

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

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Meeting Date: August 25, 2026	[X] Consent [] Regular
	[] Workshop [] Public Hearing

Department: County Attorney

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a settlement, in the total amount of \$745,076.75 inclusive of attorney's fees, expert fees, and costs, in the eminent domain action styled Palm Beach County v. Michael H. Agnello, et al. Case No.: 502025CA003377XXMB, regarding Parcels 102/302, 105, and 107. **SUMMARY:** Under the proposed mediated settlement in this pending eminent domain proceeding, compensation for Parcels 102/302, 105, and 107 is \$589,000.00 in addition to statutory attorney's fees, experts' fees and costs of \$156,076.75, for a total amount of \$745,076.75. This settlement will completely resolve this eminent domain proceeding as it relates to Parcels 102/302, 105 and 107. Countywide (MM).

Background and Justification: The Board of County Commissioners (BCC) approved Resolution R-2024-0908 (Parcels 102/302), Resolution R-2024-0911 (Parcel 105), and Resolution R-2024-0913 (Parcel 107) for an eminent domain proceeding to acquire a fee simple right of way, designated as Parcels 102, 105 and 107, and a temporary construction easement, designated as Parcel 302, for the purpose of constructing intersection improvements at Woolbright Road and South Seacrest Boulevard (the "Project") in Palm Beach County.

This is a negotiated global settlement of several parcels having the same owner. The proposed settlement consists of compensation for Parcels 102/302 in the amount of \$24,500, Parcel 105 in the amount of \$34,500, and Parcel 107 in the amount of \$530,000 for a total of \$589,000. The appraisal prepared for County on Parcels 102/302 is for \$16,900, for Parcel 105 \$22,350.00, and for Parcel 107 \$454,050 for a total of \$493,300.00. The defendant's appraisal for Parcels 102/302 is \$45,600, for Parcel 105 \$50,440.00 and for Parcel 107 \$611,000 for a total of \$707,040. In addition to the compensation for Parcels 102/302, 105 and 107, the settlement includes statutory attorney's fees of \$68,590.50 and experts' fees and costs of \$87,486.25, for a total amount of \$156,076.75. This settlement will completely resolve this eminent domain proceeding as it relates to Parcels 102/302, 105 and 107.

This settlement is cost-effective in light of the expense and risk of a jury trial in this matter. Accordingly, outside counsel, the County Attorney's Office, and the Engineering Department all recommend approval of this settlement.

Attachments:

1. Budget Availability Statement.
2. Proposed Stipulated Final Judgment with motion for entry attached.
3. Roadway Plan
4. Location Map
5. Resolutions for Parcels 102/302, 105 and 107 with Exhibit "A," Exhibit "B," and Exhibit "C".

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Approved By:  County Attorney	Date: 7-14-2026
Approved By: N/A County Administrator	Date: _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	-\$745,077-	-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	-\$745,077-	-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 3504 Dept 361 Unit 1874 Object 6120 \$733,516.74

Fund 3504 Dept 361 Unit 1874 Object 4606 \$ 11,560.01

Recommended Sources of Funds/Summary of Fiscal Impact

Road Impact Fee Zone 4/

Woolbright Rd & S. Seacrest Blvd

Parcel No.	TYPE	PCN Number	Parcel Description	Asset Number	Parcel Cost	Attorney/Professional Fees	Total	Object Code
102	ROW	08-43-45-28-02-005-0120	(Michael Agnello, 219 W. Woolbright Rd.)	109008	\$ 19,570.00	\$ 26,508.58	\$ 46,078.58	6120
302	TCE	08-43-45-28-02-005-0120	(Michael Agnello, 219 W. Woolbright Rd.)	N/A	\$ 4,930.00	\$ 6,630.01	\$ 11,560.01	4606
185	ROW	08-43-45-28-02-005-0150	(Michael Agnello, Vacant)	109011	\$ 34,500.00	\$ 34,821.58	\$ 69,321.58	6120
107	ROW	08-43-45-28-13-012-0170	(Angelo Agnello, 115 W. Woolbright Rd.)	109015	\$ 530,000.00	\$ 88,116.58	\$ 618,116.58	6120
					\$ 589,000.00	\$ 156,076.75	\$ 745,076.75	

Angelo DiPietro
Director of Public Works

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:

Lore Matus 7/15/2026
OFMB 7/14/26

Trudi Macho 7/15/26
Contract Dev. and Control 26 7.15.26

B. Approved as to Form and Legal Sufficiency:

Maureen Martinez
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: July 8, 2026

TO: Maureen Martinez
Chief Assistant County Attorney

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

RE: Case No.: 502025CA003377XXXMB / Parcel 102/302,105,107
Palm Beach County v. Michael H. Agnello, et al.,
Project #2018106 / Woolbright Rd. Seacrest Blvd Intersection Imp.

FISCAL IMPACT ANALYSIS:

Budget Account Number:

Fund	Dept.	Unit	Object	Total
3504	361	1874	6120	\$733,516.74
3504	361	1874	4606	\$11,560.01
			TOTAL	\$ 745,076.75

Recommended Sources of Fiscal Impact: Engineering Admin Services Capital Budget

Parcel No.	TYPE	PCN Number	Parcel Description	Asset Number	Parcel Cost	Attorney/Professional Fees	Total	Object Code
102	ROW	08-43-45-28-02-005-0120	(Michael Agnello, 219 W. Woolbright Rd.)	I09008	\$ 19,570.00	\$ 26,508.58	\$ 46,078.58	6120
302	TCE	08-43-45-28-02-005-0120	(Michael Agnello, 219 W. Woolbright Rd.)	N/A	\$ 4,930.00	\$ 6,630.01	\$ 11,560.01	4606
105	ROW	08-43-45-28-02-005-0150	(Michael Agnello, Vacant)	I09011	\$ 34,500.00	\$ 34,821.58	\$ 69,321.58	6120
107	ROW	08-43-45-28-13-012-0170	(Angelo Agnello; 115 W. Woolbright Rd.)	I09015	\$ 530,000.00	\$ 88,116.58	\$ 618,116.58	6120
					\$ 589,000.00	\$ 156,076.75	\$ 745,076.75	

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

**CASE NO.: 502025CA003377
PARCEL 102/302, 105 and 107**

PALM BEACH COUNTY,

Petitioner,

v.

**MICHAEL H. AGNELLO, Trustee of the
Angelo A. Agnello Revocable Trust u/a/d
8/23/89, et al.,**

Defendants.

**STIPULATED PARTIAL FINAL JUDGMENT, AND ORDER AWARDING
ATTORNEY'S FEES, EXPERTS' FEES, AND COSTS
AS TO PARCELS 102/302, 105 and 107**

THIS CAUSE having come before the Court on the Joint Motion and Stipulation of the parties, Petitioner, Palm Beach County ("County"), and Defendants, Michael H. Agnello AND Michael H. Agnello and Angelo A. Agnello, Trustees of the Angelo A. Agnello Revocable Trust u/a/d 8/23/89 (collectively, "Agnello Defendants"), for the entry of this Stipulated Partial Final Judgment, Order of Apportionment and Order Awarding Attorney's Fees, Experts' Fees, and Costs as to Parcels 102/302, 105 and 107 ("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 Order of Taking entered on September 30, 2025 ("Order of Taking") and the deposit of monies thereunder, County

acquired fee simple title to the properties designated as Parcels 102, 105 and 107 and a temporary construction easement to the property designated as Parcel 302.

2. Subject to apportionment, as former owners of Parcels 102, 105, and 107 and owners of the property subject to the temporary construction easement designated as Parcel 302, Agnello Defendants shall recover from County the sum of TWENTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$24,500.00) for the taking of Parcels 102/302, THIRTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$34,500.00) for the taking of Parcel 105 and, subject to apportionment, FIVE HUNDRED AND THIRTY THOUSAND AND NO CENTS (\$530,000) for the taking of Parcel 107 as well as, as to all parcels, any landscaping and improvements acquired, damages to the remaining property including damages to improvements and trade fixtures caused by the taking, business damages only as to the Agnello Defendants, 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 Parcels 102/302, 105 and 107 and the County's use of Parcels 102/302, 105 and 107, any statutory interest, and for any other claims or counter claims which were brought or could have been brought by Agnello Defendants caused by or related to the taking of Parcels 102/302, 105 and 107 exclusive of attorneys' and experts' fees and costs.

