within this permanent easement shall not extend beyond the limits outlined in the legal description of said property attached to the Resolution relating to Parcel 209 as **EXHIBIT A.**

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, JOSEPH BRUNZO, Clerk of the Circuit Court &
Comptroller, certify this to be a true and correct copy
of the original filed in my office
on NOV 10 2 2021
dated at West Palm Beach, Florida 11/10/2021
By: [Signature]
Deputy Clerk