

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

Meeting Date: July 11, 2006 [X] Consent [] Regular
[] Ordinance [] Public Hearing
Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) adopt a Resolution authorizing the conveyance of 1.00 acre of surplus property to the City of West Palm Beach without charge and with reservation of mineral and petroleum rights, but without rights of entry and exploration; and
- B) approve a County Deed in favor of the City of West Palm Beach.

Summary: The City of West Palm Beach has requested the conveyance of one (1) surplus County property, located at 1400 Henrietta Avenue, which is within its jurisdiction and was acquired by the County via a tax deed in August 2005. The assessed value of this property is \$157,500 and contains 1.00 acre. The City is planning to develop this property for attainable or workforce housing, including housing for the elderly. The County Deed includes restrictions that the City and its successors must: (i) remain in compliance with the City's approved attainable or workforce housing program's income eligibility standards, and (ii) acknowledge in its documents and publicity the County's donation of this parcel. The conveyance of surplus property to the municipality in which it is located is a major element of PREM's disposition program adopted by the Board upon the recommendation of the Real Estate Assets Task Force. This conveyance will assist in providing attainable or workforce housing units, relieve the County of potential liability for occurrences on this property and the cost of continued maintenance. The County will retain mineral and petroleum rights in accordance with Section 270.11, F.S., without rights of entry and exploration. (PREM) District 7 (TKF)

Background and Justification: As this parcel will allow the City to develop attainable or workforce housing for its constituents, HCD has recommended that PREM convey this property with deed restrictions requiring the City be in compliance with the City's attainable or workforce housing programs. PREM, in response to direction from the Real Estate Assets Task Force, has developed a program to convey to the municipalities in which they are located, County properties which are surplus and provide little opportunity to further a County function. Staff feels strongly that the most cost effective method to dispose of this surplus property is to convey it at no cost to the municipality in which it is located, in accordance with 197.592(3), F.S. This conveyance relieves the County of potential liability and cost of continued maintenance.

- Attachments:**
- 1. Location Map
 - 2. Resolution
 - 3. County Deed
 - 4. Florida Statutes Sections 197.592(3) and 270.11
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Recommended By: Andy Wolf 7/3/06
Department Director Date

Approved By: [Signature] 7/2/06
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
 NET FISCAL IMPACT	<u> -0- </u>	<u> -0- </u>	<u> -0- </u>	<u> -0- </u>	<u> -0- </u>
 # ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact as a result of this item.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature]

 OFMB
 07/15/06

[Signature]

 Contract Development and Control
 7/17/06

B. Legal Sufficiency:

[Signature]

 Assistant County Attorney

C. Other Department Review:

 Department Director

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