

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: April 8, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Department: Engineering and Public Works		
Submitted By: Engineering and Public Works		
Submitted For: Roadway Production Division		

I. EXECUTIVE BRIEF

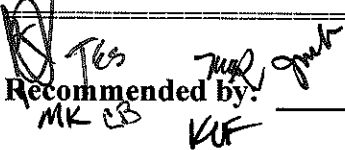
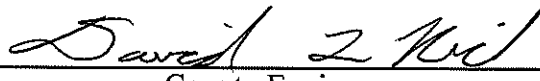
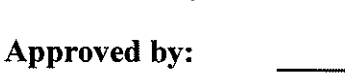

Motion and Title: Staff recommends motion to adopt: a Resolution declaring the acquisition of property designated as Parcel 102 as fee simple right-of-way and property designated as Parcel 302 as a temporary construction easement, necessary for the construction of intersection improvements at Okeechobee Boulevard and Haverhill Road (Project).

SUMMARY: Adoption of the Resolution will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27, Florida Statutes, as amended, against two (2) parcels having a total appraised value of \$51,022. The parcels are necessary to construct an exclusive northbound right turn lane on Haverhill Road, extend the existing dual northbound left turn lanes on Haverhill Road, remove the southbound left turn lane to Pineaire Lane, and provide a southbound u-turn at Pine Cone Lane. 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 2 (DO)**

Background and Justification: The acquisition of Parcels 102 and 302 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 (BCC).

Attachments:

- 1. Location Map
- 2. Resolution for Parcels 102 and 302 with Exhibit "A" and Exhibit "B" (2)

Recommended by: 		2/13/25
	County Engineer	Date
Approved by: 		2/26/25
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	\$51,022	-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	\$51,022	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Is this item using Federal Funds?

Is this item using State Funds?

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

Budget Account No :

Fund	Dept	Unit	Object
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3502	361	1871	6120
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Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fee Zone 2/Okeechobee Blvd/Haverhill Rd. Intersection Imp.

Parcel No.	TYPE	PCN Number	Parcel Description	Asset Number	Total
102	ROW	00-42-43-26-00-000-1010	26-43-42, E 300 FT OF S 150.12FT OF N 670.12 FT OF NE 1/4 OF NE 1/4 (LESS E 50 FT HAVERHILL RD R/W)	10 m 10300	\$46,942
302	TCE	00-42-43-26-00-000-1010	26-43-42, E 300 FT OF S 150.12FT OF N 670.12 FT OF NE 1/4 OF NE 1/4 (LESS E 50 FT HAVERHILL RD R/W)	n/a	\$4,080
					\$ 51,022.00

Property Control Number: 00-42-43-26-00-000-1010

- * Land acquisition.

Infrastructure to Follow.

Impact Fee Note: This Resolution to initiate eminent domain proceedings is necessary to undertake right-of-way acquisition for adding an exclusive right turn lane and extending the dual left turn lanes on the south approach of the Haverhill Road and Okeechobee Boulevard intersection. This project will also remove the southbound left turn lanes to Pineaire Lane and will provide southbound U-Turn at the Pine Cone Lane. These new lane configurations will improve the overall safety for motorists, provide additional roadway capacity needed to serve the communities within Impact Fee Zone 2 and improve the operation of the intersection. Use of Impact Fees is in accordance with Article 13, Chapter A, Section 9 and Chapter H, Section 4 of the ULDC.

