



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$90,173	-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	\$90,173	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?   
 Is this item using Federal Funds?   
 Is this item using State 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"/>

Budget Account No:

Fund 3500 Dept 361 Unit 1427 Object 6120

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

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

Parcel No.	TYPE	PCN Number	Parcel Description	Reserved Asset Number	Total
234	ROW	00-41-42-35-00-000-3240	PERMANENT EASEMENT 234 A PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST PALM BEACH COUNTY FL	M10366	\$ 90,172.50

Angelo DiPiero  
Digitally signed by Angelo DiPiero  
 DN: cn=Angelo DiPiero, o=OFMB, ou=OFMB, email=ADiPiero@ofmb.com, c=FL  
 Date: 2025.05.10 10:12:45-0400  
 PDF GENERATED BY: PDF EDITOR VERSION: 12.1.0

C. Departmental Fiscal Review:

Fanny Ramdalsingh

**III. REVIEW COMMENTS**

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

Shirley M. [Signature] 4/10/26  
 OFMB  
 AT 4/10  
 Rev 4-8-26

Trudi [Signature] 4/10/26  
 Contract Dev. and Control 2/9/26

B. Approved as to Form and Legal Sufficiency:

Maureen [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: March 30, 2026

TO: Maureen Martinez  
Chief Assistant County Attorney

FROM: Danny Ramlalsingh, Finance Director, *Danny Ramlalsingh*  
Engineering & Public Works

RE: Palm Beach County v. Elaine Novalien, et al.,  
Case No.: 502024CA007182XXXMB / Parcel 234  
Palm Beach County v. Sandra Mayne, et al  
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	\$90,172.50

**Recommended Sources of Fiscal Impact:** Engineering Admin Services Capital Budget

**MEDIATED SETTLEMENT AGREEMENT  
(CONTINGENT ON FURTHER APPROVAL)**

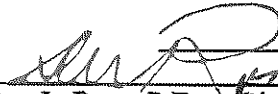
This Mediated Settlement Agreement (“Agreement”) is made and entered into by PALM BEACH COUNTY (“County”), and Larry T. Wasilewski and Deborah K. Wasilewski (“Owners”), pursuant to a mediation conference held on January 14, 2026.


The County’s representatives have agreed to recommend a settlement according to the terms set forth in the Stipulated Partial Final Judgment and Order Awarding Attorney’s Fees, Experts’ Fees, and Costs as to Parcel 234 (“Judgment”) attached hereto as Exhibit “A” and Owners have agreed to settle this matter according to these terms.

The recommended settlement must be approved by either the Palm Beach County Board of County Commissioners or the County Administrator with the concurrence of the County Attorney and Deputy County Engineer, as appropriate. Accordingly, any settlement is contingent on this approval.

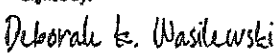
If, and when the settlement is approved, County and Owners shall jointly move for the entry of the Judgment.

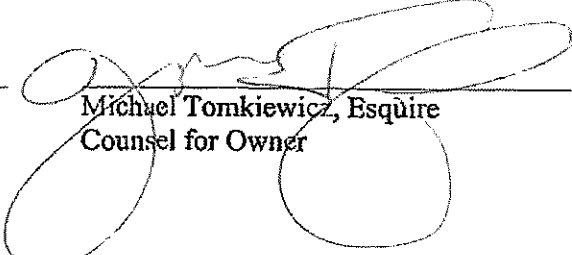
PALM BEACH COUNTY

By:   
Morton L. Rose, P.E. as Director of  
the Roadway Production Division,  
PBC Department of Engineering  
and Public Works

  
Barry S. Balmuth, B.C.S.  
Counsel for County

Signed by:  
  
Larry T. Wasilewski

Signed by:  
  
Deborah K. Wasilewski

  
Michael Tomkiewicz, Esquire  
Counsel for Owner

# EXHIBIT A

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

**CASE NO.: 502024CA007182  
PARCEL 234**

**PALM BEACH COUNTY,**

**Petitioner,**

**v.**

**SANDRA MAYNE, et al.,**

**Defendants.**

---

**STIPULATED PARTIAL FINAL JUDGMENT AND ORDER AWARDING  
ATTORNEY'S FEES, EXPERTS' FEES, AND COSTS AS TO PARCEL 234**

**THIS CAUSE** having come before the Court on the Joint Motion and Stipulation of the parties, Petitioner, Palm Beach County ("County"), and Defendants, Larry T. Wasilewski and Deborah K. Wasilewski (collectively, the "Landowners"), for the entry of this Stipulated Partial Final Judgment and Order Awarding Attorney's Fees, Experts' Fees, and Costs as to Parcel 234 ("Final Judgment") and the Court being fully advised in the premises, it is hereby:

**ORDERED AND ADJUDGED** as follows:

1. This is an eminent domain proceeding wherein, pursuant to that Uncontested Order of Taking entered in this proceeding ("Order of Taking"), County acquired a permanent easement designated as Parcel 234 on property owned by the Landowners.
2. Subject to apportionment, the Landowners shall recover from County the sum of FIFTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$55,000.00) for the taking of Parcel 234 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 234 and the County's use of Parcel 234, any statutory interest, and for any other claims or counter claims which were brought or could have been brought by Landowners caused by or related to the taking of Parcel 234 exclusive of attorney's fees and costs.

3. The above recovery is inclusive of the amounts previously deposited pursuant to the Order of Taking, \$22,900.00.

4. Within thirty (30) days of its receipt of a certified copy of this Final Judgment, County shall deposit the additional sum of THIRTY-TWO THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$32,100.00), plus \$170 for the fees of the Clerk of Courts, for a total of THIRTY-TWO THOUSAND TWO HUNDRED SEVENTY DOLLARS AND NO CENTS (\$32,270.00) into the registry of the Court.

5. LANDOWNERS shall also recover from County the sum of FIFTEEN THOUSAND FIVE HUNDRED FIFTY-ONE DOLLARS AND TWENTY-FIVE CENTS (\$15,551.25), as full and complete attorney's fees, and NINETEEN THOUSAND SIX HUNDRED TWENTY-ONE DOLLARS AND TWENTY-FIVE CENTS (\$19,621.25), as full and complete expert fees and costs.

