

RESOLUTION N° 09192007RE5

A RESOLUTION OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN PROPERTIES DESCRIBED HEREIN, SAID LAND SITUATED, LYING AND BEING WITHIN THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA, AND DECLARING THAT THE ACQUISITION AND USE OF SAID PROPERTY, TO BE A PUBLIC NECESSITY; AUTHORIZING THE FILING OF AN EMINENT DOMAIN LAWSUIT PURSUANT TO CHAPTERS 73 AND 74, FLORIDA STATUTES.

WHEREAS, the Department of Real Estate Services of the School District of Palm Beach County, Florida, has recommended the acquisition of certain real property, in fee simple, the legal description of which is contained in Exhibit "A" attached hereto and incorporated herein (hereinafter the "Property"); and

WHEREAS, pursuant to Article IX, Section 4(b) of the Constitution of the State of Florida, the School Board of Palm Beach County, Florida (the School Board) operates, controls and supervises public schools within the School District consistent with the statutory powers of Chapter 1013, F.S. and those rules, policies and regulations adopted by the School Board and/or pursuant to the Florida Administrative Code; and

WHEREAS, pursuant to Section 1013.24, F.S., the School Board has the authority and right to take private property by eminent domain for public purposes or uses; and

WHEREAS, the School Board has considered alternative means of accomplishing the construction of 05-C Elementary School campus and has determined that the Property is necessary for the construction; and

WHEREAS, the acquisition of the Property is necessary for the School Board construction of the 05-C Elementary School campus and in order to carry out public school purposes; and

WHEREAS, the School Board has determined that the use of the Property is necessary to construct the 05-C Elementary School campus, and ancillary facilities for the use, safety and/or benefit of public school children and that these activities are for public purposes; and

WHEREAS, the School Board has taken into consideration all of the relevant environmental factors and determined that the acquisition of the Property would not adversely impact the natural environment; and

WHEREAS, the School Board has taken into consideration all relevant safety factors related to the acquisition of the Property; and

WHEREAS, the acquisition of the Property is consistent with the School Board's long-range planning program, specifically its adopted FY2006-FY2010 Five Year Capital Plan; and

WHEREAS, the estate or interest to be taken is fee simple title to the Property; and

WHEREAS, the School Board has budgeted funds for the acquisition of the fee simple title to the Property; and

WHEREAS, all necessary conditions precedent to the consideration and adoption of this Resolution have occurred or have been performed; and

WHEREAS, the School Board has identified the boundaries of the area to be acquired and a boundary location map illustrating the location and boundaries of the Property is attached hereto and incorporated herein as Exhibit "B"; and

WHEREAS, in order to accomplish the acquisition of the Property, it is necessary for the School Board to exercise its power of eminent domain as authorized by Section 1013.24, F.S., and Chapters 73 and 74, F.S.

NOW, THEREFORE, be it resolved by the School Board of Palm Beach County, Florida, that:

1 The School District's Board hereby adopts, as true and correct, and hereby incorporates those matters set forth in the foregoing whereas clauses as its official findings.

2 The Department of Real Estate Services of the School District is directed to take the necessary steps to acquire the Property, including but not limited to hiring real estate appraisers to secure appraisals of value of the Property.

3 The Chief Counsel is directed to take the necessary steps to acquire the Property, including but not limited to, employing outside attorneys if in the opinion of the Chief Counsel the complexity or workload exceeds the ability of in-house staff to handle, and to file, if necessary, a petition for Eminent Domain to acquire the Property.

4 The School Board's designated attorney is hereby authorized and directed to proceed to take all necessary steps, including the hiring of accountants, planners, appraisers and expert witnesses to acquire the Property by eminent domain in the name of the School Board, and to have prepared in the name of the School Board all papers, pleadings and other instruments or documents required for that purpose, and to see that all eminent domain proceedings are prosecuted to take fee simple title and possession of the Property pursuant to Chapters 73 and 74, F.S.

5 The School Board's designated attorney is hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed.

6 The School Board's staff is hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed.

BE IT FURTHER RESOLVED, that the Property described on Exhibit "A" is to be used for the following public purposes: to construct the 05-C Elementary School campus, and ancillary facilities for the use, safety and/or benefit of public school children in accordance with The School Board of Palm Beach County, Florida's adopted FY2006-FY2010 Five Year Capital Plan.

ADOPTED THIS _____ day of _____, 2007

THE SCHOOL BOARD OF PALM BEACH
COUNTY, FLORIDA

By: _____
William G. Graham, Chairman

Attest: _____
Arthur C. Johnson Ph.D., Superintendent

Filed in the board Minutes Office this _____ day of _____ 2007.

Board Secretary

REVIEWED AND APPROVED

Blair Littlejohn III 6/6/07

School Board Attorney, Blair R. Littlejohn III

I, _____ BOARD
SECRETARY DO ATTEST THAT THE ABOVE
IS A TRUE ORIGINAL RESOLUTION ADOPTED
BY THE SCHOOL BOARD OF PALM BEACH
COUNTY, FLORIDA, ON _____

Board Secretary

Exhibit "A"

Parcel No. 1

E.F. Johns, Ltd.
651 N.W. 45th Avenue
Coconut Creek, Florida 33066

Registered Agent: Earl F. Johns
651 N.W. 45th Avenue
Coconut Creek, Florida 33066

Property Control No: Portion of 00-42-43-27-05-077-0061 and
a portion of 00-42-43-27- 05-077-0560.

Legal Description: Being a parcel of land in a portion of Tracts 41 through 44, and Tracts 53 through 56, Block 77, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCING at the intersection of the westerly right-of-way line of 95th Avenue South with the north line of Block One, WEST BOCA LAKE, as recorded in Plat Book 42, Page 190, Public Records of Palm Beach County, Florida; thence North 00°20'58" West (state plane grid bearing datum) along the northerly extension of said westerly right-of-way line of 95th Avenue South, a distance of 80.00 feet to the POINT OF BEGINNING being the southeast corner of the parcel described herein; thence South 89°38'41" West along a line that is 25 feet north of and parallel with the south line of said Tracts 53 through 56, a distance of 1073.81 feet; thence North 03°07'56" East, a distance of 966.80 feet; thence North 89°38'41" East, a distance of 735.00 feet; thence South 00°21'19" East, perpendicular to the previous course, 19.71 feet to a point of curvature; thence southeasterly along the arc of a curve concave to the northeast having a radius of 744.26 feet, a central angle of 29°59'39", an arc distance of 389.62 feet to a point of tangency; thence South 30°20'58" East, 200.00 feet to a point of curvature; thence southeasterly along the arc of a curve concave to the southwest having a radius of 600.00 feet, a central angle of 30°00'00", an arc distance of 314.16 feet to a point of tangency on the northerly extension of said westerly right-of-way line of 95th Avenue South; thence South 00°20'58" East along the northerly extension of said westerly right-of-way line of 95th Avenue South, a distance of 100.00 feet to the POINT OF BEGINNING.

Described parcel contains 20.197 acres, more or less.

Exhibit "B"

Western Boca Raton Area
Elementary School 05-C

Legend

- Elementary Schools
- Elementary Schools To Be Relieved
- Major Roadways
- Waterways
- Parameters for 05-C



NOTE:
Map is not official, for presentation
purposes only.

Palm Beach County
School District
Planning Department - GIS



3300 Forest Hill Blvd.
West Palm Beach, FL 33406

7/10/06 - S. Gilles
Revised 5/31/07
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