3. The above recovery is inclusive of the amounts previously deposited pursuant to the Order of Taking as to Parcel 102/302, SIXTEEN THOUSAND NINE HUNDRED DOLLARS AND NO CENTS (\$16,900.00), as to Parcel 105, TWENTY-TWO THOUSAND THREE HUNDRED FIFTY DOLLARS AND NO CENTS (\$22,350.00) and as to Parcel 107 FOUR HUNDRED FIFTY-FOUR THOUSAND FIFTY DOLLARS AND NO CENTS (\$454,050.00), which sum was previously disbursed to Agnello. Accordingly, the collective amount of the

recovery over the deposits is **NINETY-FIVE THOUSAND SEVEN HUNDRED DOLLARS AND NO CENTS (\$95,700.00)**.

4. Within thirty (30) days of its receipt of a certified copy of this Final Judgment, County shall deposit the sum of **NINETY-FIVE THOUSAND SEVEN HUNDRED DOLLARS AND NO CENTS (\$95,700.00)**, representing the recovery hereunder over and above the amounts previously deposited pursuant to the Order of Taking, plus \$170 for the fee of the Clerk of the Court, for a total of **NINETY-FIVE THOUSAND EIGHT HUNDRED SEVENTY DOLLARS AND NO CENTS (\$95,870.00)**, into the registry of the Court.

5. Agnello Defendants shall also recover from County the sum of **SIXTY-EIGHT FIVE HUNDRED NINETY DOLLARS AND FIFTY CENTS (\$68,590.50)**, as full and complete attorney's fees and costs, and **EIGHTY-SEVEN THOUSAND FOUR HUNDRED EIGHTY-SIX DOLLARS AND TWENTY-FIVE CENTS (\$87,486.25)**, 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 **ONE HUNDRED FIFTY-SIX THOUSAND SEVENTY-SIX DOLLARS AND SEVENTY-FIVE CENTS (\$156,076.75)**, representing the attorney's fees and costs and experts' fees and costs awarded pursuant to Paragraph 5, above, by making a check payable to the **Jones Foster Trust Account** and mailing same to **Roberto M. Vargas, Esquire, Jones Foster, 505 S. Flagler Drive, Suite 1100, West Palm Beach, FL 33401**.

7. Agnello Defendants shall recover no further compensation for the taking of Parcels 102/302, 105 and 107.

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

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

10. The Court shall retain jurisdiction to enforce the terms of this Final Judgment.

DONE AND ORDERED in West Palm Beach, Palm Beach County, Florida, this ____ day of _____, 2026.

Copies to:

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

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

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

Stepping Stone Recovery Homes Inc, c/o Scott D. Tompkins, as registered agent, 1351 SW 27th Avenue, Boynton Beach, FL 33426

David M. Mitchell, 115 W. Woolbright Road, Suite A, Boynton Beach, FL 33435

Maximum Achievement Inc., c/o Paul E. Adams, as its registered agent, 1045 East Atlantic Ave., Suite 300, Delray Beach, FL 33483

Andrew Bosier, 115 W. Woolbright Road, Suite B, Boynton Beach, FL 33435

The Professionals: Tax Prep Service, Inc., c/o Ashanti A. Blue, as registered agent, 115 W. Woolbright Road, Suite D, Boynton Beach, FL 33435

Lucky Lizard (FL) Inc. dba Headline Booking Group, c/o Matthew D. Altman, as its registered agent, 3912 S. Ocean Blvd., Suite 1106, Boca Raton, FL 33487

The Beachcomber Rehabilitation, Inc., c/o Jay R. Beskin, as its registered agent, 213 East Sheridan Street, Suite C, Dania Beach, FL 33004

CONTRACT PLANS COMPONENTS
ROADWAY PLANS
SIGNING AND MARKING PLANS (FOR INFORMATIONAL PURPOSES ONLY)
SIGNALIZATION PLANS
SPECIFIC PURPOSE SURVEY

INDEX OF ROADWAY PLANS
SHEET NO. SHEET DESCRIPTION

1	TITLE SHEET
2 - 3	TYPICAL SECTIONS
4	TYPICAL SECTION DETAILS
5	SUMMARY OF QUANTITIES
6	SUMMARY OF DRAINAGE STRUCTURES
7	GENERAL NOTES
8	PROJECT CONTROL
9 - 12	ROADWAY PLAN
13 - 14	ROADWAY PROFILE
15	INTERSECTION DETAIL
16 - 19	DRAINAGE STRUCTURES
20 - 27	CROSS SECTIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2018106
WOOLBRIGHT ROAD AND SEACREST BOULEVARD
INTERSECTION IMPROVEMENT

MARIA G. MARINO
DISTRICT 1

GREGG K. WEISS
DISTRICT 2

MARCI WOODWARD
DISTRICT 4

SARA BAXTER
DISTRICT 6



MICHAEL A. BARNETT
DISTRICT 3

MARIA SACHS
DISTRICT 5

MACK BERNARD
DISTRICT 7

ATTACHMENT 3

PROJECT LENGTH IS BASED ON THE CENTERLINE OF CONSTRUCTION OF WOOLBRIGHT RD.

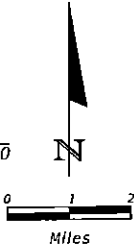
LENGTH OF PROJECT		
	LINEAR FEET	MILES
ROADWAY	1829.14	0.346
BRIDGES	0.00	0.000
NET LENGTH OF PROJECT	1829.14	0.346
EXCEPTIONS	0.00	0.000
GROSS LENGTH OF PROJECT	1829.14	0.346

FINAL SUBMITTAL (DRAFT)
JULY 2025

PLANS PREPARED BY:

Colliers Engineering & Design

COLLIERS ENGINEERING & DESIGN, INC.
7284 W PALMETTO PARK ROAD, SUITE 201-S
BOCA RATON, FL 33433
(561) 717-6496
VENDOR NO.: F-22-2651610-001

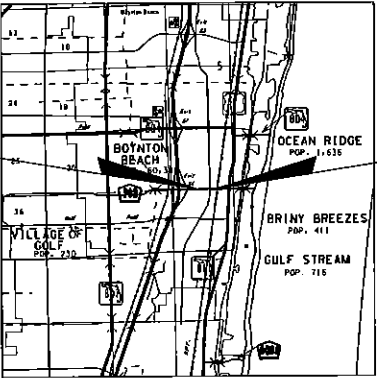


BEGIN PROJECT
STA. 112+30.86

T-45-S
T-46-S

END PROJECT
STA. 130+60.00

T-45-S
T-46-S



LOCATION MAP

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
STANDARD PLANS DATED FY 2021-2022,
AND STANDARD SPECIFICATIONS FOR ROAD
AND BRIDGE CONSTRUCTION DATED JANUARY 2022,
AS AMENDED BY CONTRACT DOCUMENTS.

VERTICAL DATUM FOR THIS PROJECT IS
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

ENGINEER OF RECORD: STEVEN WONG, P.E.

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 THE PALM BEACH COUNTY ENGINEERING DEPARTMENT AND THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION.

DATE: PROFESSIONAL ENGINEER #81422

NO.	REVISION	BY	DATE

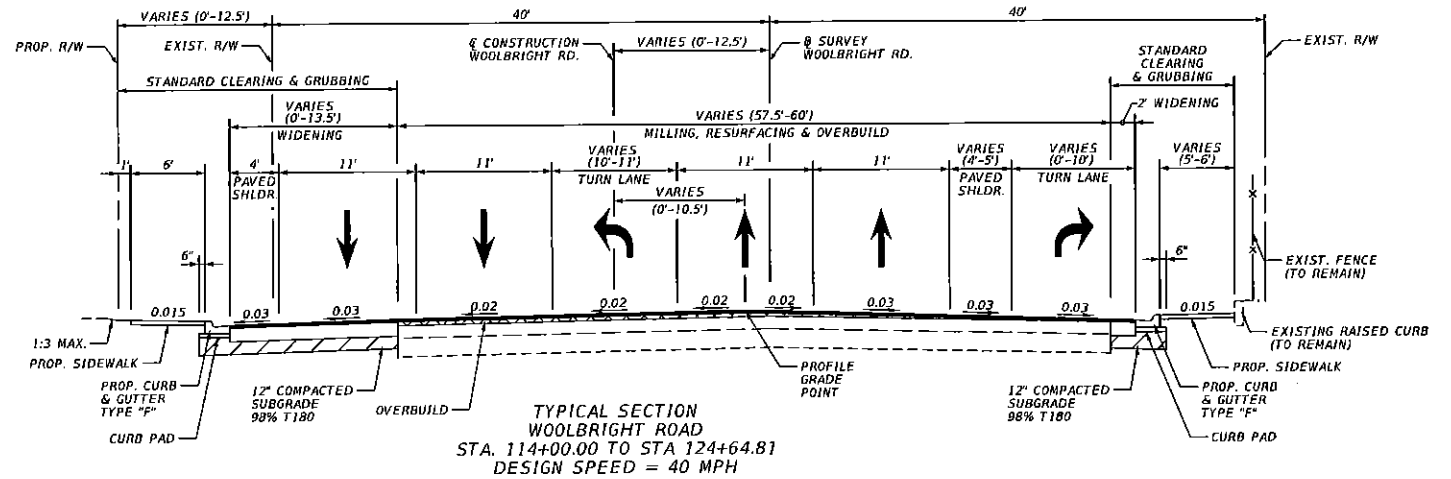
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CHECKED: JS
DATE: 7/17/2025
FIELD BOOK NO.