a. DeLeon,
 mgr., FAMO.
 OMB
 2/18/25

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

ASBella 2/19/25
MD 2/19 OFMB JAM 2/18 JA 2/19

Contract Dev. and Control

26. 7.19.25

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



Assistant County Attorney

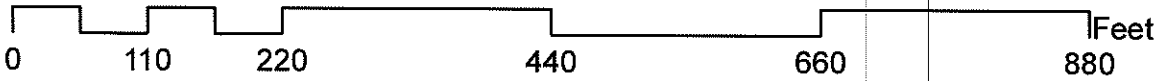
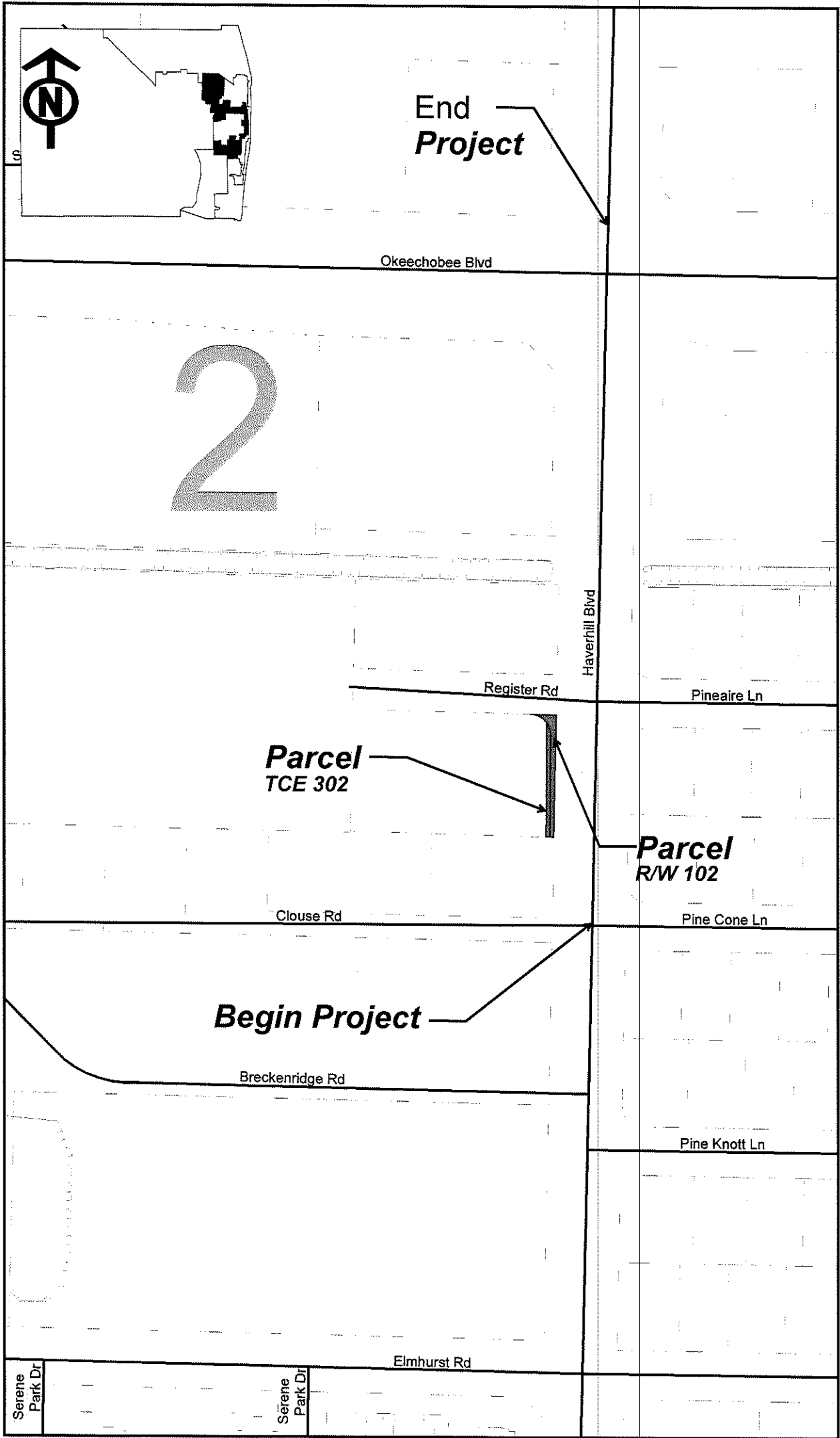
C. Other Department Review:

