

2. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE CHAIRPERSON TO EXECUTE A DEED WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DEDICATING A PARCEL OF LAND IDENTIFIED AS PARCEL 100, LOCATED ON HIGHWAY US-1 CONTAINING 429 SQUARE FEET; AND PROVIDING FOR AN EFFECTIVE DATE.  
**(ATTACHMENT - #2)**



**Riviera Beach Community Redevelopment Agency**  
**Staff Report: Dedication of Right of Way for Public Parking**  
Meeting Date: September 28, 2011

**ATTACHMENTS:**

- Resolution Approving Dedication for Public Parking
- Warranty Deed
- Legal Description
- Property Sketch

**BACKGROUND:** The Florida Department of Transportation (FDOT) plans to begin improvements to US-1 State Road 5 (Broadway) from 11<sup>th</sup> Street north to Silver Beach Road in the Second Quarter of 2012. Previously the City Council and Board of Commissioners endorsed a plan for developers to provide on street parking along US-1 as individuals blocks were developed.

The City and CRA currently own Parcel 101 (also known as the Model Block), and the City and CRA would like to allow FDOT to develop on street parking for the Model Block as a part of the redevelopment of US-1. In order to allow FDOT to develop the on street parking and provide enhanced landscaping along the Model Block as part of the overall redevelopment of US-1 in 2012, the City and CRA has to dedicate the right-of-way to FDOT. The Model Block is located along US-1 between West 22<sup>nd</sup> Street and West 23<sup>rd</sup> Street, at 2,392 square feet. The CRA owns 429 square feet of the portion of the Model Block that will be dedicated as right-of-way for the on-street parking, the City Council approved the dedication of right-of-way for their properties on September 21, 2011.

**RECOMMENDATION:** Staff recommends the Board of Commissioners approve the Resolution authorizing execution of the CRA Deed dedicating parcel 101 to FDOT for the development of on street parking along US-1.

RESOLUTION NO 2011-\_\_\_\_\_

**A RESOLUTION OF THE OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE CHAIRPERSON TO EXECUTE A DEED WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION DEDICATING A PARCEL OF LAND IDENTIFIED AS PARCEL 100, LOCATED ON HIGHWAY US-1 CONTAINING 429 SQUARE FEET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the State of Florida Department of Transportation (FDOT) plans to improve US-1/State Road No. 5 (Broadway); and

**WHEREAS**, during discussions regarding redeveloping parcels on US-1 the City Council of the City of Riviera Beach and Board of Commissioners of the Agency endorsed a plan for developers to provide on street parking on US-1 as each block was developed; and

**WHEREAS**, the City and the Agency own the block on US-1 that lies between 22<sup>nd</sup> and 23<sup>rd</sup> Streets; and

**WHEREAS**, the Agency desires to provide on street parking on US-1; and

**WHEREAS**, it is necessary that certain lands now owned by the Riviera Beach Community Redevelopment Agency, be dedicated to the FDOT for on street parking; and

**WHEREAS**, the FDOT has provided to the Agency a deed to execute and deliver to the FDOT in favor of the FDOT, conveying all rights, title and interest that the Agency has in and to said lands and said request having been duly considered; and

**WHEREAS**, conveying the Agency's property for on street on US-1 is in the City's and CRA's best interest.

**NOW THEREFORE, BE IT RESOLVED BY THE RIVIERA BEACH  
COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

**SECTION 1.** The Agency hereby authorizes the execution of a dedication of right of way deed with the State of Florida Department of Transportation for on street parking which is in the public or community interest and that a deed in favor of the State of Florida Department of Transportation conveying all right, title and interest of the Riviera Beach Community Redevelopment Agency, in and to said lands should be executed by the Chairperson of the Board of Commissioners.

**SECTION 2.** That the Chairperson is authorized to execute a CRA Deed with the Florida Department of Transportation attached hereto for property identified as parcel 101.

