

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 10, 2024

Consent [] Regular
 Workshop [] Public Hearing

Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: two (2) resolutions declaring the acquisition of fee simple rights-of-way designated as Parcels 101 and 102, and a permanent easement designated as Parcel 201 necessary for the construction of intersection improvements at Clint Moore Road and Military Trail (Project).

SUMMARY: Adoption of these resolutions will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27, Florida Statutes, as amended, against three (3) parcels having a total appraised value of \$242,750. The parcels are necessary to construct a third left turn lane on each approach of Military Trail for the Project. The property owners have not accepted the offers to purchase made by Palm Beach County (County) and attempts to negotiate the purchases have been unsuccessful. Eminent domain proceedings are necessary to acquire the parcels at this time in order to expedite construction of the Project. **This Project is included in the Five Year Road Program. District 4 (DO)**

Background and Justification: The acquisition of Parcels 101, 102 and 201 is for a public purpose and necessity, which is deemed to be in the best interest of the County. The Engineering and Public Works Department recommends adoption by the Board of County Commissioners.

Attachments:

1. Location Map
2. Resolution for Parcels 101 and 201 with Exhibit "A" and Exhibit "B" (2)
3. Resolution for Parcel 102 with Exhibit "A" and Exhibit "B" (2)

PES
Recommended by: *YB* *YB* *YB*
YBH/TEL County Engineer 8/11/2024
Date

Approved by: *Pell*
Deputy County Administrator 8/13/24
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2030	2028
Capital Expenditures	-\$242,750-	-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	-\$242,750-	-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 3505 Dept 361 Unit 1869 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact

Road Impact Fee Zone 5/Clint Moore Rd/Military Trail Intersection Imp.

Parcel	PCN	Appraised Value
101 I09018	06-42-47-02-03-001-0000	\$217,450.00
102 I09020	06-42-47-02-34-000-1000	\$ 13,700.00
201 I09019	06-42-47-02-03-001-0000	\$ 11,600.00
		<u>\$242,750.00</u>

*C. Williams, Mgr., FTRWA
OFMB 5/30/24*

Impact Fee Project Description

This Resolution to initiate eminent domain proceedings is necessary to undertake right-of-way acquisition to improve the intersection at Clint Moore Road and Military Trail by adding a third left turn lane to each approach on Military Trail. The project includes relocation of curb and gutter, sidewalks, drainage, and traffic signal reconstruction which will provide additional roadway capacity needed to serve new development within Impact Fee Zone 5. 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:

Darryl Randal

III. REVIEW COMMENTS

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

*Lisa Martin 8/5/2024
Asst OFMB 7/30/24
MD 8/5*

*Frank Maddox 8/7/24
Contract Dev. and Control
Not 8/6/24*

B. Approved as to Form and Legal Sufficiency:

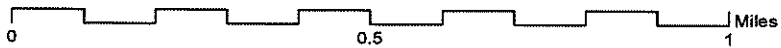
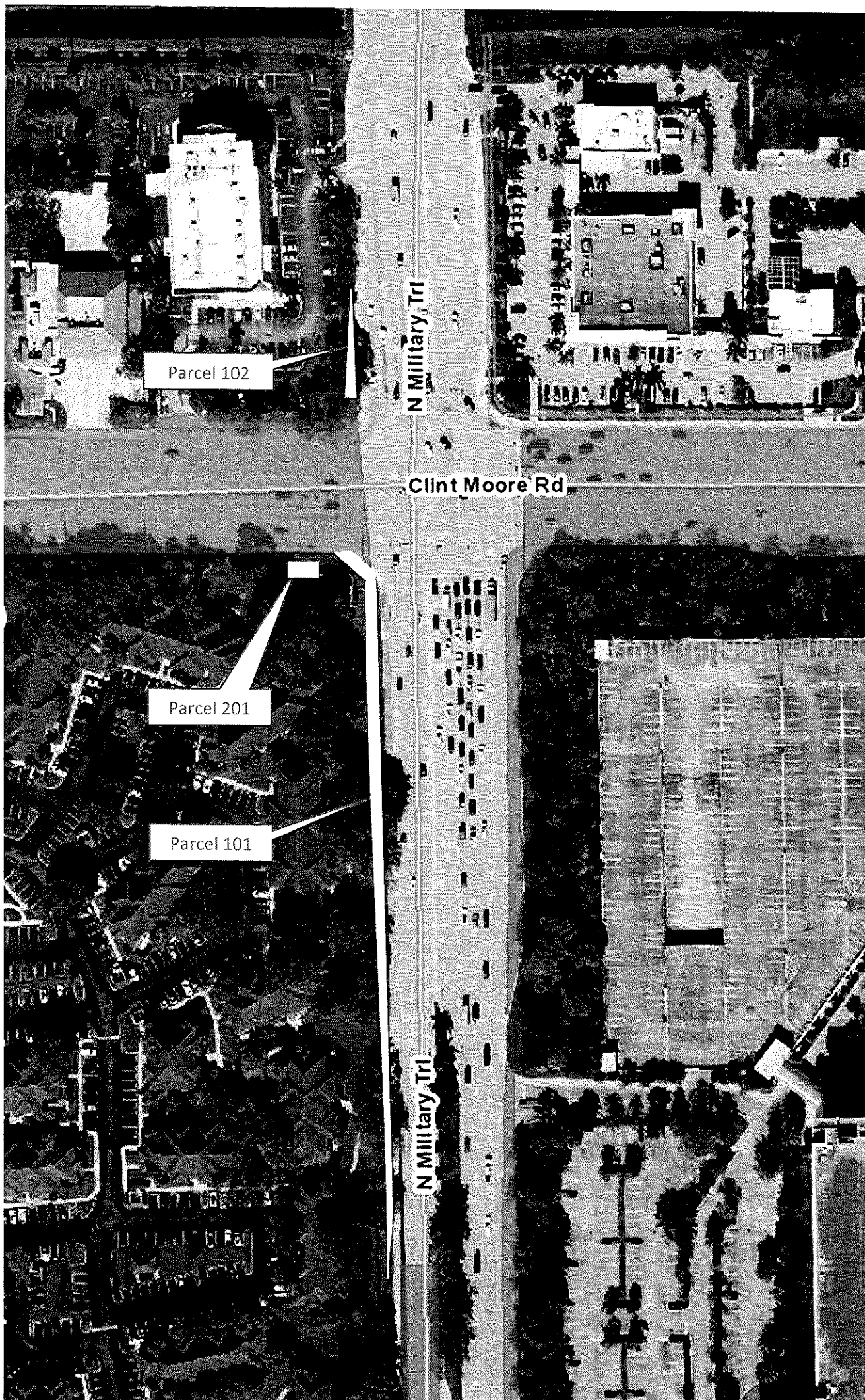
[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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