6. Within thirty (30) days of its receipt of a certified copy of this Final Judgment, County shall pay the sum of THIRTY-FIVE THOUSAND ONE HUNDRED SEVENTY TWO DOLLARS AND FIFTY CENTS (35,172.50) representing the above award of attorney's fees and expert fees and costs, by making a check for this amount payable to the Gray Robinson PA Trust Account and mail same to Michael Tomkiewicz, Esquire, and Gino Luzietti, Esquire, Gray Robinson PA, 301 South Bronough Street, Suite 600, Tallahassee, FL 32301 for further disbursement.

7. If the subject road project is not constructed in substantial conformance with the construction plans attached hereto as Exhibit "1," Defendants shall have the same remedies as they would have had if the case were tried to a jury verdict and the construction plans attached hereto as Exhibit "1" were entered into evidence to frame the damages, if any. See *Central & Southern Florida Flood Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974), cert. denied 310 So.2d 745 (Fla. 1975).

8. All offers of judgment/proposals for settlement relating to Parcel 234 are deemed withdrawn.

9. There shall be no further compensation for or relating to the taking of Parcel 234.

10. The Order of Taking is approved, ratified, and confirmed.

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

12. The Court shall retain jurisdiction to enforce the terms of this Final Judgment and over any apportionment proceedings.

**DONE AND ORDERED** in West Palm Beach, Palm Beach County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Copies to all parties on the following service list (Petitioner shall mail copies to any unrepresented parties):

Michael Tomkiewicz, Esquire, Gino Luzietti, Esquire, and Talia Semaan Stuyverson, Esquire  
Gray Robinson PA, 301 South Bronough Street, Suite 600, Tallahassee, FL 32301;  
[mike.tomkiewicz@gray-robinson.com](mailto:mike.tomkiewicz@gray-robinson.com), [gino.luzietti@gray-robinson.com](mailto:gino.luzietti@gray-robinson.com);  
[dawn.wilkinson@gray-robinson.com](mailto:dawn.wilkinson@gray-robinson.com); [talia.stuyversosn@gray-robinson.com](mailto:talia.stuyversosn@gray-robinson.com);  
[vanessa.reichel@gray-robinson.com](mailto:vanessa.reichel@gray-robinson.com)  
*Attorney for Larry T. and Deborah K. Wasilewski*

Newrez LLC as successor to Specialized Loan Servicing LLC, c/o Corporation Service Company,  
as its registered agent, 1201 Hays Street, Tallahassee, FL 32301

# ATTACHMENT 3

# EXHIBIT 1

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
ROADWAY PRODUCTION



DATE	10/20/21
SCALE	AS SHOWN
DESIGNED BY	JK
DRAWN BY	JK
CHECKED BY	JK
DATE	10/20/21

PROJECT	ROYAL PALM BEACH BOULEVARD M-CANAL TO S. OF ORANGE BOULEVARD
SHEET	1
DATE	10/20/21

NOT FOR  
CONSTRUCTION

# COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2014501

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

COMPONENTS OF CONTRACT PLANS SET  
ROADWAY PLANS  
SIGNING AND PAVEMENT MARKING PLANS  
(FOR REFERENCE ONLY)

**INDEX OF SHEETS**

1	Key Sheet
2 - 3	Drainage Map
4 - 7	Typical Sections
8	General Notes & Details
9 - 10	Summary of Quantities
<del>11 - 12</del>	<del>Project Network Control</del>
13 - 13A	Drainage Details
14 - 16	Canal Expansion Details
17 - 27	Roadway Plan-Profiles
28 - 30	Intersecting Side Street Profiles
31 - 56	Driveway Profiles
57 - 80	Cross Sections
80A - 80C	Canal Cross Drains
81 - 94	Stormwater Pollution Prevention Plan
95 - 103	Roadway Soil Survey
SUR 1 - SUR 6	Specific Purpose Survey

HAL R. VALECHE  
DISTRICT 1

GREGG K. WEISS  
DISTRICT 2

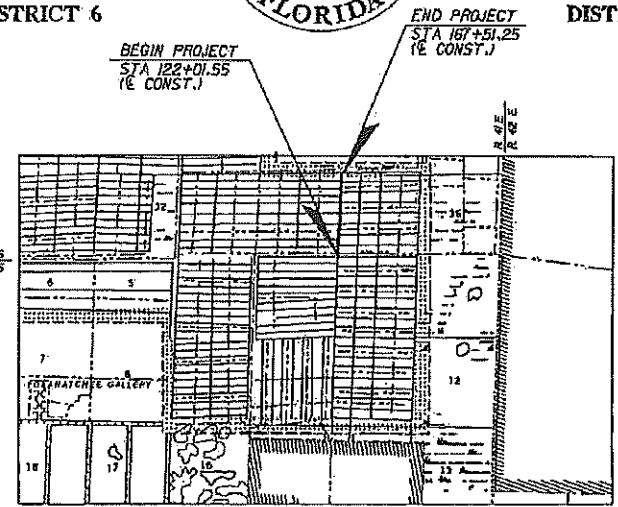
DAVE KERNER  
DISTRICT 3

ROBERT S. WEINROTH  
DISTRICT 4

MARY LOU BERGER  
DISTRICT 5

MELISSA MCKINLAY  
DISTRICT 6

MACK BERNARD  
DISTRICT 7



LOCATION MAP  
N.T.S.

PREPARED FOR PALM BEACH COUNTY  
ROADWAY PRODUCTION DIV. BY:  
**K-P GROUP, INC.**  
CONSULTING ENGINEERS  
18713 FOREST HILL BOULEVARD, SUITE 107  
WELLINGTON, FLORIDA 33414  
Phone: 561.733-0005  
Fax: 561.839-3500  
CERTIFICATE OF AUTHORIZATION NO. 7235

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS & SUPPLEMENT'S LATEST EDITION.  
GOVERNING SPECIFICATIONS ARE CONTAINED IN THE CONTRACT DOCUMENTS FOR THIS PROJECT.  
ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

FINAL PLAN  
(OCTOBER 2021)