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

PROJECT: WOOLBRIGHT RD. AND SEACREST BLVD. INTERSECTION IMPROVEMENT	DESIGN FILE NAME ...NCADD\roadway\KEYSRD01.DGN	DRAWING NO.
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SHEET: 1
OF: 27
PROJECT NO.
2018106



NOT TO SCALE

MILLING
MILL EXISTING ASPHALT PAVEMENT (1" MIN. DEPTH)

OVERBUILD
TYPE SP STRUCTURAL COURSE (TRAFFIC C)
THICKNESS VARIES

RESURFACING
FRICTION COURSE FC-9.5 (TRAFFIC C) (1") (RUBBER)

WIDENING
OPTIONAL BASE GROUP 13 ON COMPACTED SUBGRADE (98% T180)
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1.5")
AND FRICTION COURSE FC-9.5 (TRAFFIC C) (1")

NOTE: ALL EXISTING SOD AREAS THAT ARE DISTURBED BY
PROPOSED FEATURES SHALL BE RESODDED IN KIND.

STEVEN WONG, P.E.
P.E. LICENSE NUMBER 81422
COLLIERS ENGINEERING & DESIGN, INC.
7284 W PALMETTO PARK ROAD, SUITE 201-S
BOCA RATON, FL 33433

NO.	REVISION	BY	DATE

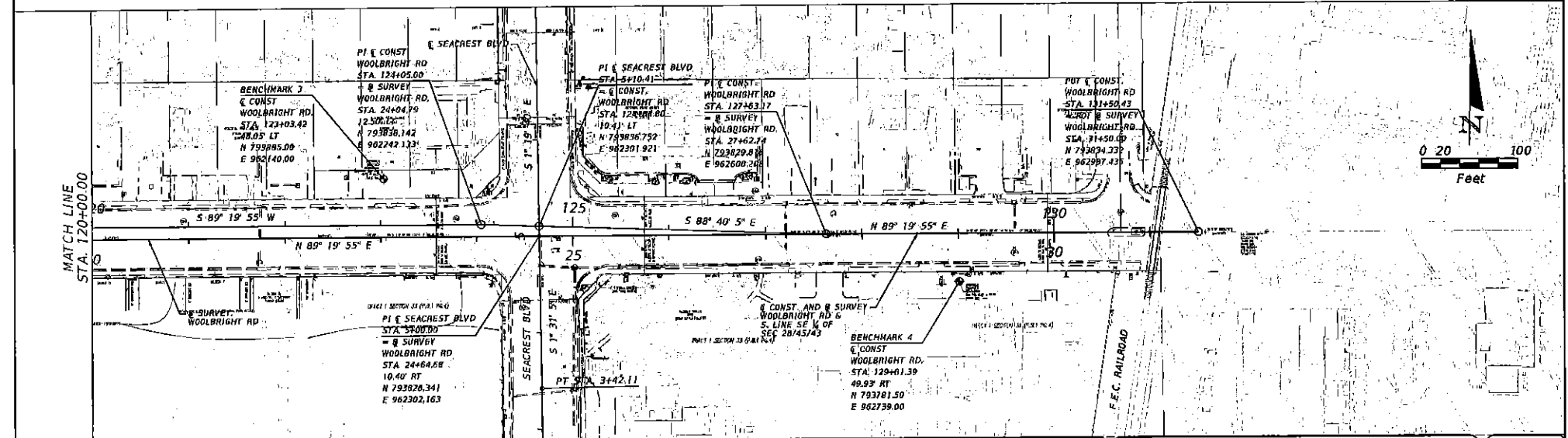
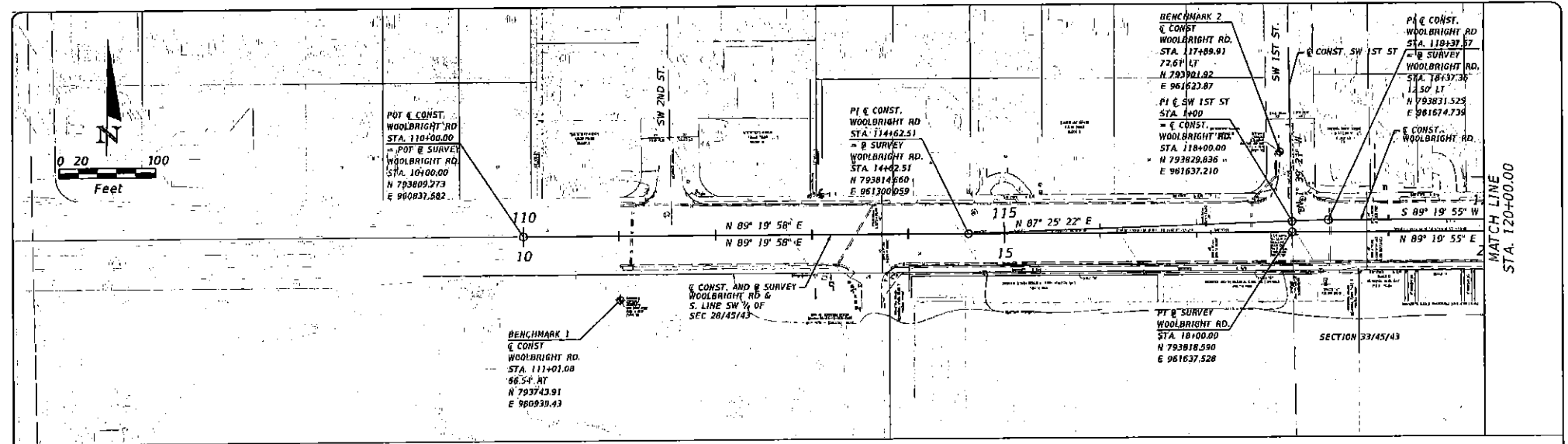
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PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P. O. BOX 21229
WEST PALM BEACH, FLORIDA

PROJECT: **TYPICAL SECTIONS**
DESIGN FILE NAME: ...\\CADD\\Roadway\\TYPSE001.dgn
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SHEET: 2
OF: 27
PROJECT NO: 2018106