Location Map



RESOLUTION NO. R-2024 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 101, AND A PERMANENT EASEMENT DESIGNATED AS PARCEL 201, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT CLINT MOORE ROAD AND MILITARY TRAIL, 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 and a permanent easement, designated as Parcels 101 and 201, respectively, described in Exhibit "A", to the Board of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction and improvement of the intersection at Clint Moore Road and Military Trail (Project); and

WHEREAS, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 101, and a permanent easement designated as Parcel 201; 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 construction and improvement of the Project, and determining the Project's location, including Parcels 101 and 201, 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 and a permanent easement designated as Parcels 101 and 201, respectively, which are more fully described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the proposed construction use and purpose of Parcels 101 and 201 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 permanent easement on property 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 101 and 201, 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 permanent easement on the real property described in Exhibit "A", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

3. The County Engineer and County Attorney, using outside counsel to the extent they deem appropriate, are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including correcting minor errors in the description of any real property described in **Exhibit "A"** so long as the property does not change, that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A"** is to be used for the following public use and purpose: fee simple right-of-way and a permanent easement necessary for the construction and improvement of the Project.

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


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

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

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

By:  _____
Assistant County Attorney

By: _____
Deputy Clerk

APPROVED AS TO TERMS AND CONDITIONS


By:  _____
Division Director
tes

EXHIBIT A (Page 1 of 10)

RIGHT-OF-WAY PARCEL 101 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING IN PARCEL 1, THE ARVIDA COUNTRY CLUB PLAT THREE OF UNIVERSITY PARK P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01°19'17" EAST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 608.40 FEET; THENCE SOUTH 88°40'43" WEST, A DISTANCE OF 85.43 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING; THENCE (THE FOLLOWING FIVE COURSES OF THE SUBJECT PROPERTY BEING ON THE EAST LINE OF SAID PARCEL 1 AND THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL), SOUTH 47°10'52" EAST, A DISTANCE OF 36.14 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL LINE WHICH BEARS SOUTH 86°38'52" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7745.80 FEET AND A CENTRAL ANGLE OF 01°28'33", A DISTANCE OF 199.51 FEET; THENCE SOUTH 01°19'17" EAST, A DISTANCE OF 135.35 FEET; THENCE SOUTH 02°02'15" EAST, A DISTANCE OF 399.75 FEET; THENCE SOUTH 01°19'17" EAST, A DISTANCE OF 18.03 FEET; THENCE DEPARTING FROM SAID EAST LINE, NORTH 02°58'50" WEST, A DISTANCE OF 291.09 FEET; THENCE NORTH 01°58'50" WEST, A DISTANCE OF 456.78 FEET; THENCE NORTH 48°34'48" WEST, A DISTANCE OF 44.32 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, THE SUBJECT PROPERTY AND THE SOUTH RIGHT-OF-WAY LINE OF CLINT MOORE ROAD; THENCE NORTH 89°06'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 3,573 SQUARE FEET (0.082 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: c=US, o=Daniel C Laak, ou=Daniel C Laak, cn=Daniel C Laak, email=Daniel.C.Laak@hsg.com

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

PBCO PROJECT 2018102



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: CLINT MOORE RD. & MILITARY TRAIL

PROJECT No.: 180972A

DATE: 10-19-21

SHEET 1 OF 5

EXHIBIT A (Page 2 of 10)

RIGHT-OF-WAY PARCEL 101 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "OLD BRIDGE" AND "BIDWELL", HAVING A GRID BEARING OF NORTH 89°36'51" EAST.
4. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00003594 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
5. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON SEPTEMBER 27, 2018 HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SKETCH.
6. THIS LEGAL DESCRIPTION & SKETCH WAS CREATED USING DATA FROM A PREVIOUSLY COMPLETED TOPOGRAPHIC SURVEY PREPARED BY THE UNDERSIGNED FLORIDA SURVEYOR & MAPPER DATED FEBRUARY 20, 2019, FOR THE PURPOSE OF SUPPORTING THE ROADWAY DESIGN PLAN PREPARED FOR THE PALM BEACH COUNTY ROADWAY PROJECT NUMBER 2018102.

ABBREVIATIONS:

BDIC	= BRASS DISC IN CONCRETE	P.O.C.	= POINT OF COMMENCEMENT
D.B.	= DEED BOOK	R/W	= RIGHT OF WAY
FND.	= FOUND	RGE.	= RANGE
L.A.E.	= LIMITED ACCESS EASEMENT	S.E.	= SIDEWALK EASEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	SEC.	= SECTION
P.B.	= PLAT BOOK	SQ. FT.	= SQUARE FEET
PBCO	= PALM BEACH COUNTY	STA.	= STATION
PCN	= PARCEL CONTROL NUMBER	T.C.E.	= TRAFFIC CONTROL EASEMENT
PG.	= PAGE	TWP.	= TOWNSHIP
PI	= POINT OF INTERSECTION	U.E.	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING		

PBCO PROJECT 2018102



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: CLINT MOORE RD. & MILITARY TRAIL

PROJECT No.: 180972A

DATE: 10-19-21

SHEET 2 OF 5

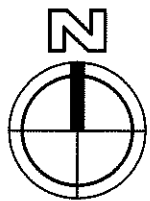


EXHIBIT A

(Page 3 of 10)

RIGHT-OF-WAY PARCEL 101 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

0' 25' 50'

SCALE 1"=50'
SEC. 2,
TWP. 47 S.,
RGE. 42 E.

BEARING BASIS

N89°36'51"E
2708.41'