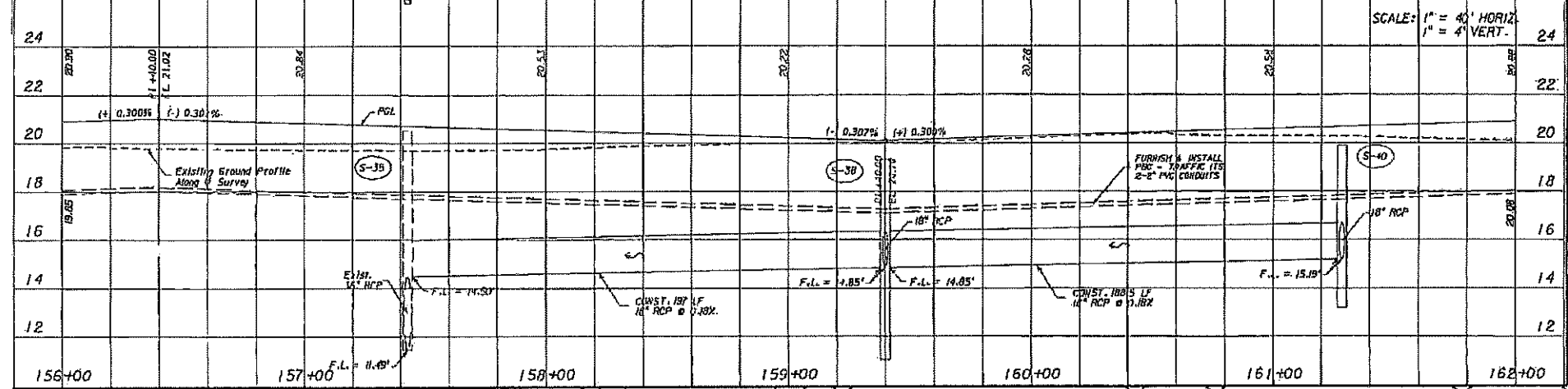
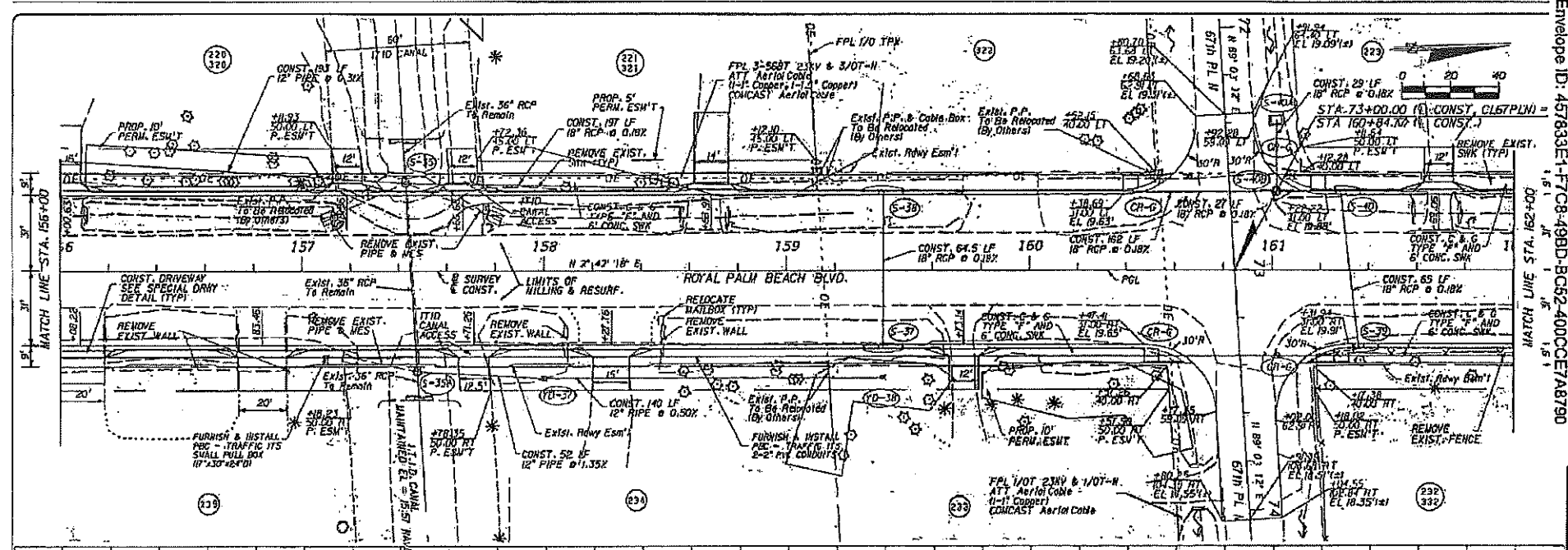
	LENGTH OF PROJECT	
	LINEAR FT.	MILES
ROADWAY	4,549.70	0.082
DRIVES	0.00	0.000
NET LENGTH OF PROJ.	4,549.70	0.082
EXCEPTIONS	0.00	0.000
GROSS LENGTH OF PROJ.	4,549.70	0.082

**ENGINEERING CERTIFICATION:**  
I hereby certify that the attached plans and design are in substantial compliance with the Design Standards and Criteria in effect on this date for Palm Beach County Engineering Department and the State of Florida Department of Transportation.

ENGINEER OF RECORD: K-P GROUP, INC.  
DATE: \_\_\_\_\_  
HAR C. KOR, P.E.  
FLORIDA REGISTRATION No. 45280

NOTE: THESE PLANS HAVE BEEN PREPARED BASED ON NAVD88 DATUM. CONVERSION FACTOR BETWEEN NAVD88 AND NGVD29 IS (+) 1.434'. (i.e. NAVD88 ELEV. = NGVD29 ELEV. - 1.434')

(UPDATED JANUARY 2025)