**SECTION 3.** That this resolution shall take effect upon its passage.

[Signatures on next page]

11/15/2011 10:00:00 AM

**PASSED** and **APPROVED** on 28<sup>th</sup> day of September, 2011.

RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY

ATTEST:

By: \_\_\_\_\_  
Name: Judy L. Davis  
Title: Chairperson

\_\_\_\_\_  
Executive Director

MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

B. BROOKS \_\_\_\_\_  
D. PARDO \_\_\_\_\_  
C. THOMAS \_\_\_\_\_  
S. LOWE \_\_\_\_\_  
J. DAVIS \_\_\_\_\_

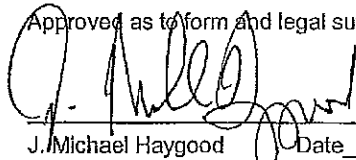
Approved as to form and legal sufficiency  
  
\_\_\_\_\_  
J. Michael Haygood Date 9/22/2011  
Haygood & Harris LLC  
General Counsel to CRA


EXHIBIT "A"

PARCEL 100 - FEE SIMPLE RIGHT OF WAY (DONATION)

The East 13 feet of Lot 26, Block 2 of NORTHVIEW (PLAT 2), according to the plat thereof, as recorded in the Plat Book 4, Page 27 of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 42 South, Range 43 East.

Containing 429 square feet, more or less.

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers, in Chapter 5J-17.050-052 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.


  
 \_\_\_\_\_ DATE 4/7/11  
 JEFFREY SMITH  
 FLORIDA SURVEYOR & MAPPER NO. 4805  
 FLORIDA DEPARTMENT OF TRANSPORTATION

NOT VALID UNLESS SIGNED AND SEALED.

T:\MS\RW\MAPPING\2297441\rwps100.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 5 (U.S. 1)		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4	
		DRAWN	R. CHAVEZ	04/04/11	DATA SOURCE: R/W MAP 93020-2520
REVISION	BY	DATE	CHECKED	T. BROWN	04/04/11
			ITEM/SEG. NO. 2297443		SECTION 93020-2520 SHEET 3 OF 3

01-GWD.02-06/93

This instrument prepared	Parcel No.	100.1
under the direction of:	Item/Segment No.	2297443
Laurice C. Mayes, Esq. _____	Section No.	93020-2520
Legal Description prepared by:	Managing District:	04
<u>Pete Diaz, P.S.M. (04-07-11)</u>	S.R. No.	5 (U.S. 1)
Document prepared by:	County:	Palm Beach
<u>Grace K. Abel (06-14-11)</u>		
Department of Transportation		
3400 W. Commercial Boulevard		
Ft. Lauderdale, Florida 33309		

**WARRANTY DEED**

THIS WARRANTY DEED Made the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by COMMUNITY REDEVELOPMENT AGENCY OF RIVIERA BEACH, a Florida public body corporate and politic created pursuant to Section 163.356, F.S., a/k/a COMMUNITY REDEVELOPMENT AGENCY OF RIVIERA BEACH, FLORIDA, whose address is: 2001 Broadway, Suite 300, Riviera Beach, Florida 33404-5612, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

(See attached Exhibit "A"  
sketch & legal description)

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: \_\_\_\_\_

COMMUNITY REDEVELOPMENT AGENCY  
OF RIVIERA BEACH, FLORIDA

Print Name: \_\_\_\_\_

Its \_\_\_\_\_ Secretary

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its \_\_\_\_\_

Signed, sealed and delivered in  
the presence of: (Two witnesses  
or Corporate Seal required by  
Florida Law)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ of COMMUNITY REDEVELOPMENT AGENCY OF RIVIERA  
BEACH, FLORIDA, on behalf of the Agency, who is personally known to me  
or who has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_



01-GWD.02-06/93

This instrument prepared	Parcel No.	100.1
under the direction of:	Item/Segment No.	2297443
Laurice C. Mayes, Esq. _____	Section No.	93020-2520
Legal Description prepared by:	Managing District:	04
Pete Diaz, P.S.M. (04-07-11) _____	S.R. No.	5 (U.S. 1)
Document prepared by:	County:	Palm Beach
Grace K. Abel (06-14-11) _____		
Department of Transportation		
3400 W. Commercial Boulevard		
Ft. Lauderdale, Florida 33309		

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WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

(See attached Exhibit "A"  
sketch & legal description)

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TO HAVE AND TO HOLD, the same in fee simple forever.