Department Director

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

Location Map

Document Path: N:\R_O_WDamen Ross\TEMPLATE\LOCATION_MAP_2018104 okeechobee blvd & haverhill rd.mxd



RESOLUTION NO. R-2025 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTY DESIGNATED AS PARCEL 102 AS FEE SIMPLE RIGHT-OF-WAY AND PROPERTY DESIGNATED AS PARCEL 302 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT OKEECHOBEE BOULEVARD AND HAVERHILL ROAD, 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 Okeechobee Boulevard and Haverhill Road (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 owners have 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 the 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, fee simple right-of-way and a temporary construction easement described in **Exhibit “A”**, and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

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

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

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

- Commissioner Maria G. Marino, Mayor _____
- Commissioner Sara Baxter, Vice Mayor _____
- Commissioner Gregg K. Weiss _____
- Commissioner Joel G. Flores _____
- Commissioner Marci Woodward _____
- Commissioner Maria Sachs _____
- Commissioner Bobby Powell Jr. _____

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

By:  _____
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITIONS

By:  _____
Division Director

EXHIBIT A

RIGHT-OF-WAY PARCEL 102
OKEECHOBEE BLVD. AND HAVERHILL ROAD
IN PARCEL NO. 00-42-43-26-00-000-1010

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 26, THENCE NORTH 01°12'52" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1990.21 FEET; THENCE NORTH 88°47'08" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE SOUTH LINE OF THE SUBJECT PROPERTY; THENCE NORTH 88°26'20" WEST, ALONG THE SOUTH LINE OF THE SAID SUBJECT PROPERTY, A DISTANCE OF 4.73 FEET; THENCE NORTH 00°12'52" EAST, A DISTANCE OF 125.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°39'13", A DISTANCE OF 38.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF REGISTER ROAD AND THE NORTH LINE OF THE SAID SUBJECT PROPERTY; THENCE SOUTH 88°26'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF REGISTER ROAD AND NORTH LINE OF THE SAID SUBJECT PROPERTY, A DISTANCE OF 31.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD; THENCE SOUTH 01°12'52" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, A DISTANCE OF 150.13 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,033 SQUARE FEET (0.024 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

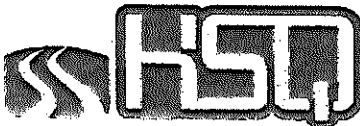
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D0000017C190D259100007C9A,
cn=Daniel C Laak, c=US
Date: 2021.11.11 08:01:05 -05'00'

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

PBCO PROJECT 2018104



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

PROJECT: HAVERHILL RD & OKEECHOBEE BLVD	
PROJECT No.: 180972D	
DATE: 12-23-20	
SHEET 1 OF 4	

RIGHT-OF-WAY PARCEL 102
OKEECHOBEE BLVD. AND HAVERHILL ROAD
IN PARCEL NO. 00-42-43-26-00-000-1010

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 "OKEE FIRE" AND "PINE GROVE", HAVING A GRID BEARING OF SOUTH 43°56'05" EAST, ACCORDING TO PALM BEACH COUNTY ENGINEERING PUBLISHED COORDINATES.
- 4. DISTANCES ARE GROUND, COORDINATES ARE GRID, SCALE FACTOR = 1.00003594.
- 5. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY APRIL 8, 2019 HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR, EXCEPT AS SHOWN HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE.
- 6. 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.
- 7. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.