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

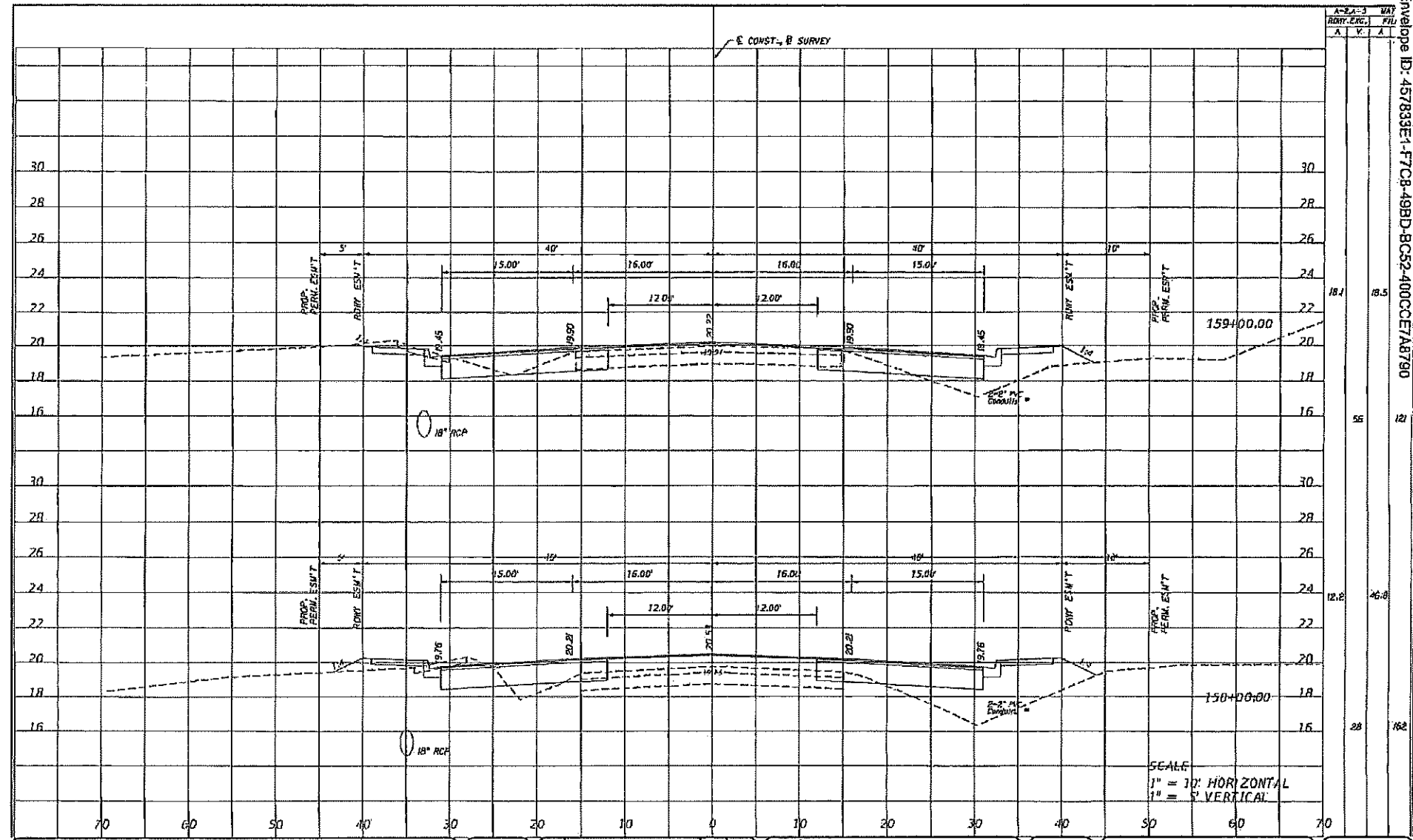
ADDRESS:  
1271 PINEHURST DRIVE, SUITE 1117  
MELBOURNE, FLORIDA 32954  
CERTIFICATE OF PROFESSIONAL ENGINEERING  
FLORIDA LICENSE NO. 12414  
MEMBER OF THE  
FLORIDA SOCIETY OF PROFESSIONAL ENGINEERS

Author:  
4/10/2008: rcd  
Checked by:  
Date: 10/10/07

**PALM BEACH COUNTY**  
ENGINEERING AND PUBLIC WORKS  
**ROADWAY PRODUCTION**  
P.O. BOX 1228, WEST PALM BEACH, FLORIDA

**ROYAL PALM BEACH BOULEVARD**  
IN-CANAL TO S. OF ORANGE BOULEVARD  
PLAN AND PROFILE

Scale: 23  
Date:  
Project No.: 200800



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

ADDRESS:  
 1875 WOODS DR. SUITE 100, SUITE 100  
 WEST PALM BEACH, FLORIDA 33411  
 CONTACT: A. C. DE LUCA  
 ENGINEER OF SURVEY  
 FLORIDA PROFESSIONAL SURVEYOR NO. 43294

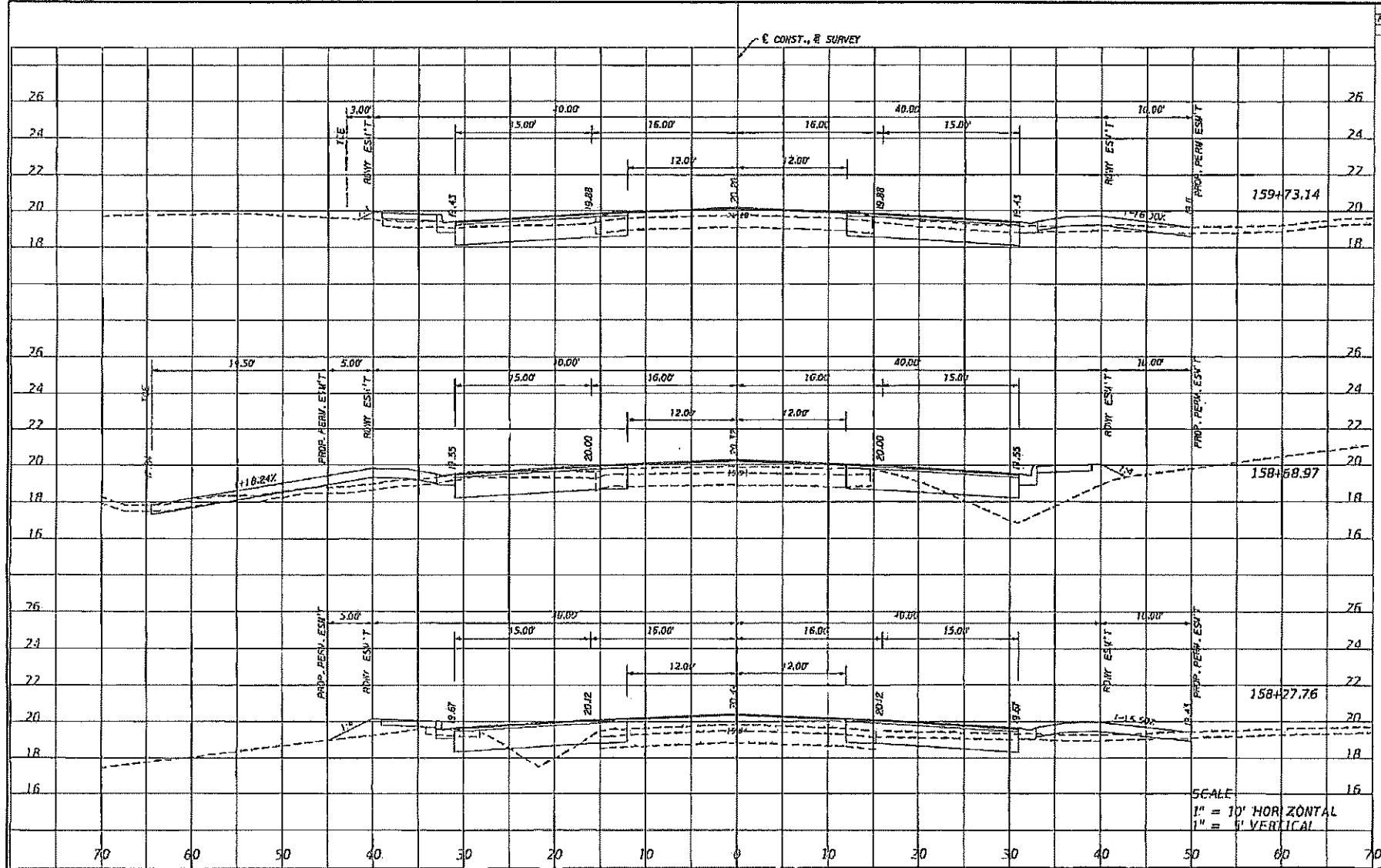
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 Approved: MC  
 Drawn: CC  
 Checked: CC  
 Date: 03/20/09