FND. PBCO BDIC
"OLD BRIDGE"
N=755501.289
E=940986.630

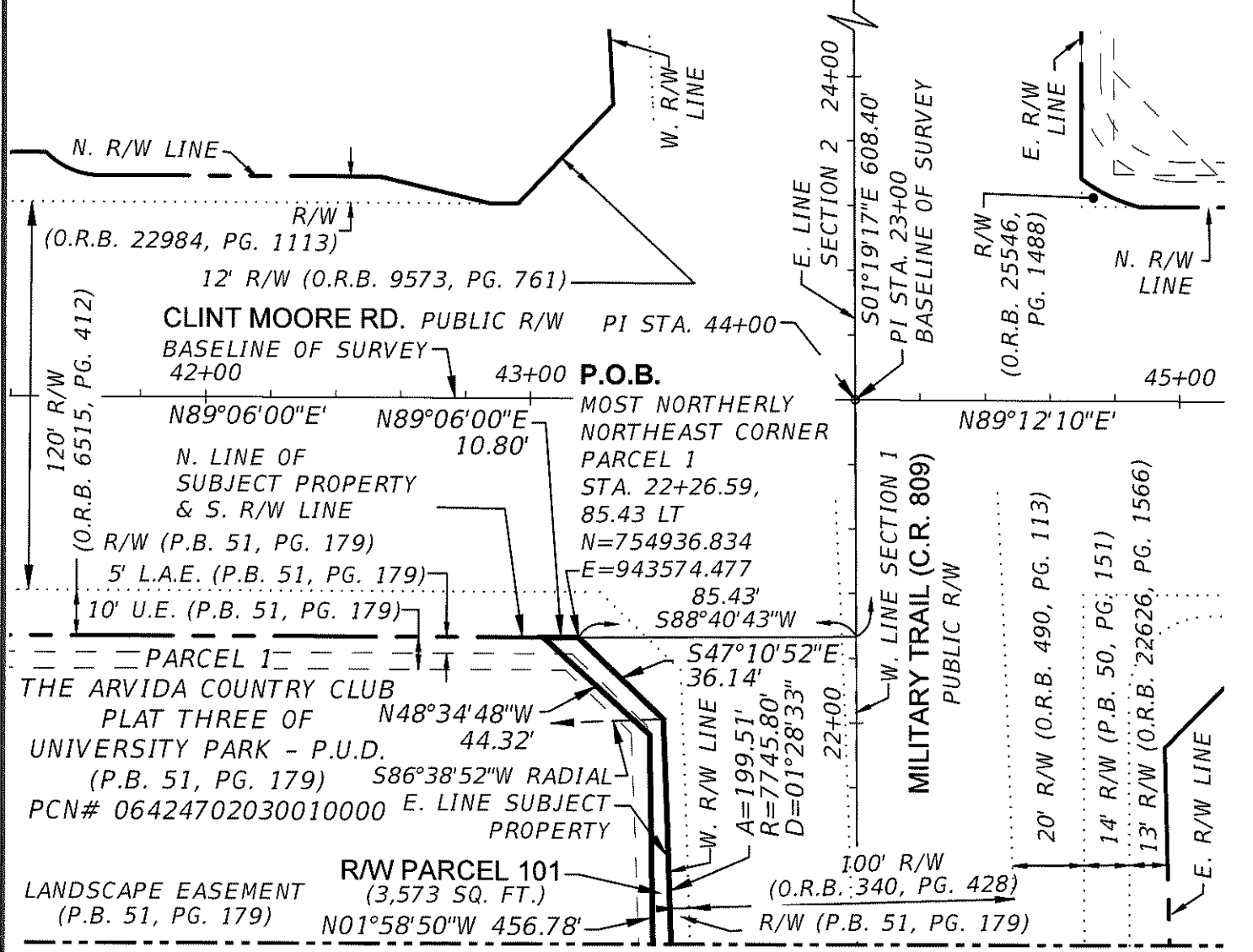
P.O.C.

NE CORNER SECTION 2
(PBCO POSITION)
PI STA. 28+35.00
N=755547.050
E=943645.857

FND. PBCO
BDIC "BIDWELL"
N=755519.524
E=943695.073

S. LINE SECTION 35 35 36
N. LINE SECTION 2 2 1
S. LINE SECTION 36
N. LINE SECTION 1

N60°46'56"W
56.39'



MATCH LINE "A" SEE SHEET 4

PBCO PROJECT NO. 2018102

LEGEND:

✠ SECTION CORNER

REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: CLINT MOORE RD. & MILITARY TR.		SCALE: 1" = 50'		
PROJECT NO.: 180972A		SHEET 3 OF 5		

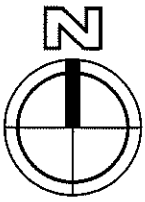


EXHIBIT A

(Page 4 of 10)

RIGHT-OF-WAY PARCEL 101 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

MATCH LINE "A" SEE SHEET 3

0' 25' 50'

SCALE 1"=50'

SEC. 2,
TWP. 47 S.,
RGE. 42 E.

LANDSCAPE EASEMENT
(P.B. 51, PG. 179)

RW PARCEL 101
(3,573 SQ. FT.)

PARCEL 1
THE ARVIDA COUNTRY CLUB
PLAT THREE OF
UNIVERSITY PARK P.U.D.
(P.B. 51, PG. 179)
PCN# 06424702030010000

E. LINE
SUBJECT PROPERTY
& PARCEL 1

30' LANDSCAPE EASEMENT
(P.B. 51, PG. 179)

5' L.A.E. (P.B. 51, PG. 179)

10' U.E. (P.B. 51, PG. 179)

N01°58'50"W 456.78'

S01°19'17"E 135.35'

R/W (P.B. 51, PG. 179)

W. R/W LINE

A=199.51'
R=7745.80'
D=01°28'33"

E. LINE SECTION 2

21+00

20+00

19+00

18+00

100' R/W
(O.R.B. 340, PG. 428)

BASELINE OF SURVEY

S01°19'17"E

W. LINE SECTION 1

MILITARY TRAIL (C.R. 809)
PUBLIC R/W

14' R/W (P.B. 50, PG. 151)

13' R/W (O.R.B. 22626, PG. 1566)

20' R/W (O.R.B. 490, PG. 113)

VARIES

VARIES

MATCH LINE "B" SEE SHEET 5

PBCO PROJECT NO. 2018102

LEGEND:

✚ SECTION CORNER

REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CLINT MOORE RD. & MILITARY TR.		SCALE: 1" = 50'		
PROJECT NO.: 180972A		SHEET 4 OF 5		