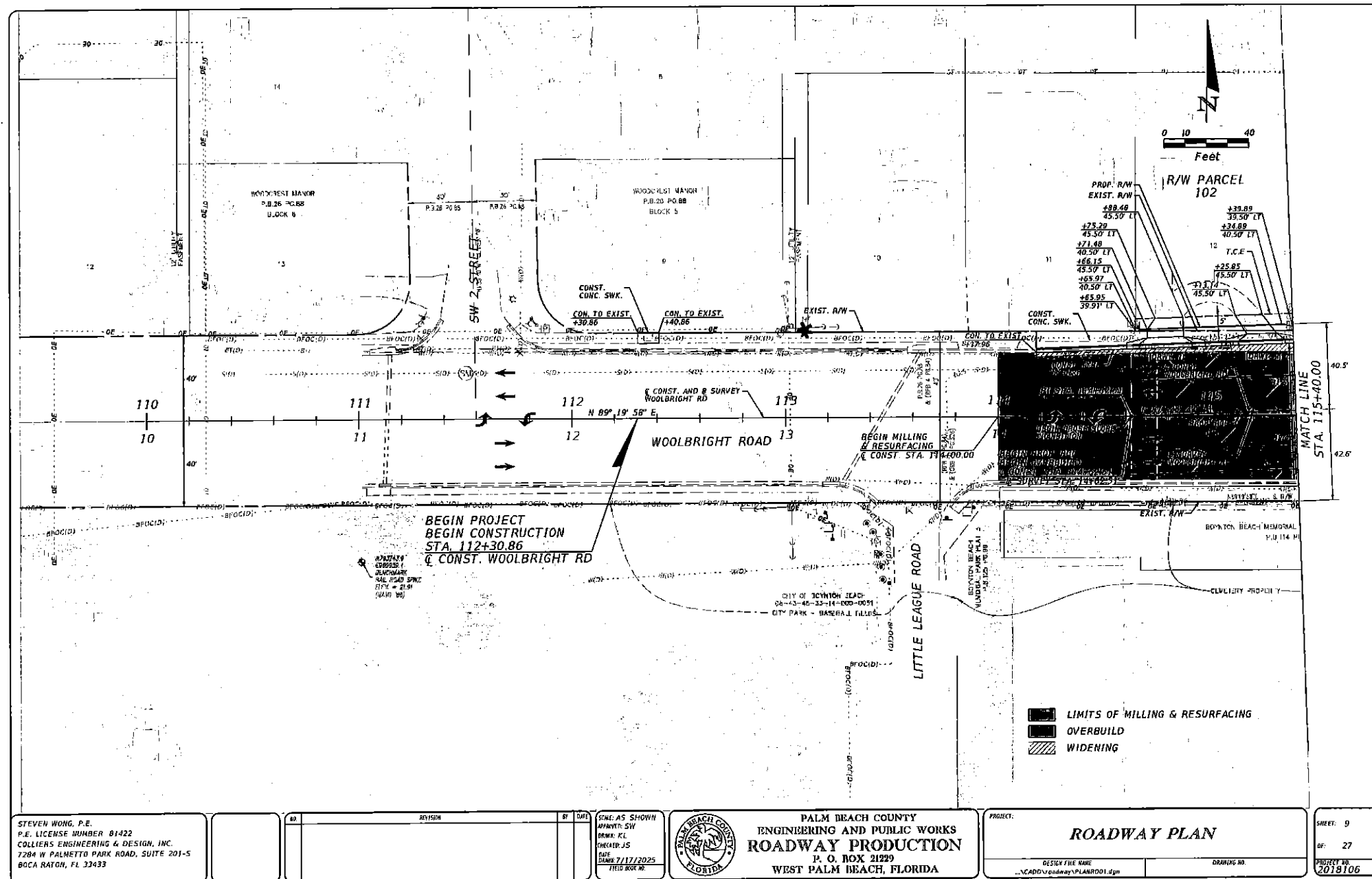
STEVEN WONG, P.E.
P.E. LICENSE NUMBER 81422
COLLIERS ENGINEERING & DESIGN, INC.
7284 W PALMETTO PARK ROAD, SUITE 201-S
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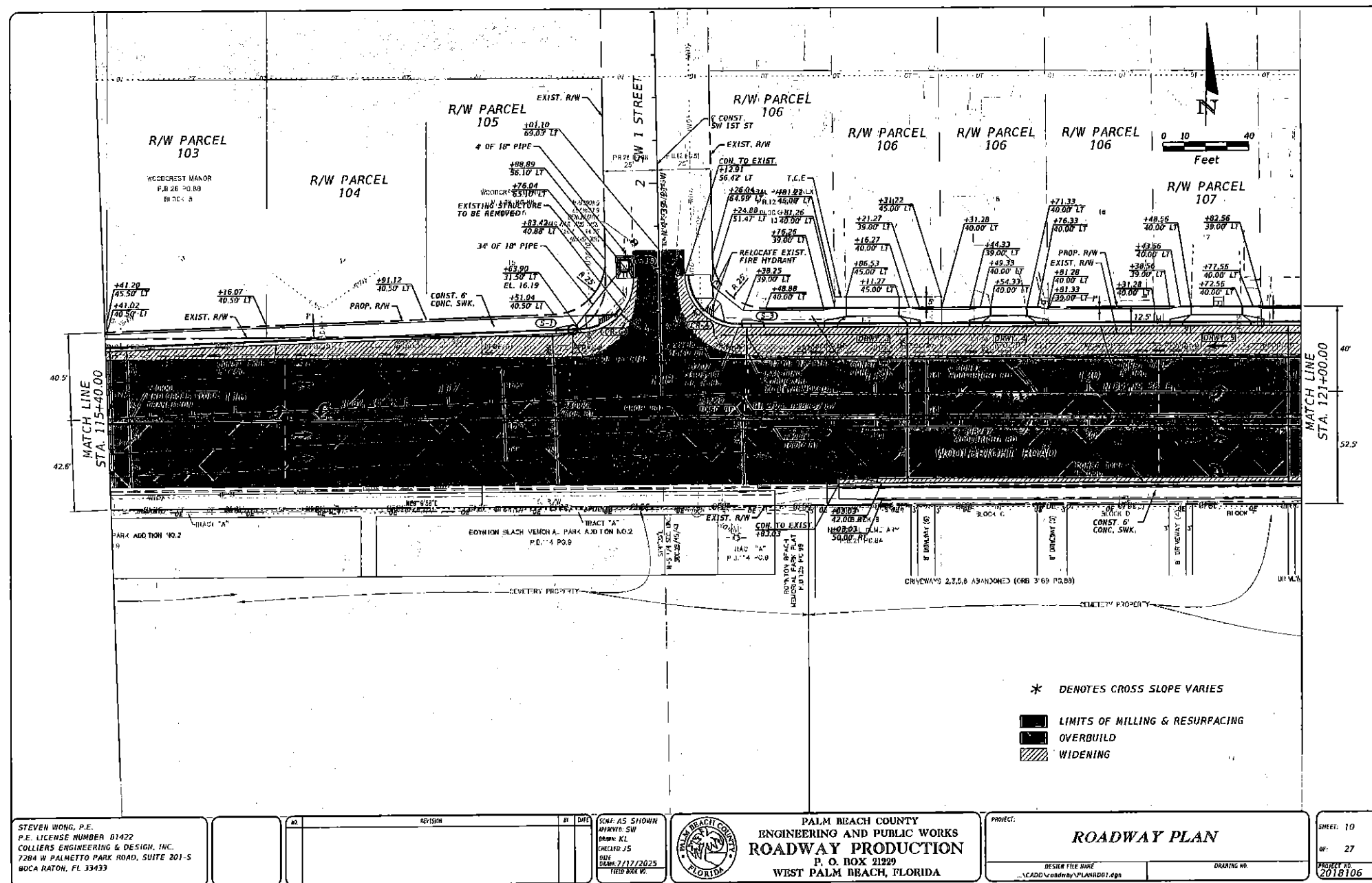
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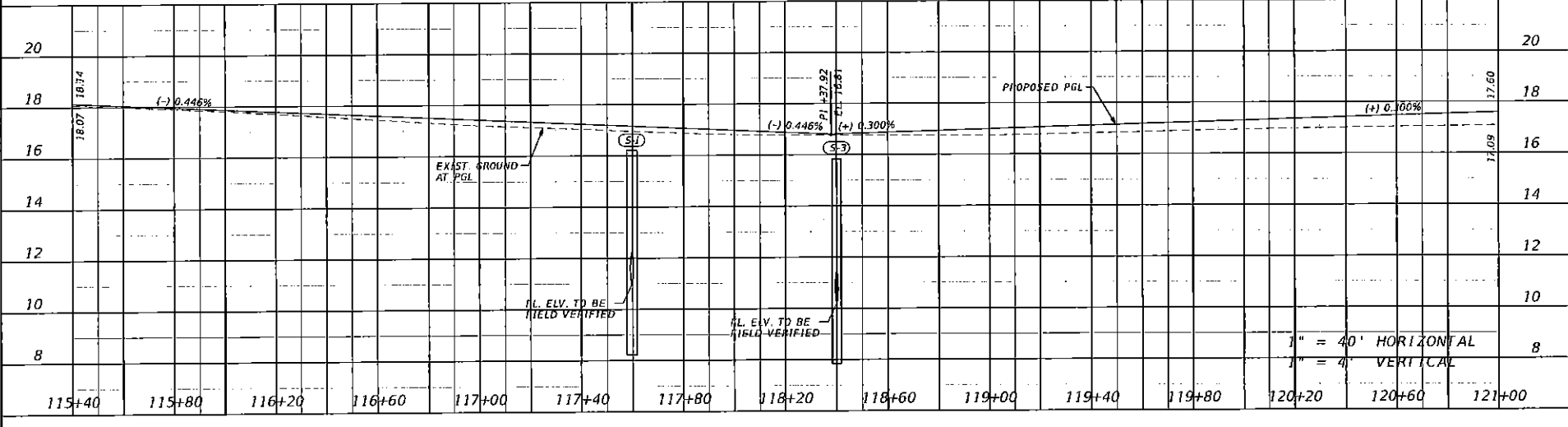
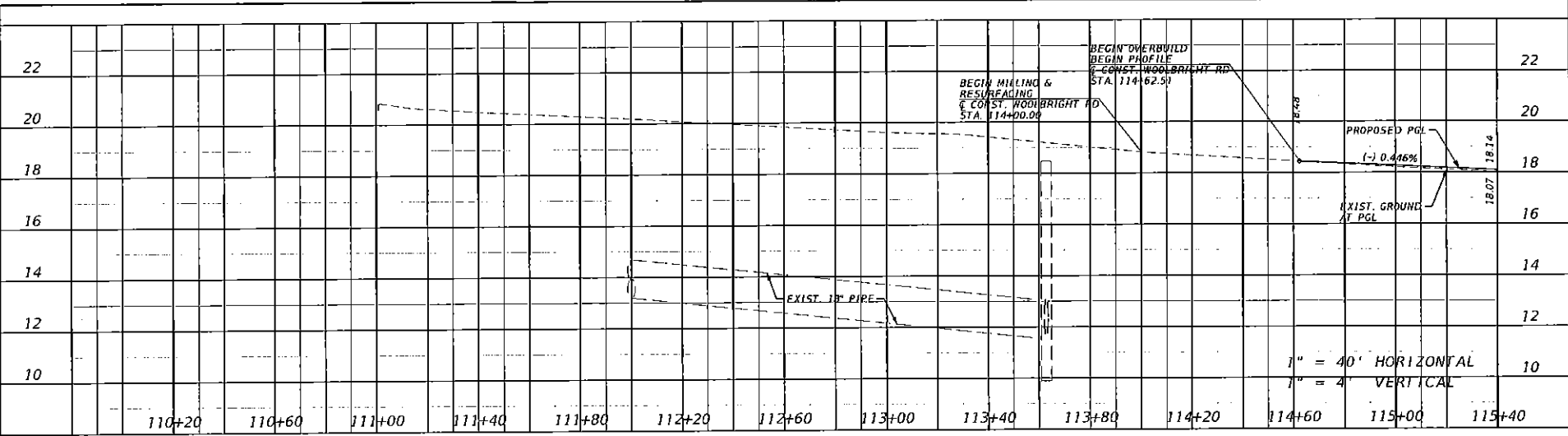


PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P. O. BOX 21229
WEST PALM BEACH, FLORIDA

PROJECT:	PROJECT CONTROL	SHEET: 8
DESIGN FILE NAME: ..CADD\roadway\PLAYARD01.dgn	DRAWING NO.	OF: 27
		PROJECT NO: 2018106







STEVEN WONG, P.E.
P.E. LICENSE NUMBER 81422
COLLIERS ENGINEERING & DESIGN, INC.
7284 W PALMETTO PARK ROAD, SUITE 201-S
BOCA RATON, FL 33433

NO.	REVISION	BY	DATE

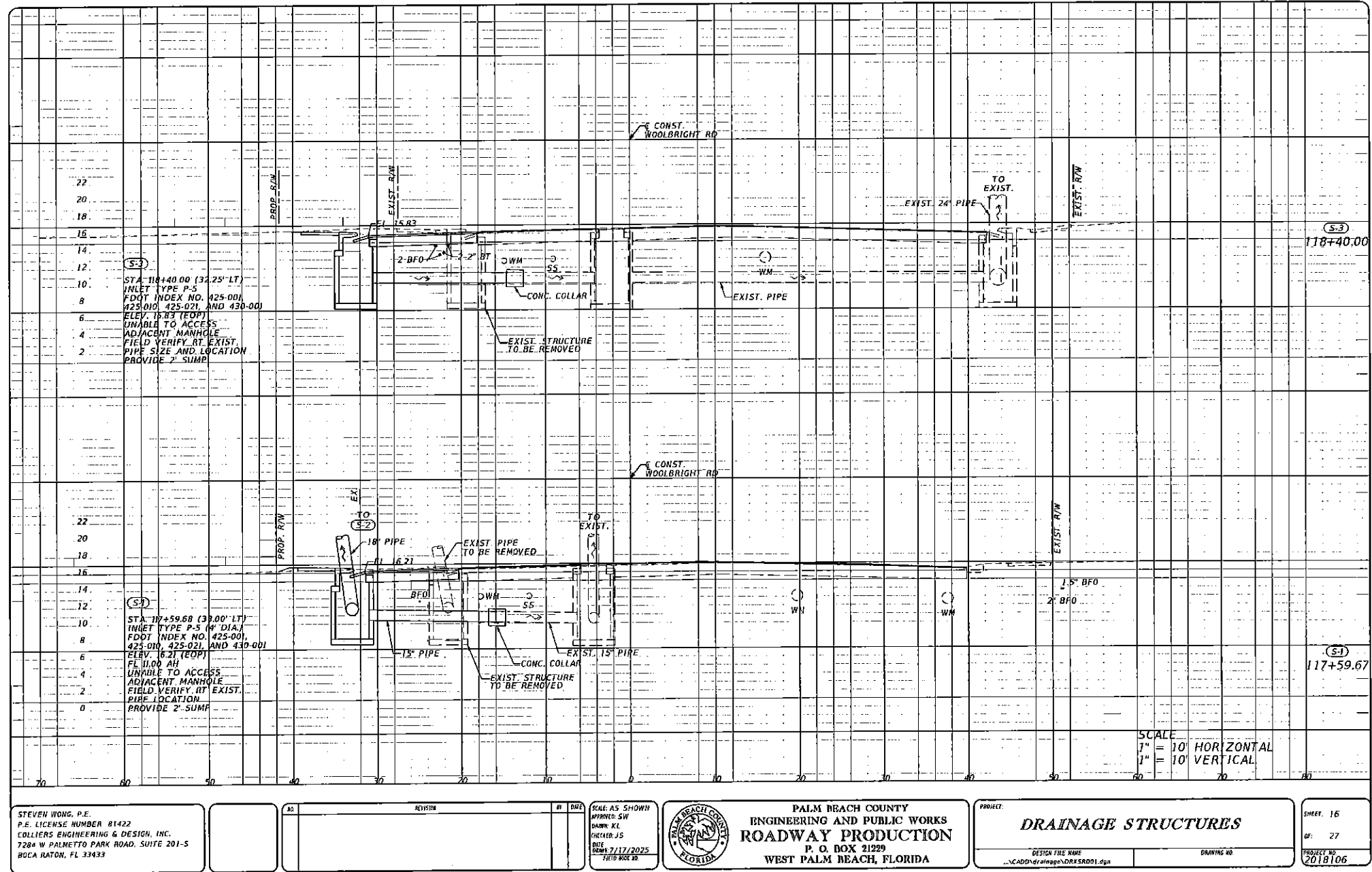
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FILED 8/4/25