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IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: \_\_\_\_\_

COMMUNITY REDEVELOPMENT AGENCY  
OF RIVIERA BEACH, FLORIDA

Print Name: \_\_\_\_\_

Its \_\_\_\_\_ Secretary

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its \_\_\_\_\_

Signed, sealed and delivered in  
the presence of: (Two witnesses  
or Corporate Seal required by  
Florida Law)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ of COMMUNITY REDEVELOPMENT AGENCY OF RIVIERA  
BEACH, FLORIDA, on behalf of the Agency, who is personally known to me  
or who has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

Item/Segment No. 2297443  
(Section No. 93020-2520)  
(04-07-11)

Fee Simple Right of Way

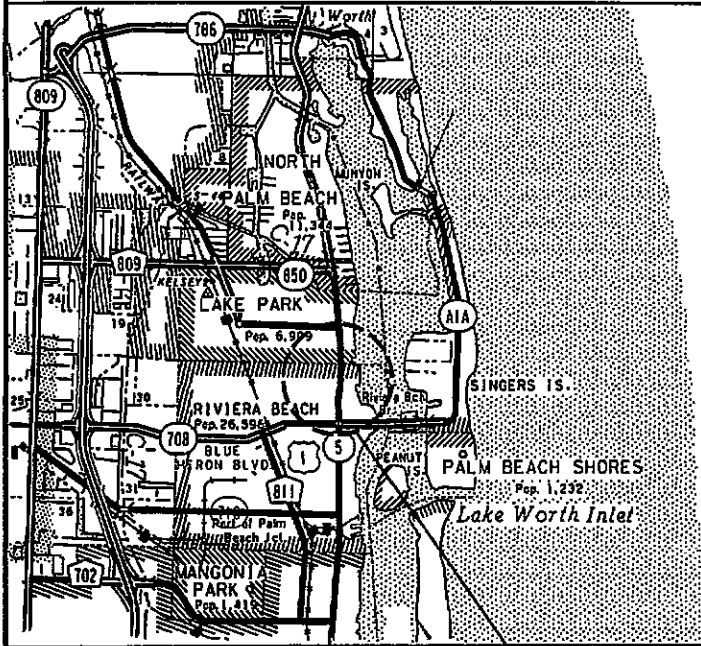
Parcel No. 100    State Road 5    Palm Beach County    Description

The East 13 feet of Lot 26, Block 2 of NORTHVIEW (PLAT 2),  
according to the plat thereof, as recorded in the Plat Book 4,  
Page 27 of the Public Records of Palm Beach County, Florida,  
lying in Section 28, Township 42 South, Range 43 East.

Containing 429 square feet, more or less.

RGE. 43 EAST

EXHIBIT "A"



TWP. 42 SOUTH



PARCEL LOCATION  
NOT TO SCALE

LEGEND:

- B
- EXIST.
- (LT)
- (P)
- P.B.
- PG.
- RGE.
- R
- R/W
- SEC.
- S.R.
- STA.
- TWP.
- BASELINE
- EXISTING
- LEFT
- PLAT
- PLAT BOOK
- PAGE
- RANGE
- PROPERTY LINE
- RIGHT OF WAY
- SECTION
- STATE ROAD
- STATION
- TOWNSHIP

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY OF THE RIGHT OF WAY MAP FOR STATE ROAD 5 (U.S. 1), SECTION NO. 93020-2520, SHEET 5 OF 9.
2. PROPERTY BOUNDARIES DETERMINED FROM PLATS OF RECORD, AND RECORD TITLE.
3. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
4. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
5. STATIONS AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
6. PARCEL 100 - AREA - 429 SQUARE FEET.  
OWNER - COMMUNITY REDEVELOPMENT AGENCY OF RIVIERA BEACH, FLORIDA.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4 - RIGHT OF WAY MAPPING  
3400 WEST COMMERCIAL BOULEVARD  
FT. LAUDERDALE, FLORIDA 33309