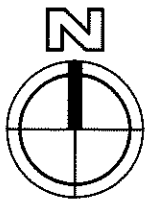


EXHIBIT A

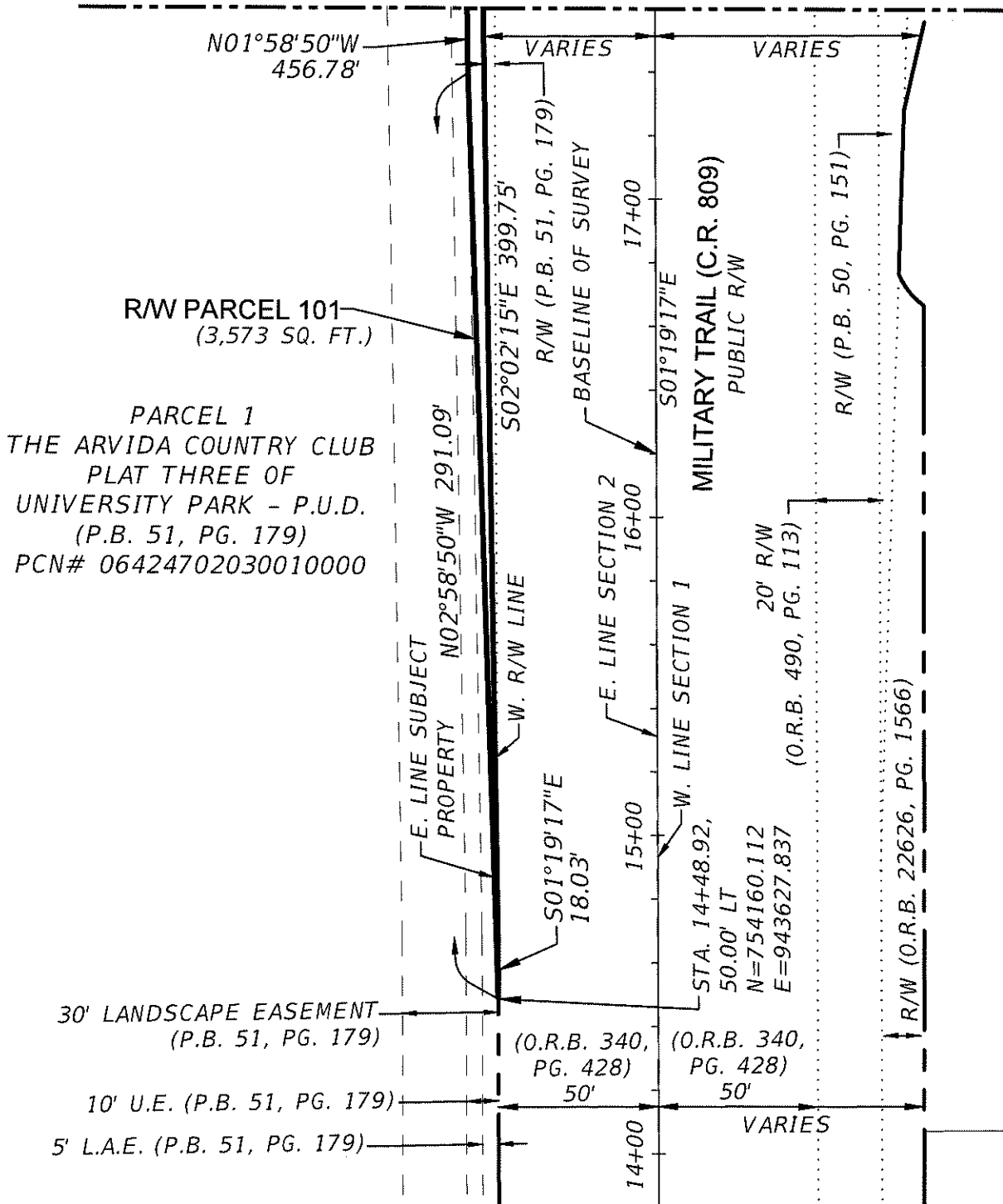
RIGHT-OF-WAY PARCEL 101

(Page 5 of 10)

CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

MATCH LINE "B" SEE SHEET 4

0' 25' 50'
SCALE 1"=50'
SEC. 2,
TWP. 47 S.,
RGE. 42 E.



PBCO PROJECT NO. 2018102

LEGEND:

✖ SECTION CORNER

REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CLINT MOORE RD. & MILITARY TR.			SCALE: 1" = 50'	
PROJECT NO.: 180972A			SHEET 5 OF 5	

EXHIBIT A (Page 6 of 10)

UTILITY EASEMENT PARCEL 201 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING IN PARCEL 1, THE ARVIDA COUNTRY CLUB PLAT THREE OF UNIVERSITY PARK P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01°19'17" EAST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 608.40 FEET; THENCE SOUTH 88°40'43" WEST, A DISTANCE OF 85.43 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CLINT MOORE ROAD AND THE NORTH LINE OF THE SUBJECT PROPERTY; THENCE SOUTH 89°06'04" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 63.81 FEET; THENCE SOUTH 00°53'56" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°53'56" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°06'04" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°53'56" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°06'04" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 450 SQUARE FEET (0.010 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D00000181B66342900003914A,
cn=Daniel C Laak, c=US
Date: 2023.04.28 08:28:54 -04'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2018102



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: CLINT MOORE RD. & MILITARY TR.

PROJECT No.: 180972A

DATE: 12-12-22

SHEET 1 OF 5

EXHIBIT A (Page 7 of 10)

UTILITY EASEMENT PARCEL 201 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000

NOTES:

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ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00003594 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
5. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON SEPTEMBER 27, 2018 HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SKETCH.
6. THIS LEGAL DESCRIPTION & SKETCH WAS CREATED USING DATA FROM A PREVIOUSLY COMPLETED TOPOGRAPHIC SURVEY PREPARED BY THE UNDERSIGNED FLORIDA SURVEYOR & MAPPER DATED FEBRUARY 20, 2019, FOR THE PURPOSE OF SUPPORTING THE ROADWAY DESIGN PLAN PREPARED FOR THE PALM BEACH COUNTY ROADWAY PROJECT NUMBER 2018102.

ABBREVIATIONS:

BDIC	= BRASS DISC IN CONCRETE	P.O.B.	= POINT OF BEGINNING
D.B.	= DEED BOOK	P.O.C.	= POINT OF COMMENCEMENT
FND.	= FOUND	PRM	= PERMANENT REFERENCE MONUMENT
L.A.E.	= LIMITED ACCESS EASEMENT	RT	= OFFSET RIGHT
LT	= OFFSET LEFT	R/W	= RIGHT OF WAY
N/D	= NAIL & DISC	RGE.	= RANGE
O.R.B.	= OFFICIAL RECORDS BOOK	SEC.	= SECTION
P.B.	= PLAT BOOK	SQ. FT.	= SQUARE FEET
P.B.C.	= PALM BEACH COUNTY	STA.	= STATION
PCN	= PARCEL CONTROL NUMBER	TWP.	= TOWNSHIP
PG.	= PAGE	U.E.	= UTILITY EASEMENT
PI	= POINT OF INTERSECTION		

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2018102



HSQ GROUP, LLC

Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: CLINT MOORE RD. & MILITARY TR.