ABBREVIATIONS:

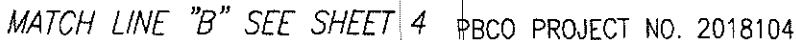
A	= ARC LENGTH	R/W	= RIGHT OF WAY
BDIC	= BRASS DISC IN CONCRETE	R	= RADIUS
D	= DELTA (CENTRAL ANGLE)	RGE.	= RANGE
FND.	= FOUND	S.&D.E.	= DRAINAGE & SIDEWALK EASEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	SEC.	= SECTION
P.B.	= PLAT BOOK	SQ. FT.	= SQUARE FEET
PBCO	= PALM BEACH COUNTY	STA.	= STATION
PCN	= PARCEL CONTROL NUMBER	TWP.	= TOWNSHIP
PG.	= PAGE	U.E.	= UTILITY EASEMENT
PI	= POINT OF INTERSECTION		
P.O.B.	= POINT OF BEGINNING		
P.O.C.	= POINT OF COMMENCEMENT		

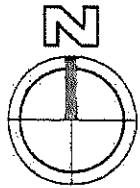
PBCO PROJECT 2018104



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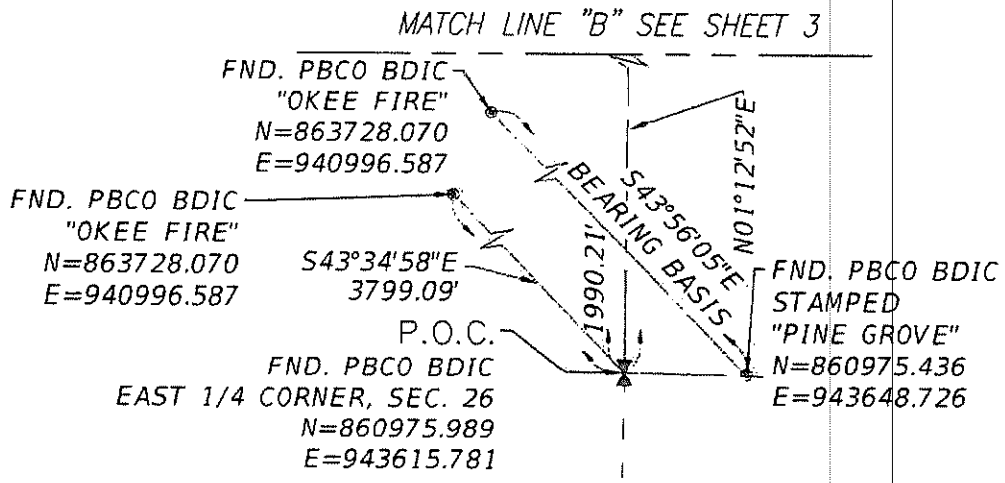
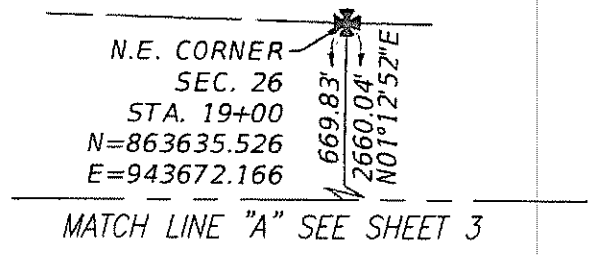
PROJECT: HAVERHILL RD & OKEECHOBEE BLVD	
PROJECT No.: 180972D	
DATE: 12-23-20	
SHEET 2 OF 4	





SCALE 1"=50'
SEC. 25 & 26,
TWP. 43 S.,
RGE. 42 E.

RIGHT-OF-WAY PARCEL 102
OKEECHOBEE BLVD. AND HAVERHILL ROAD
IN PARCEL NO. 00-42-43-26-00-000-1010



PBCO PROJECT NO. 2018104

LEGEND:

- ✱ SECTION CORNER
- ⌵ SECTION QUARTER CORNER
- ⊙ CENTERLINE

ADDRESS COUNTY COMMENTS	9/30/21	JDV	DCL	N/A	
REVISIONS	DATE	BY	CK'D	FIELD BK.	
PROJECT: HAVERHILL & OKEECHOBEE	SCALE: 1" = 50'				
PROJECT NO.: 180972D	SHEET 4 OF 4				

EXHIBIT A
TEMPORARY CONSTRUCTION
EASEMENT PARCEL 302
OKEECHOBEE BLVD. AND HAVERHILL ROAD
IN PARCEL NO. 00-42-43-26-00-000-1010