No.	Revision	Date

PALM BEACH COUNTY  
 ENGINEERING AND PUBLIC WORKS  
**ROADWAY PRODUCTION**  
 P.O. BOX 3029, WEST PALM BEACH, FLORIDA

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

Sheet 75  
 of  
 Project No.: 20450



SCALE  
 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL

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

ADDRESS:  
 12700 WEST PALM BOULEVARD, SUITE 1201  
 WEST PALM BEACH, FLORIDA 33411  
 PHONE: (561) 833-1111  
 FAX: (561) 833-1112  
 WWW: WWW.KFENGINEERS.COM

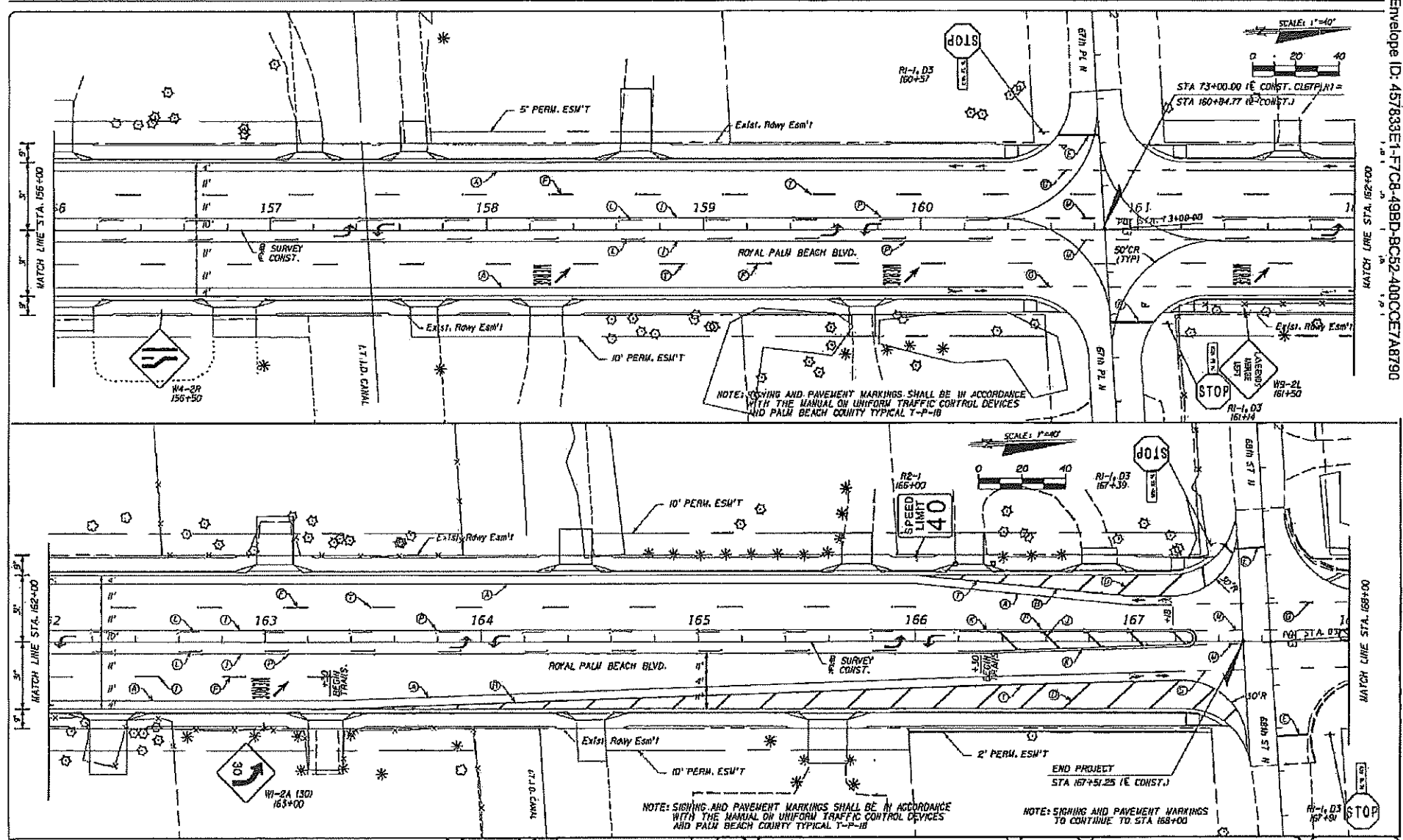
SHEET  
 1 OF 1  
 DATE: 03/20/08

No.	Station	By	Scale

PALM BEACH COUNTY  
 ENGINEERING AND PUBLIC WORKS  
**ROADWAY PRODUCTION**  
 P.O. BOX 3129, WEST PALM BEACH, FLORIDA

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

SHEET NO.  
 02  
 PROJECT NO. 20-150



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

ADDRESS:  
1715 UNIVERSITY BLVD., SUITE 200, WEST PALM BEACH, FL 33411  
TELEPHONE: (561) 835-1111  
FAX: (561) 835-1112  
PROJECT NO.: 1502  
DATE: 01/15/08