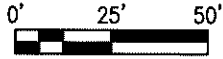
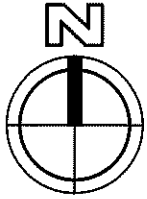
PROJECT No.: 180972A

DATE: 12-12-22

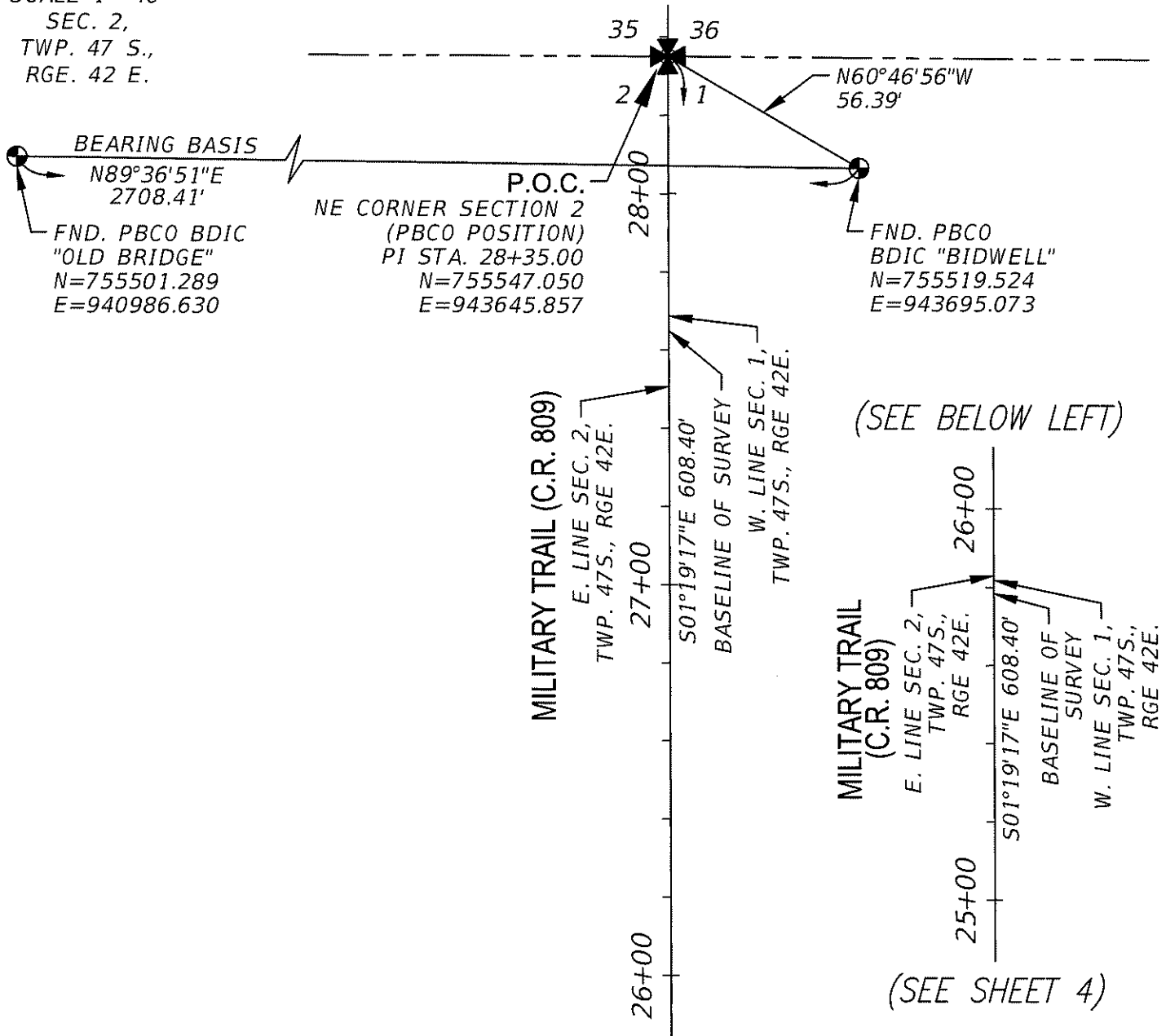
SHEET 2 OF 5

EXHIBIT A (Page 8 of 10)

UTILITY EASEMENT PARCEL 201 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000



SCALE 1"=40'
SEC. 2,
TWP. 47 S.,
RGE. 42 E.



LEGAL DESCRIPTION & SKETCH

(SEE ABOVE RIGHT)

P.B.C. PROJECT 2018102

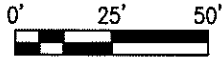
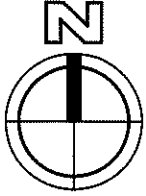
LEGEND:

- SECTION CORNER
- PALM BEACH COUNTY CONTROL POINTS

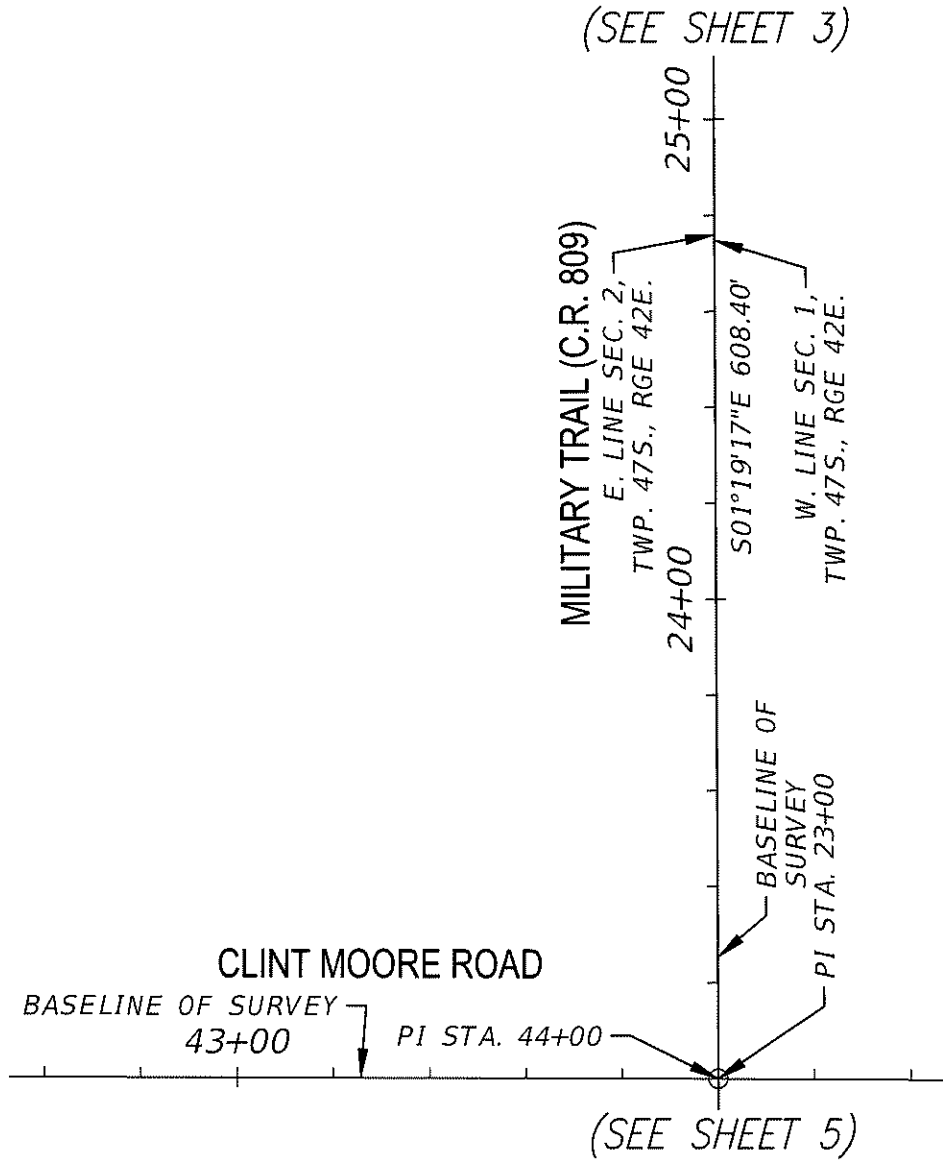
REVISE PARCEL NAME	4/27/23	DCL	DCL	N/A
REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: CLINT MOORE & MILITARY TR.		SCALE: 1" = 40'		
PROJECT NO.: 180972A		SHEET 3 OF 5		