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 26, THENCE NORTH 01°12'52" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1990.23 FEET; THENCE NORTH 88°47'08" WEST, A DISTANCE OF 54.73 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE SOUTH LINE OF THE SUBJECT PROPERTY; THENCE NORTH 00°12'52" EAST, ALONG THE SAID PROPOSED WEST RIGHT-OF-WAY LINE, A DISTANCE OF 125.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 16.09 FEET; THENCE SOUTH 00°12'52" WEST, A DISTANCE OF 140.63 FEET TO A POINT ON THE SOUTH LINE OF THE SUBJECT PROPERTY; THENCE SOUTH 88°26'20" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 680 SQUARE FEET (0.016 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: 2023.06.27 09:09:30 -04'00'

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

PBCO PROJECT 2018104



HSQ GROUP, LLC

Engineers · Planners · Surveyors

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

PROJECT: HAVERHILL RD & OKEECHOBEE BLVD

PROJECT No.: 180972D

DATE: 3-28-23

SHEET 1 OF 3

TEMPORARY CONSTRUCTION
EASEMENT PARCEL 302
OKEECHOBEE BLVD. AND HAVERHILL ROAD
IN PARCEL NO. 00-42-43-26-00-000-1010

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OR 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 "OKEE FIRE" AND "PINE GROVE", HAVING A GRID BEARING OF SOUTH 43°56'05" EAST, ACCORDING TO PALM BEACH COUNTY ENGINEERING PUBLISHED COORDINATES.
4. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
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 APRIL 26, 2018 HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR, EXCEPT AS SHOWN HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE.
6. 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.
7. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, HSQ #1809-72D, DATED 2/15/2023, PREPARED BY HSQ GROUP, LLC FOR PALM BEACH COUNTY.

ABBREVIATIONS:

A	= ARC LENGTH	R/W	= RIGHT OF WAY
BDIC	= BRASS DISC IN CONCRETE	R	= RADIUS
D	= DELTA (CENTRAL ANGLE)	RGE.	= RANGE
FND.	= FOUND	S.&D.E.	= DRAINAGE & SIDEWALK EASEMENT
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P.O.C.	= POINT OF COMMENCEMENT		