T:\MS\RW\MAPPING\R2297441\rwps100.dgn

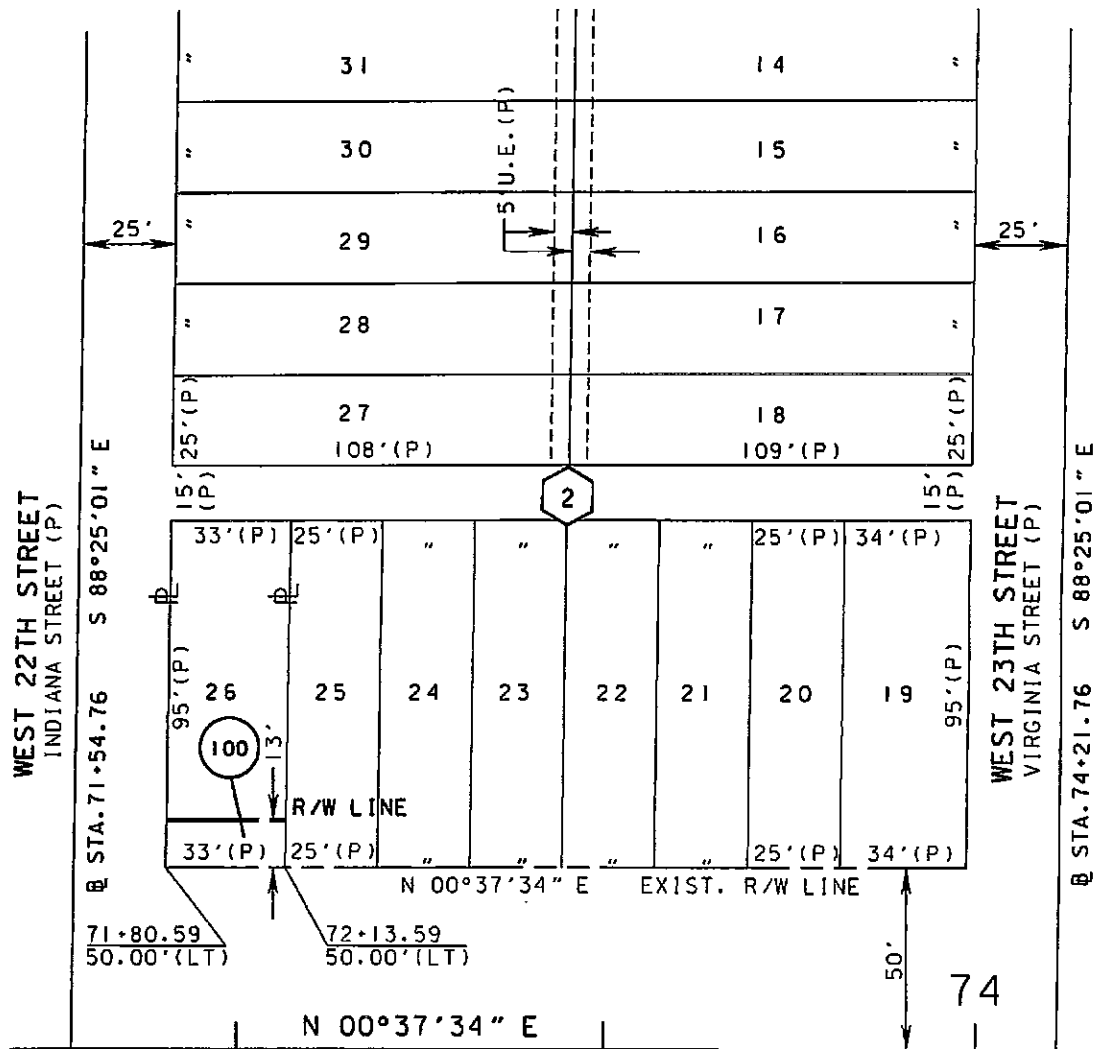
FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY						
STATE ROAD NO. 5 (U.S. 1)				PALM BEACH COUNTY		
	BY	DATE	PREPARED BY:	DATA SOURCE:		
	R.CHAVEZ	04/04/11	F.D.O.T. DISTRICT 4	R/W MAP 93020-2520		
REVISION	BY	DATE	CHECKED	ITEM/SEG. NO.	SECTION	SHEET
			T.BROWN	04/04/11	2297443	93020-2520
						1 OF 3

EXHIBIT "A"

SEC. 28, TWP. 42 S., RGE. 43 E.  
SCALE: 1" = 40'

NORTHVIEW (PLAT 2)

P.B. 4, PG. 27



Ⓢ SURVEY S.R. 5 (U.S. 1)

CITY OF RIVIERA BEACH

TIUS: /R/MAPPING/R2297441 /rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION  
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 5 (U.S. 1)

PALM BEACH COUNTY

BY	DATE	PREPARED BY:	DATA SOURCE:
R. CHAVEZ	04/04/11	D.O.T. DISTRICT 4	R/W MAP 93020-2520
DRAWN	CHECKED	ITEM/SEG. NO.	SECTION
R. CHAVEZ	T. BROWN	04/04/11	2297443
REVISION	BY	DATE	CHECKED

SECTION 93020-2520 SHEET 2 OF 3