EXHIBIT A (Page 9 of 10)

UTILITY EASEMENT PARCEL 201
 CLINT MOORE RD. AND MILITARY TRAIL
 IN PARCEL NO. 06-42-47-02-03-001-0000





SCALE 1"=40'
 SEC. 2,
 TWP. 47 S.,
 RGE. 42 E.



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2018102

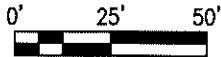
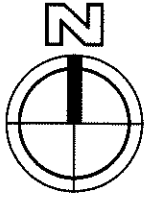
LEGEND:

-  SECTION CORNER
-  PALM BEACH COUNTY CONTROL POINTS

REVISE PARCEL NAME	4/27/23	DCL	DCL	N/A
REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CLINT MOORE & MILITARY TR.		SCALE: 1" = 40'		
PROJECT NO.: 180972A		SHEET 4 OF 5		

EXHIBIT A (Page 10 of 10)

UTILITY EASEMENT PARCEL 201 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-03-001-0000



SCALE 1"=40'

SEC. 2,
TWP. 47 S.,
RGE. 42 E.

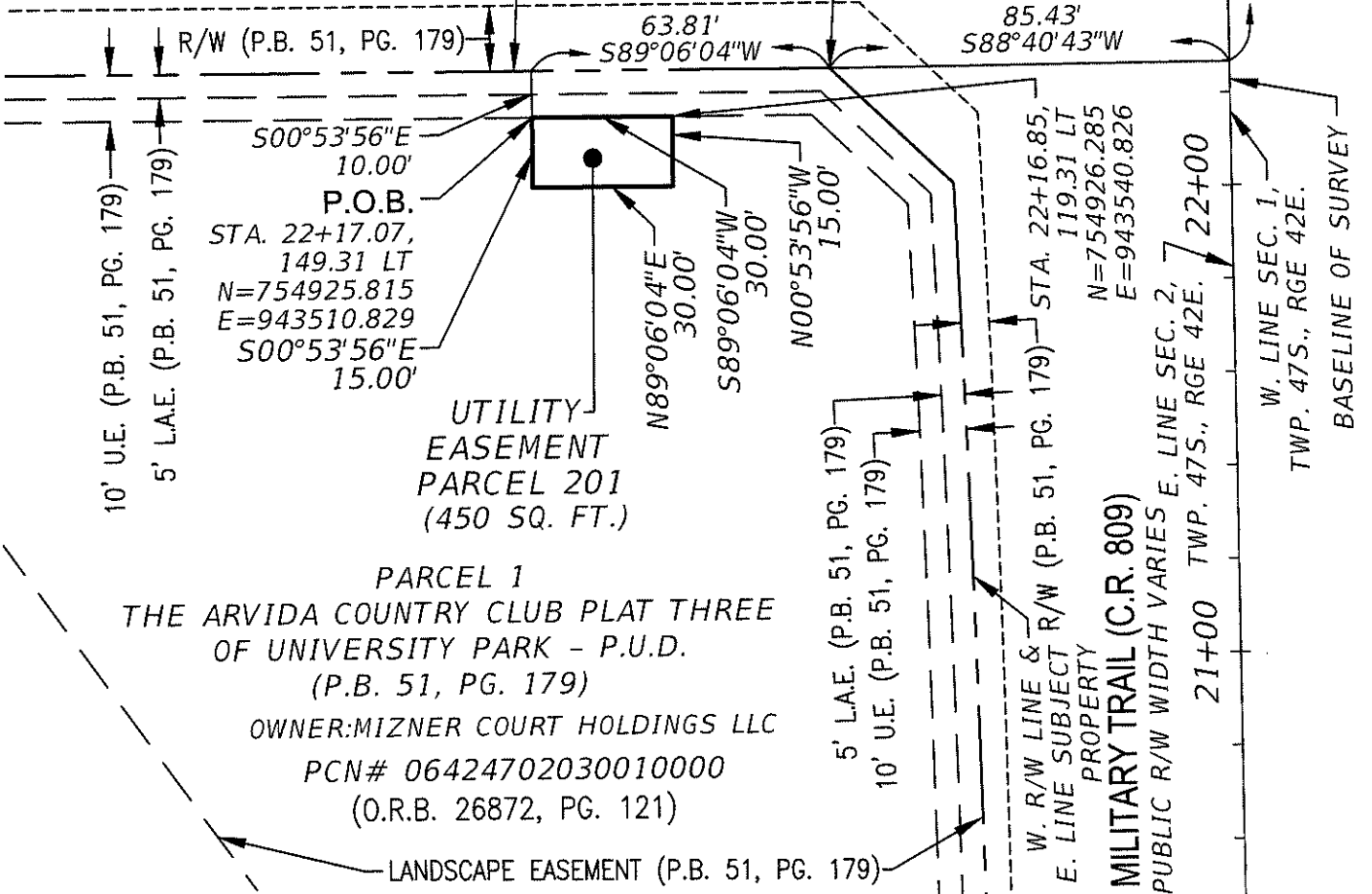
(SEE SHEET 4)

42+00 BASELINE OF SURVEY 43+00 PI STA. 44+00

CLINT MOORE ROAD
PUBLIC R/W WIDTH VARIES

S. R/W LINE &
N. LINE SUBJECT PROPERTY

MOST NORTHERLY
NE CORNER, PARCEL 1
(P.B. 51, PG. 179)
FND. N/D PRM
STA. 22+26.59,
85.43 LT
N=754936.834
E=943574.477



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2018102

LEGEND:

- ✝ SECTION CORNER
- PALM BEACH COUNTY CONTROL POINTS

REVISE PARCEL NAME	4/27/23	DCL	DCL	N/A
REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: CLINT MOORE & MILITARY TR.		SCALE: 1" = 40'		
PROJECT NO.: 180972A		SHEET 5 OF 5		

EXHIBIT "B"

CLINT MOORE ROAD AND MILITARY TRAIL, PALM BEACH COUNTY, PROJECT #2018102

SAFETY

The intersection of Clint Moore Road and Military Trail (Project) is located within a mix of residential and commercial areas, with two left turn lanes on each of the approaches of the intersection. The Project will improve the intersection by adding a third left turn lane to each approach on Military Trail and includes relocation of curb and gutter, sidewalks, drainage, and traffic signal reconstruction. 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 the Project was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in Palm Beach County's (County) Five Year Road Program. During the design of the roadway, all reasonable efforts were made to minimize the areas to be acquired through Eminent Domain.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of 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

Clint Moore Road and Military Trail are heavily travelled roadways passing through residential and commercial areas. The County's 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. The 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. This Project is located within the City of Boca Raton. Construction of an alternate Project in this area would disrupt or displace numerous residential and commercial properties, be more costly, and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

The development of this Project is in conformance with the County's 2045 Long Range Transportation System Plan (Plan). The 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

Clint Moore Road and Military Trail are established roadway corridors. The Project is in close proximity to existing commercial and residential developments, and the proposed improvements will have minimal negative impacts to the environment. This intersection improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.

EXHIBIT "B"

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Clint Moore Road and Military Trail within the previously stated project limits:

ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 101

Currently, Palm Beach County owns a road right-of-way interest on Military Trail that varies in width from approximately 122 feet to approximately 154 feet, at the south approach of the intersection with Clint Moore Road. The parcel to be acquired abuts Military Trail, represents acquisition outside of the existing right-of-way, and is required to accommodate sidewalk, drainage, and signal improvements.

ACQUISITION FOR PERMANENT EASEMENT PARCEL 201

Currently, Palm Beach County owns a road right-of-way interest on Clint Moore Road that varies in width from approximately 145 feet to approximately 149 feet, at the west approach of the intersection with Military Trail. The parcel to be acquired abuts Clint Moore Road, represents acquisition outside of the existing right-of-way, and is required to accommodate the relocation of multiple utility cabinets that are currently being impacted by the Project.

RESOLUTION NO. R-2024 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF FEE SIMPLE RIGHT-OF-WAY DESIGNATED AS PARCEL 102, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT CLINT MOORE ROAD AND MILITARY TRAIL, 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, described in Exhibit "A", to the Board of County Commissioners (BCC); and

WHEREAS, the parcel is necessary for the construction and improvement of the intersection at Clint Moore Road and Military Trail (Project); and

WHEREAS, the funds are available for the acquisition of fee simple right-of-way designated as Parcel 102; 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 construction and improvement of the Project, and determining the Project's location, including Parcel 102, 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 102, which is more fully described in Exhibit "A", is necessary for the construction and improvement of the Project, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the proposed construction use and purpose of Parcel 102 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 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 102, 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 on the real property described in Exhibit "A", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

3. The County Engineer and County Attorney, using outside counsel to the extent they deem appropriate, are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including correcting minor errors in the description of any real property described in **Exhibit "A"** so long as the property does not change, that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A"** is to be used for the following public use and purpose: fee simple right-of-way is necessary for the construction and improvement of the Project.

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

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

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

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: _____
Assistant County Attorney

By: _____
Deputy Clerk

APPROVED AS TO TERMS AND CONDITIONS

By: _____
Division Director

EXHIBIT A

RIGHT-OF-WAY PARCEL 102 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-34-000-1000

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01°19'17" EAST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 331.72 FEET; THENCE SOUTH 88°40'43" WEST, A DISTANCE OF 79.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE EAST LINE OF THE SUBJECT PROPERTY; THENCE SOUTH 03°59'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND EAST LINE OF THE SUBJECT PROPERTY, A DISTANCE OF 112.01 FEET; THENCE SOUTH 42°33'20" WEST, A DISTANCE OF 3.84 FEET; THENCE NORTH 02°35'53" WEST, A DISTANCE OF 114.68 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 156 SQUARE FEET (0.004 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.15209300.100.1.1=A01410D00000181B66342900003914A,
cn=Daniel C Laak, c=US
Date: 2023.04.20 14:07:27 -04'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

PBCO PROJECT 2018102



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: CLINT MOORE RD. & MILITARY TRAIL

PROJECT No.: 180972A

DATE: 10-19-21

SHEET 1 OF 3

EXHIBIT A
RIGHT-OF-WAY PARCEL 102
CLINT MOORE RD. AND MILITARY TRAIL
IN PARCEL NO. 06-42-47-02-34-000-1000

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "OLD BRIDGE" AND "BIDWELL", HAVING A GRID BEARING OF NORTH 89°36'51" EAST.
4. COORDINATES ARE GRID.
 ALL DISTANCES ARE GROUND.
 HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST ZONE 0901
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 PROJECT SCALE FACTOR = 1.00003594 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
5. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON SEPTEMBER 27, 2018 HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR PROVIDED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SKETCH.
6. THIS LEGAL DESCRIPTION & SKETCH WAS CREATED USING DATA FROM A PREVIOUSLY COMPLETED TOPOGRAPHIC SURVEY PREPARED BY THE UNDERSIGNED FLORIDA SURVEYOR & MAPPER DATED FEBRUARY 20, 2019, FOR THE PURPOSE OF SUPPORTING THE ROADWAY DESIGN PLAN PREPARED FOR THE PALM BEACH COUNTY ROADWAY PROJECT NUMBER 2018102.