Scale:  
As Shown: 1"=40'  
Drawn: EK  
Checked: CJ  
Date: 01/15/08

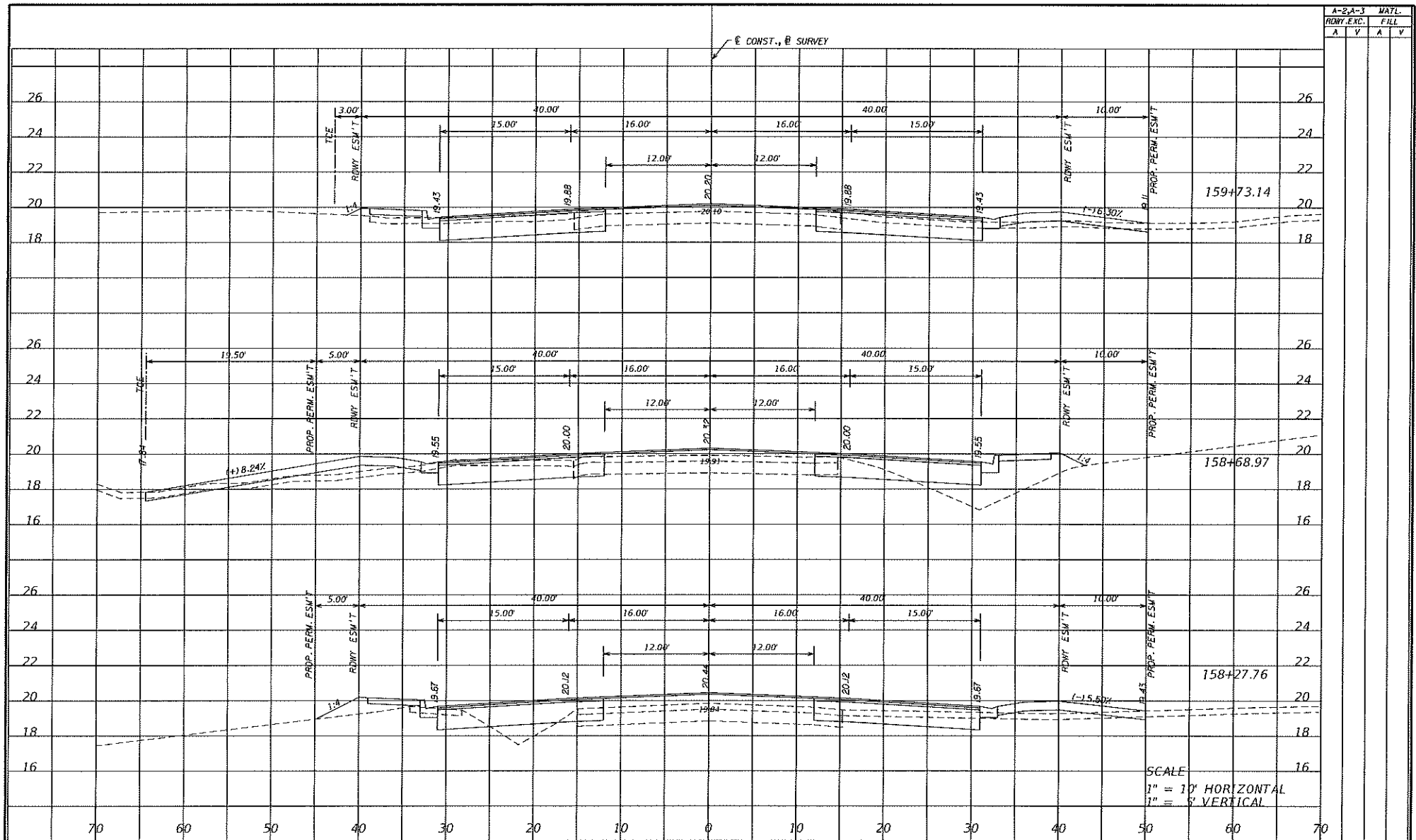
No.	Description	By	Date

**PALM BEACH COUNTY**  
ENGINEERING AND PUBLIC WORKS  
**ROADWAY PRODUCTION**  
P.O. BOX 1028, WEST PALM BEACH, FLORIDA

**ROYAL PALM BEACH BOULEVARD**  
(W-CANAL TO S. OF ORANGE BOULEVARD)  
SIGNING AND PAVEMENT MARKINGS



Sheet: 5-0  
Of: 5-0  
Project No.: 150208

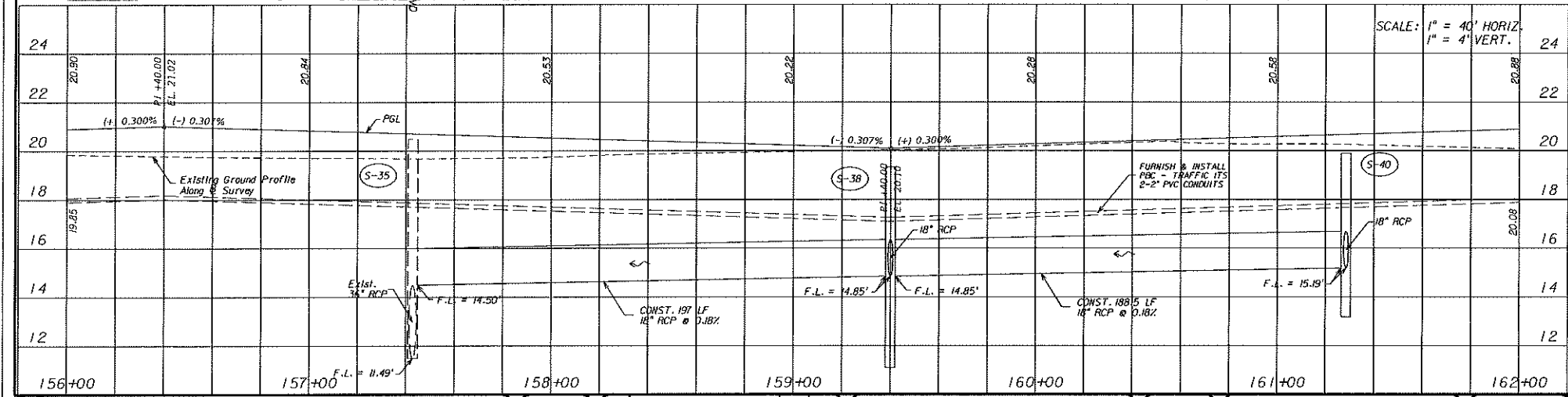
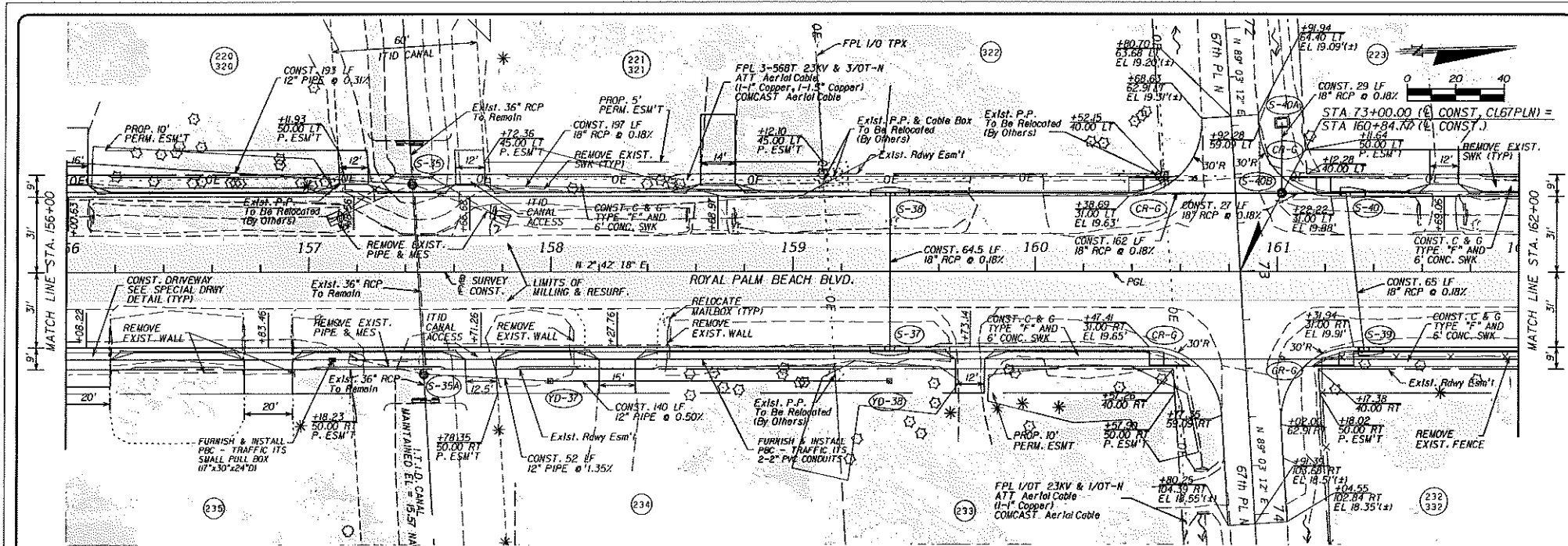






A-2-A-3		MATERIAL	
ROWY EXC.		FILL	
A	V	A	V

SCALE  
 1" = 10' HORIZONTAL  
 1" = 5' VERTICAL

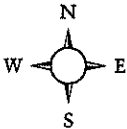
 <p><b>K-F GROUP, INC.</b> CONSULTING ENGINEERS</p>	ADDRESS: 12774 FOREST HILL BOULEVARD, SUITE 1217 WASHINGTON, FLORIDA 33414 CERTIFICATE OF AUTHORIZATION NO. 7236 ENGINEER OF RECORD: BRIAN C. KOF, P.E. FLORIDA REGISTRATION NO. 45296	Scale: Approved: HK Drawn: EK Checked: CJ Date: 03/20/18	 <p><b>PALM BEACH COUNTY</b> ENGINEERING AND PUBLIC WORKS</p>	<p><b>ROYAL PALM BEACH BOULEVARD</b> (W-CANAL TO S. OF ORANGE BOULEVARD)</p> <p>DRIVEWAY PROFILE</p>	Sheet: 49 of: Project No.: 2014501
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 <b>K-F GROUP, INC.</b> CONSULTING ENGINEERS	ADDRESS: 13774 FOREST HILL BOULEVARD, SUITE 1317 WELLINGTON, FLORIDA 33414 CERTIFICATE OF AUTHORIZATION NO. 7734 ENGINEER OF RECORD: WALTER K. KUE, P.E. FLORIDA REGISTRATION NO. 45330	Scale: Approved: HK Drawn: DP Checked: CJ Date: 10/20/17	No. _____ Section _____ By _____ Date _____	 <b>PALM BEACH COUNTY</b> ENGINEERING AND PUBLIC WORKS <b>ROADWAY PRODUCTION</b> P.O. BOX 11229, WEST PALM BEACH, FLORIDA	<b>ROYAL PALM BEACH BOULEVARD</b> (W-CANAL TO S. OF ORANGE BOULEVARD) PLAN AND PROFILE	Sheet: 23 of: Project No.: 2014501
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Location Map



# ATTACHMENT 5

## RESOLUTION NO. R2021-~~1667~~

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PERMANENT EASEMENT, DESIGNATED AS PARCEL 234, 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 234, 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 234; and

**WHEREAS**, the property owner has not accepted the offer to purchase Parcel 234 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 234, 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 234 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 234 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 234, 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 234, 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:

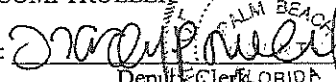

Commissioner Dave Kerner, Mayor	<u>Aye</u>
Commissioner Robert S. Weinroth, Vice Mayor	<u>Aye</u>
Commissioner Maria G. Marino	<u>Absent</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Maria Sachs	<u>Aye</u>
Commissioner Melissa McKinlay	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

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

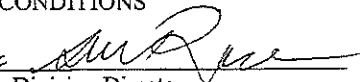
PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA,  
BY AND THROUGH ITS BOARD OF COUNTY  
COMMISSIONERS

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By:   
Assistant County Attorney

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER OF PUBLIC ACCOUNTS  
By:   
Deputy Clerk  


APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Division Director

**ROYAL PALM BEACH BLVD.**

**PERMANENT EASEMENT 234**

**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 NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS LOT 1704 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 1698.12 FEET, ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35; THENCE NORTH 89°05'56" EAST 40.08 FEET, TO THE INTERSECTION WITH THE EAST 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 1704; THENCE NORTH 02°42'18" EAST 30.06 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 60 FOOT DRAINAGE EASEMENT AS RECORDED IN O.R.B. 1659, PAGE 1432, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02°42'18" EAST 139.77 FEET, ALONG THE EAST LINE OF SAID 80 FOOT ROAD RIGHT-OF-WAY EASEMENT FOR ROYAL PALM BEACH BOULEVARD; THENCE NORTH 89°04'34" EAST 10.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1704; THENCE SOUTH 02°42'18" WEST 139.77 FEET; THENCE SOUTH 89°05'56" WEST 10.02 FEET, ALONG THE NORTH LINE OF SAID 60 DRAINAGE EASEMENT TO THE POINT OF BEGINNING AND CONTAINING 1398 SQUARE FEET, OR 0.0321 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

Digitally signed by David L. Standinger  
DN: cn=David L. Standinger, ou=Professional Surveyors of Florida, o=Professional Surveyors of Florida, email=standinger@erdmananthony.com, c=US

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  
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EXHIBIT "A"  
PERMANENT EASEMENT 234

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

**ABBREVIATIONS:**

C = 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:**

- 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.
- 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.
- THIS SKETCH IS NOT A SURVEY.
- 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.
- 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.
- STATE PLANE COORDINATES:
  - HORIZONTAL DATUM = NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT)
  - ZONE = FLORIDA EAST
  - PROJECTION = TRANSVERSE MERCATOR
  - COORDINATES = GRID
  - LINEAR UNITS = US SURVEY FEET
  - ALL DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN
  - SCALE FACTOR = 1.00001430
  - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - ROTATION EQUATION: NONE
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
- 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.
- 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

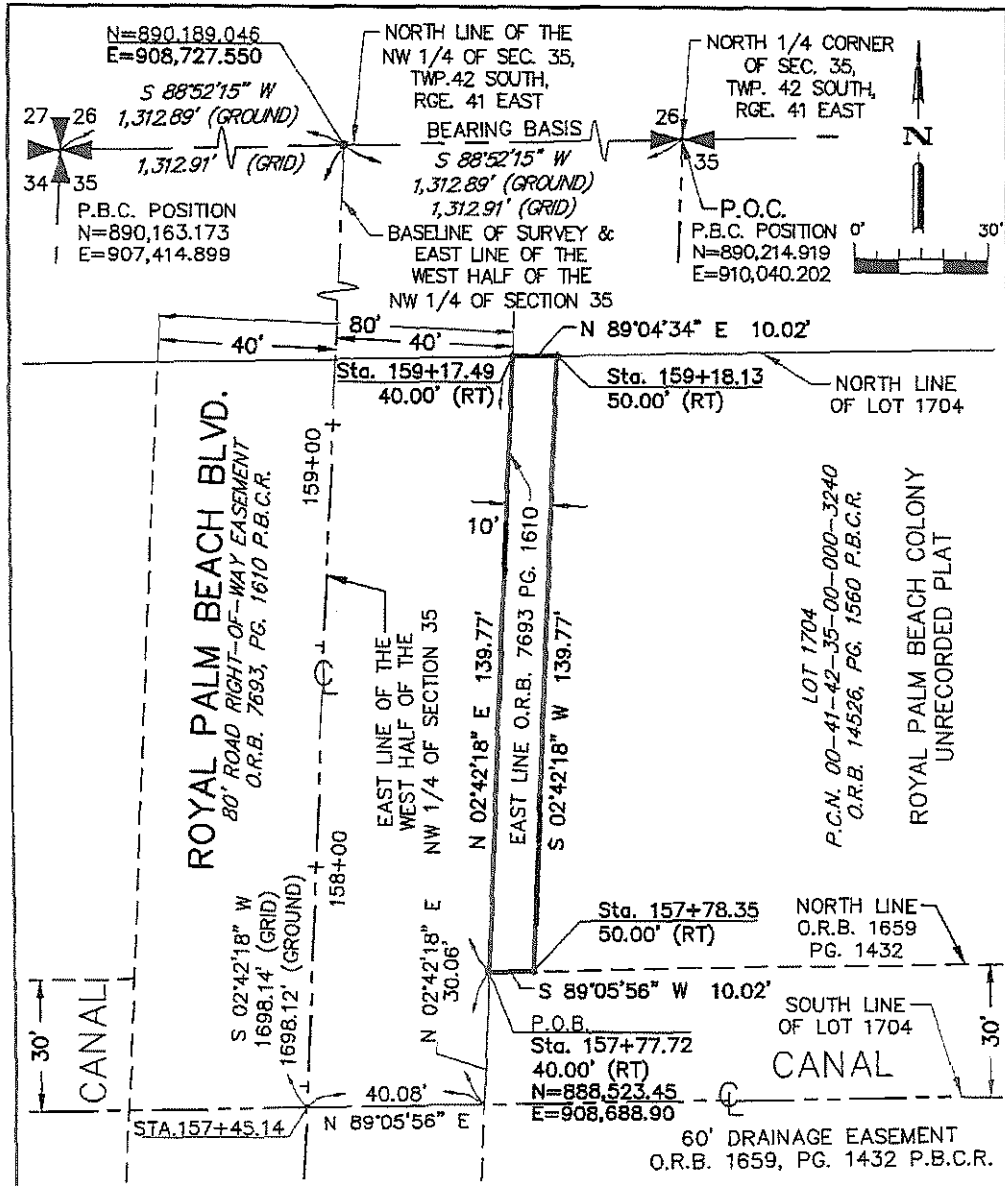
**ERDMAN**  
**ANTHONY**

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 WEST PALM BEACH, FL 33417  
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EXHIBIT "A"  
 PERMANENT EASEMENT 234

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



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

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WEST PALM BEACH, FL 33417  
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**EXHIBIT "A"**  
**PERMANENT EASEMENT 234**

60258.00	1" = 30'	04/25/19	3 OF 3
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**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 234**

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 234 as **EXHIBIT A**.

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, JOSEPH ABRUZZO, Clerk of the Circuit Court &  
Comptroller, certify this to be a true and correct copy  
of the original filed in my office on  
on NOV 12 2021  
dated at West Palm Beach, FL on 11/10/2021  
By: [Signature]  
Deputy Clerk