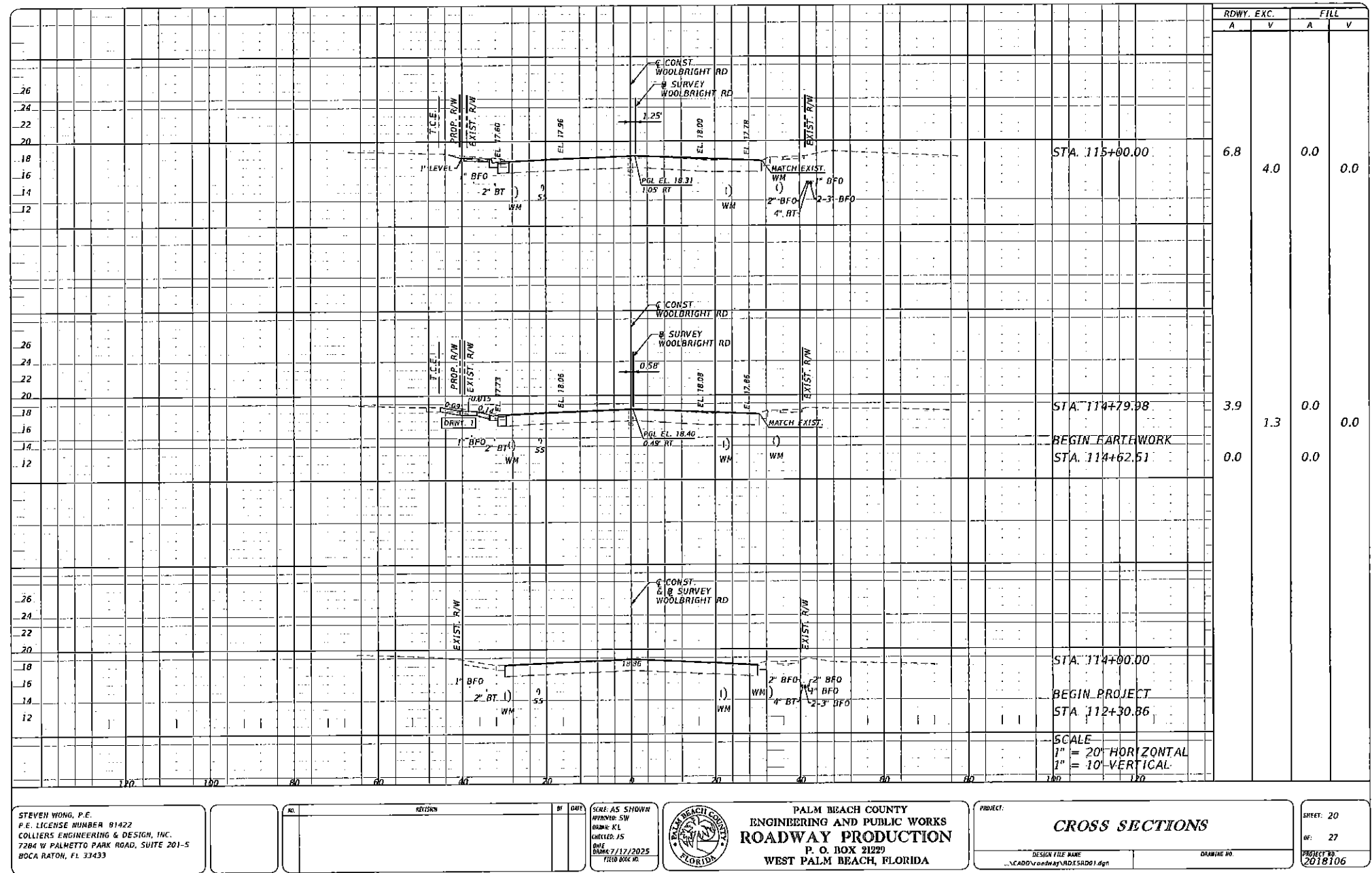


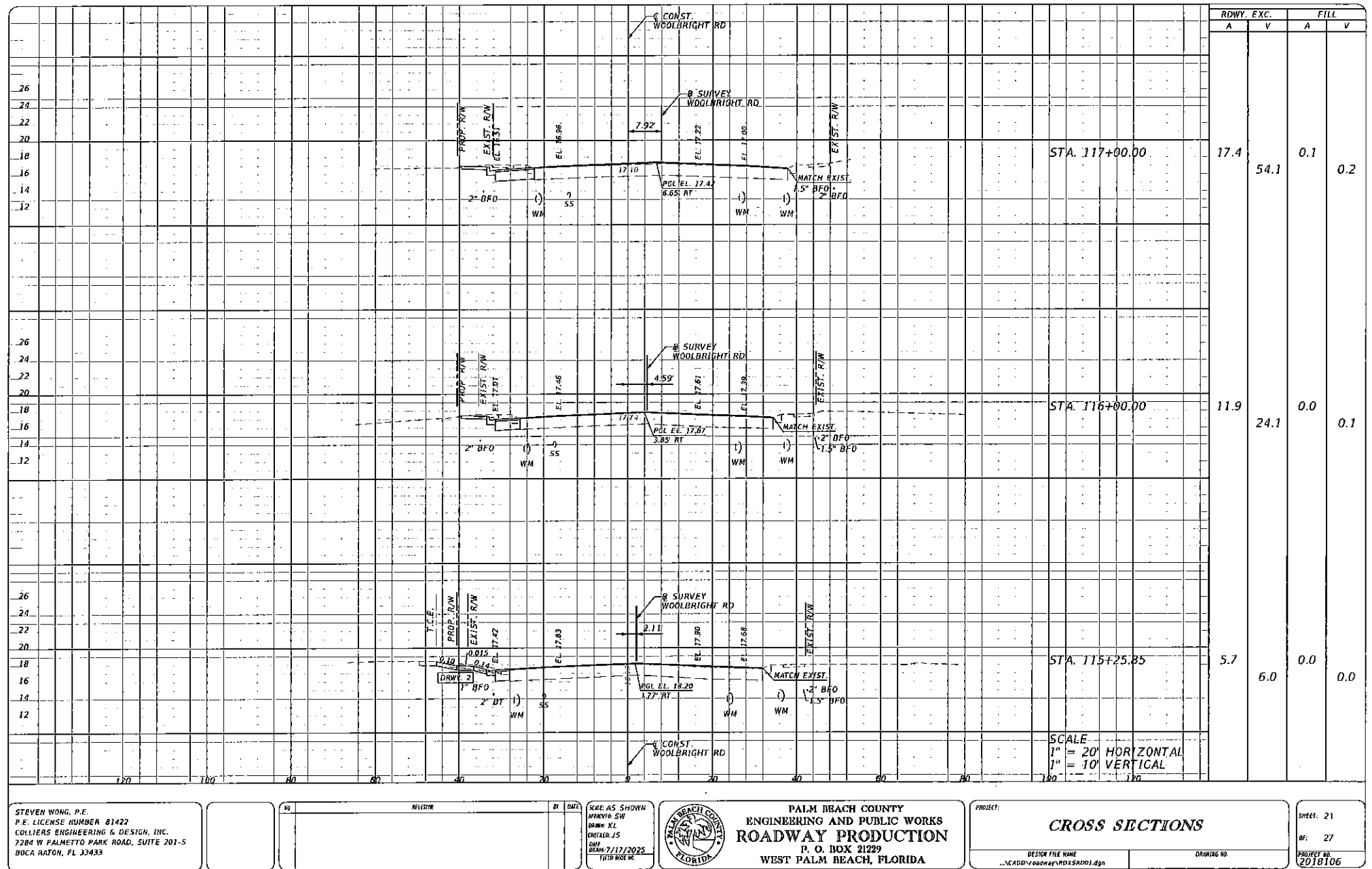
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P. O. BOX 21229
WEST PALM BEACH, FLORIDA

PROJECT:
ROADWAY PROFILE
DESIGN FILE NAME
DRAWING NO.

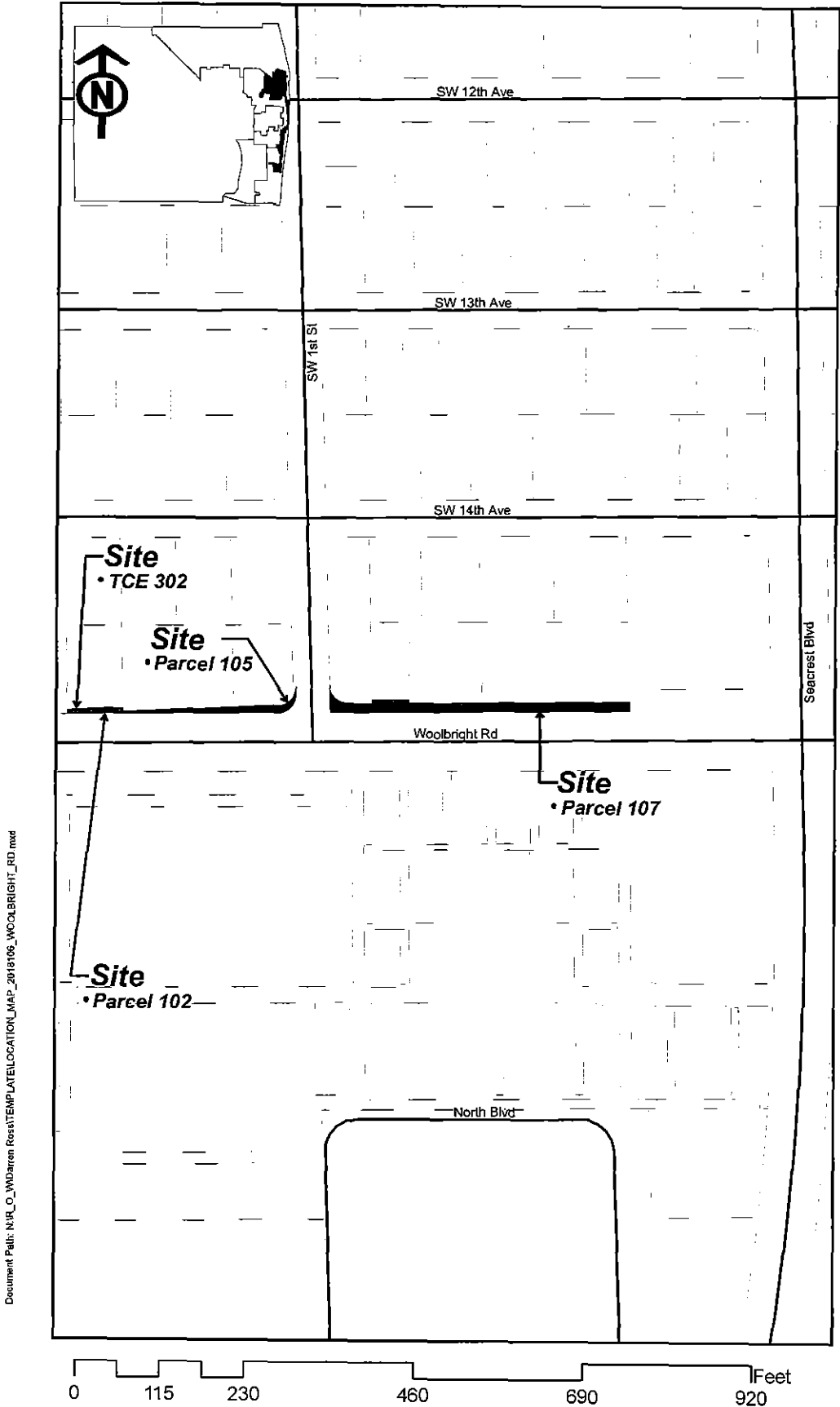
SHEET: 13
OF: 27
PROJECT NO.
2018106







Location Map



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RESOLUTION NO. R-2024 - 0908