ABBREVIATIONS:

BDIC = BRASS DISC IN CONCRETE	P.O.C. = POINT OF COMMENCEMENT
D.B. = DEED BOOK	R/W = RIGHT OF WAY
FND. = FOUND	RGE. = RANGE
L.A.E. = LIMITED ACCESS EASEMENT	S.E. = SIDEWALK EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK	SEC. = SECTION
P.B. = PLAT BOOK	SQ. FT. = SQUARE FEET
PBCO = PALM BEACH COUNTY	STA. = STATION
PCN = PARCEL CONTROL NUMBER	T.C.E. = TRAFFIC CONTROL EASEMENT
PG. = PAGE	TWP. = TOWNSHIP
PI = POINT OF INTERSECTION	U.E. = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING	

PBCO PROJECT 2018102



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PROJECT: CLINT MOORE RD. & MILITARY TRAIL

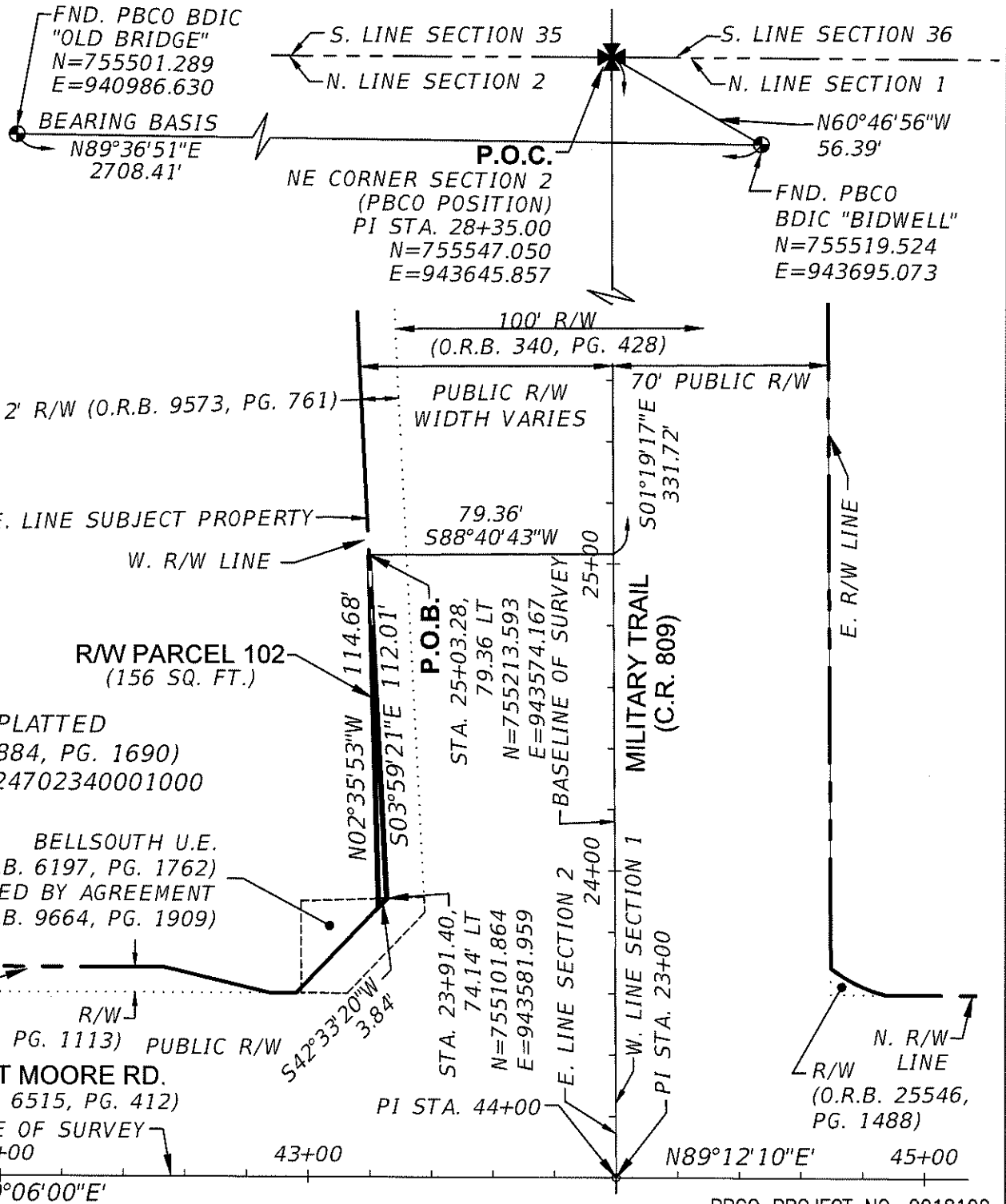
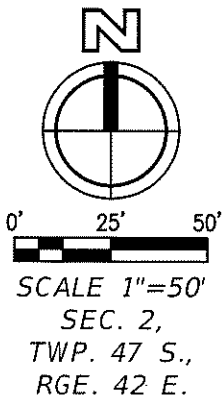
PROJECT No.: 180972A

DATE: 10-19-21

SHEET 2 OF 3

EXHIBIT A

RIGHT-OF-WAY PARCEL 102 CLINT MOORE RD. AND MILITARY TRAIL IN PARCEL NO. 06-42-47-02-34-000-1000



PBCO PROJECT NO. 2018102

LEGEND:

✠ SECTION CORNER

REVISE LEGAL LANGUAGE IN NOTE # 6	4/20/23	DCL	DCL	N/A
ADDRESS 2-12-23 COMMENTS	3/16/23	DCL	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: CLINT MOORE RD. & MILITARY TR.		SCALE: 1" = 50'		
PROJECT NO.: 180972A		SHEET 3 OF 3		

EXHIBIT "B"

CLINT MOORE ROAD AND MILITARY TRAIL, PALM BEACH COUNTY, PROJECT #2018102

SAFETY

The intersection of Clint Moore Road and Military Trail (Project) is located within a mix of residential and commercial areas, with two left turn lanes on each of the approaches of the intersection. The Project will improve the intersection by adding a third left turn lane to each approach on Military Trail and includes relocation of curb and gutter, sidewalks, drainage, and traffic signal reconstruction. 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 the Project was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the Palm Beach County's (County) Five Year Road Program. During the design of the roadway, all reasonable efforts were made to minimize the areas to be acquired through Eminent Domain.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of this parcel fits into the planned funding for this Project, and the acquisition of this parcel is necessary, in furtherance of this public Project.

ALTERNATE ROUTES

Clint Moore Road and Military Trail are heavily travelled roadways passing through residential and commercial areas. The County's 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. The 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. This Project is located within the City of Boca Raton. Construction of an alternate route through this area would disrupt or displace numerous residential and commercial properties, be more costly, and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

The development of this Project is in conformance with the County's 2045 Long Range Transportation System Plan (Plan). The 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

Clint Moore Road and Military Trail are established roadway corridors. The Project is in close proximity to existing commercial and residential developments, and the proposed improvements will have minimal negative impacts to the environment. This intersection improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.

EXHIBIT "B"

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Clint Moore Road and Military Trail within the previously stated project limits:

ACQUISITION FOR FEE SIMPLE RIGHT-OF-WAY PARCEL 102

Currently, Palm Beach County owns a road right-of-way interest on Military Trail that varies in width from approximately 120 feet to approximately 140 feet, at the north approach of the intersection with Clint Moore Road. The parcel to be acquired abuts Military Trail, represents acquisition outside of the existing right-of-way, and is required to accommodate sidewalk improvements.