PBCO PROJECT 2018104



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

PROJECT: HAVERHILL RD & OKEECHOBEE BLVD

PROJECT No.: 180972D

DATE: 3-28-23

SHEET 2 OF 3

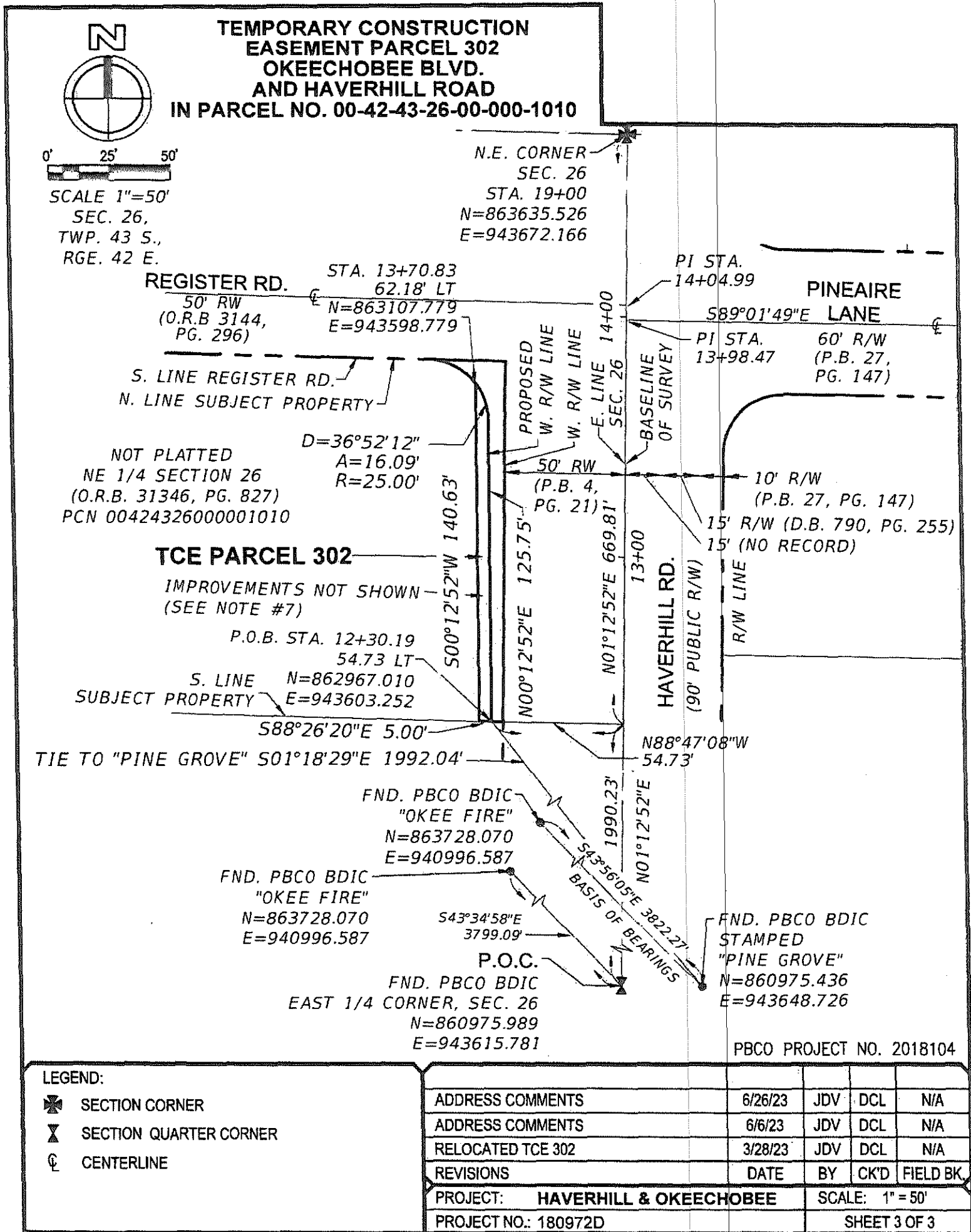


EXHIBIT “B”

OKEECHOBEE BOULEVARD AND HAVERHILL ROAD INTERSECTION IMPROVEMENTS PALM BEACH COUNTY PROJECT #2018104

SAFETY

This section of Haverhill Road is a five (5) lane undivided paved north/south roadway that intersects with Okeechobee Boulevard. The project will add an exclusive northbound right turn lane and extend the existing dual northbound left turn lanes on the south approach of the Haverhill Road and Okeechobee Boulevard intersection. The project will also remove the southbound left turn lane to Pineaire Lane and will provide a southbound u-turn at Pine Cone Lane. The 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 prepared 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 the 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 the project, and the acquisition of these parcels is necessary, in furtherance of this public project.

ALTERNATE ROUTES

Haverhill Road is a heavily travelled roadway running north/south and passing through residential and commercial areas, with significant traffic volume near the project area. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) defines 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 (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

The intersection of Okeechobee Boulevard and Haverhill Road 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 improvements at Okeechobee Boulevard and Haverhill Road, within the previously stated project limits:

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

Haverhill Road's existing right-of-way varies from 90 feet to 133 feet within the project limits. The parcel to be acquired represents acquisition outside of the existing right-of-way and is required to accommodate sidewalk and a retaining wall. These described works to be performed on Parcel 102 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 retaining wall construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on Parcel 302 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.

The temporary construction easement Parcel 302 shall be non-exclusive. However, all interests in Parcel 302 shall be subordinate to Palm Beach County's interest in the parcel during the Temporary Construction Easement period and all interest holders shall be prohibited from interfering with the County's use of Parcel 302.