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 Marino who moved its adoption. The motion was seconded by Commissioner Bernard and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor	<u>Aye</u>
Commissioner Maria G. Marino, Vice Mayor	<u>Aye</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Michael Barnett	<u>Aye</u>
Commissioner Marci Woodward	<u>Aye</u>
Commissioner Sara Baxter	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

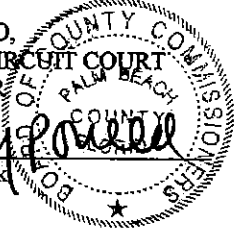
The Mayor thereupon declared the Resolution duly passed and adopted this 20th day of August, 2024

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: [Signature]
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
By: [Signature]
Deputy Clerk



APPROVED AS TO TERMS
AND CONDITIONS

By: [Signature]
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

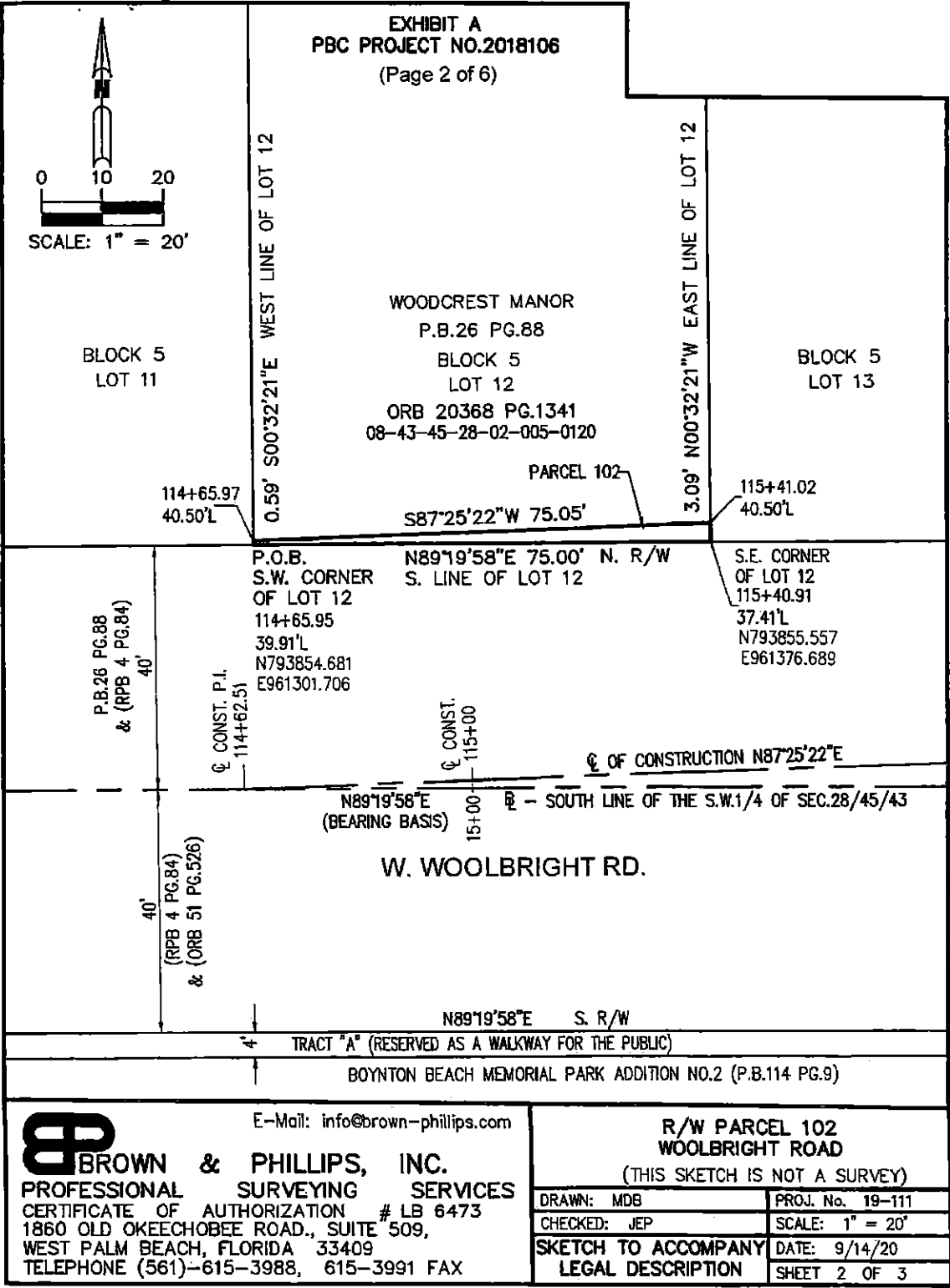
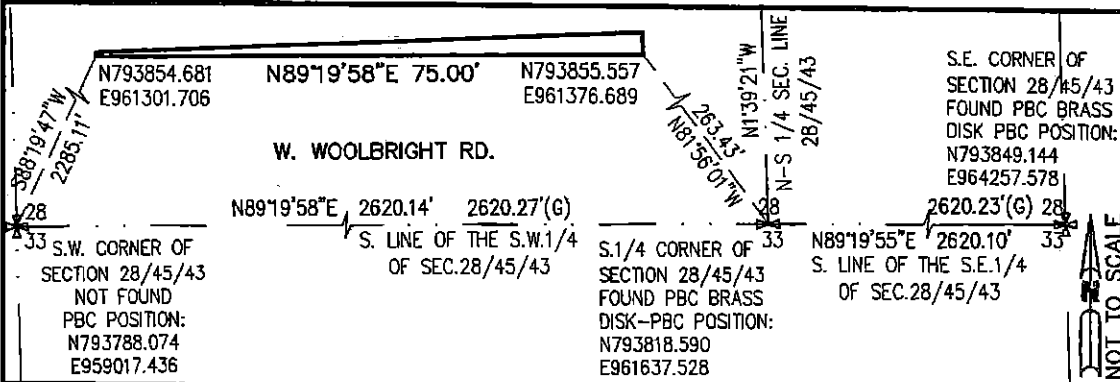


EXHIBIT A
PBC PROJECT NO.2018106
(Page 3 of 6)

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
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 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.

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: 2021.07.22
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
BROWN & PHILLIPS, INC.
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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
LEGAL DESCRIPTION	DATE: 6/1/21
	SHEET 1 OF 3

N793855.276
E961301.684

-P.O.B.
114+65.97
40.50'L

N00°32'21"W

WEST LINE OF LOT 12

BLOCK 5
LOT 12

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

$$\sqrt{114+66.15}$$
$$45.50'L$$

5' TCE 302
N87°25'22"E 75.05'

5.00'	S87°25'22"W 75.05'
-------	--------------------

S00°32'21"E EAST LINE OF LOT 12

$$\begin{array}{r} 115 + 41.20 \\ \hline 156.20 \end{array}$$

115+41.02 N793858.651

40.50'L E961376.659

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

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

£ CONST. P.I.
— 114+62.51

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

Q OF CONSTRUCTION N87°25'22"E

N89°19'58"E
(BEARING BASED)

B - 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)



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

E-Mail: info@brown-phillips.com

TCE 302
WOOLBRIGHT ROAD

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB

PROJ. No. 19-111

CHECKED: JEP

SCALE: 1" = 20'

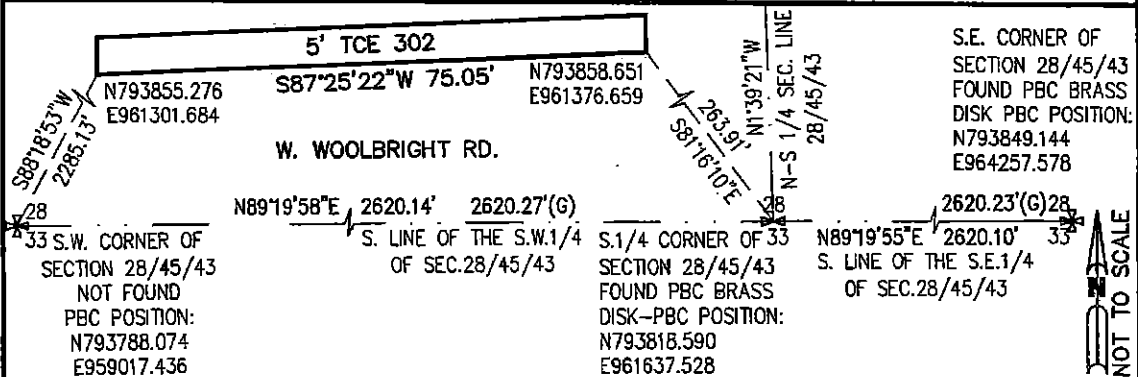
**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

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.
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SEC. - SECTION
B - BASELINE
CL - 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-philips.com

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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 1st 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 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

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.

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

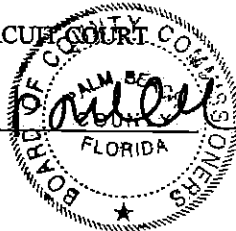
Commissioner Maria Sachs, Mayor	<u>Aye</u>
Commissioner Maria G. Marino, Vice Mayor	<u>Aye</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Michael Barnett	<u>Aye</u>
Commissioner Marci Woodward	<u>Aye</u>
Commissioner Sara Baxter	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

The Mayor thereupon declared the Resolution duly passed and adopted this 20th day of August, 20 24

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
Assistant County Attorney

BY: [Signature]
Deputy Clerk



APPROVED AS TO TERMS
AND CONDITION

BY: [Signature]
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

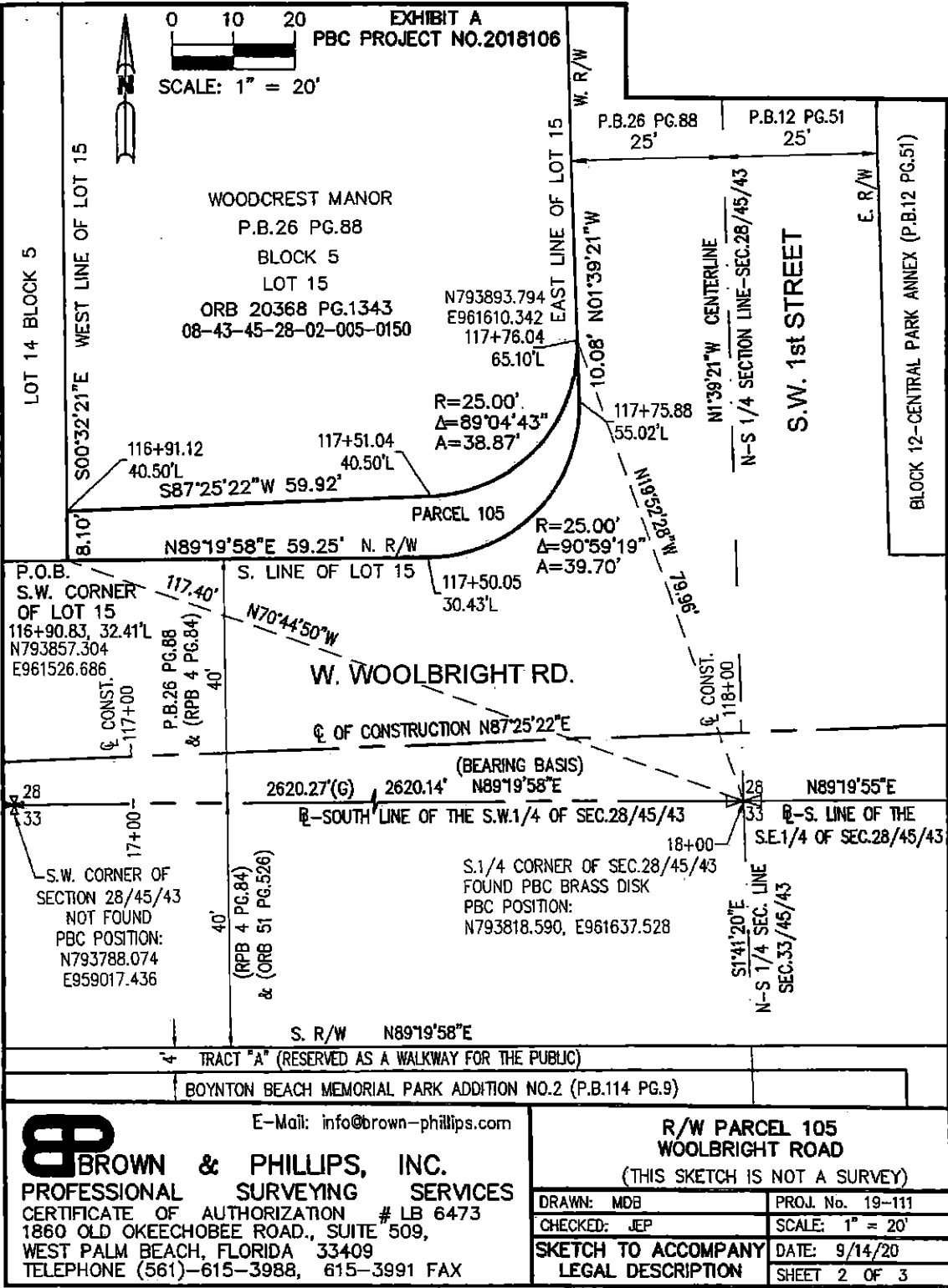


EXHIBIT A
PBC PROJECT NO.2018106

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
 - 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

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 1st 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 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 Marino who moved its adoption. The motion was seconded by Commissioner Bernard and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor	<u>Aye</u>
Commissioner Maria G. Marino, Vice Mayor	<u>Aye</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Michael Barnett	<u>Aye</u>
Commissioner Marci Woodward	<u>Aye</u>
Commissioner Sara Baxter	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

The Mayor thereupon declared the Resolution duly passed and adopted this 20th day of August, 20 24

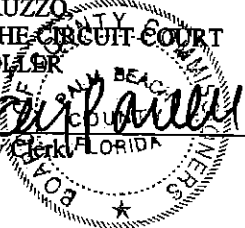
PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: [Signature]
Assistant County Attorney

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
Deputy Clerk



APPROVED AS TO TERMS
AND CONDITION

BY: [Signature]
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

EXHIBIT A
PBC PROJECT NO.2018106

LOT 21 BLOCK 12 122+31.28
 40.00'L

LOT 20 N01°19'50"W 12.50'
 50'(P)

LOT 19 ORB 7570 PG.962
 LOTS 17-20
 ORB-43-45-28-13-012-0170
 200.00
 S89°19'55"W 12.50'
 50'(P)

LOT 18 ORB 7570 PG.962
 LOTS 17-20
 ORB-43-45-28-13-012-0170
 200.00
 S89°19'55"W 12.50'
 50'(P)

LOT 17 CENTRAL PARK ANNEX
 P.B.12 PG.51
 BLOCK 12
 LOT 17
 S01°19'50"E 12.50'
 120+31.28
 40.00'L

LOT 16 BLOCK 12 120+31.43
 27.50'L
 N79°38'61.286
 E961868.274

PARCEL 107 N. R/W 200.00' N. R/W
 S. R/W 121+00' 21+00'

W. WOOLBRIGHT RD.

N.E. CORNER
 SEC.33/45/43
 FOUND PBC
 BRASS DISK
 PBC POSITION:
 N793849.144
 E964257.578
 22+00'

16" DRIVEWAY

BLOCK G

8" DRIVEWAY

BLOCK F
 MUNICIPAL CEMETERY
 P.B.21 PG.84

8" DRIVEWAY

BLOCK E

8" DRIVEWAY

BLOCK D

S.1/4 CORNER OF SEC33/45/43
 FOUND PBC BRASS DISK
 PBC POSITION:
 N793818.590, E961637.528

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

E-Mail: info@brown-phillips.com

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
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 - 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.
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PBC - PALM BEACH COUNTY	(P) - PLAT DIMENSION	
SEC. - SECTION	(G) - GRID DISTANCE	
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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

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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

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LONG RANGE PLANNING

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ENVIRONMENTAL IMPACTS

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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".