

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
In-Kind (_____)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,000</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes X No _____
 Budget Account No.: Fund 1226 Department 380 Unit 3162 Object var

Budget Account No.: Fund _____ Department _____ Unit _____ Object _____

B. Recommended Sources of Funds/Summary of Fiscal Impact

Funds for the management of the County-owned Palm Beach Heights parcels shall come from the Natural Areas Fund.

C. Department Fiscal Review: *HP*

III. REVIEW COMMENTS

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

 OFMB *JS* *3/10/11*
3/10/11

 Contract Development and Control *3/14/11*

B. Legal Sufficiency:

 Assistant County Attorney

C. Other Department Review:

 Department Director

(Continued from page 1):

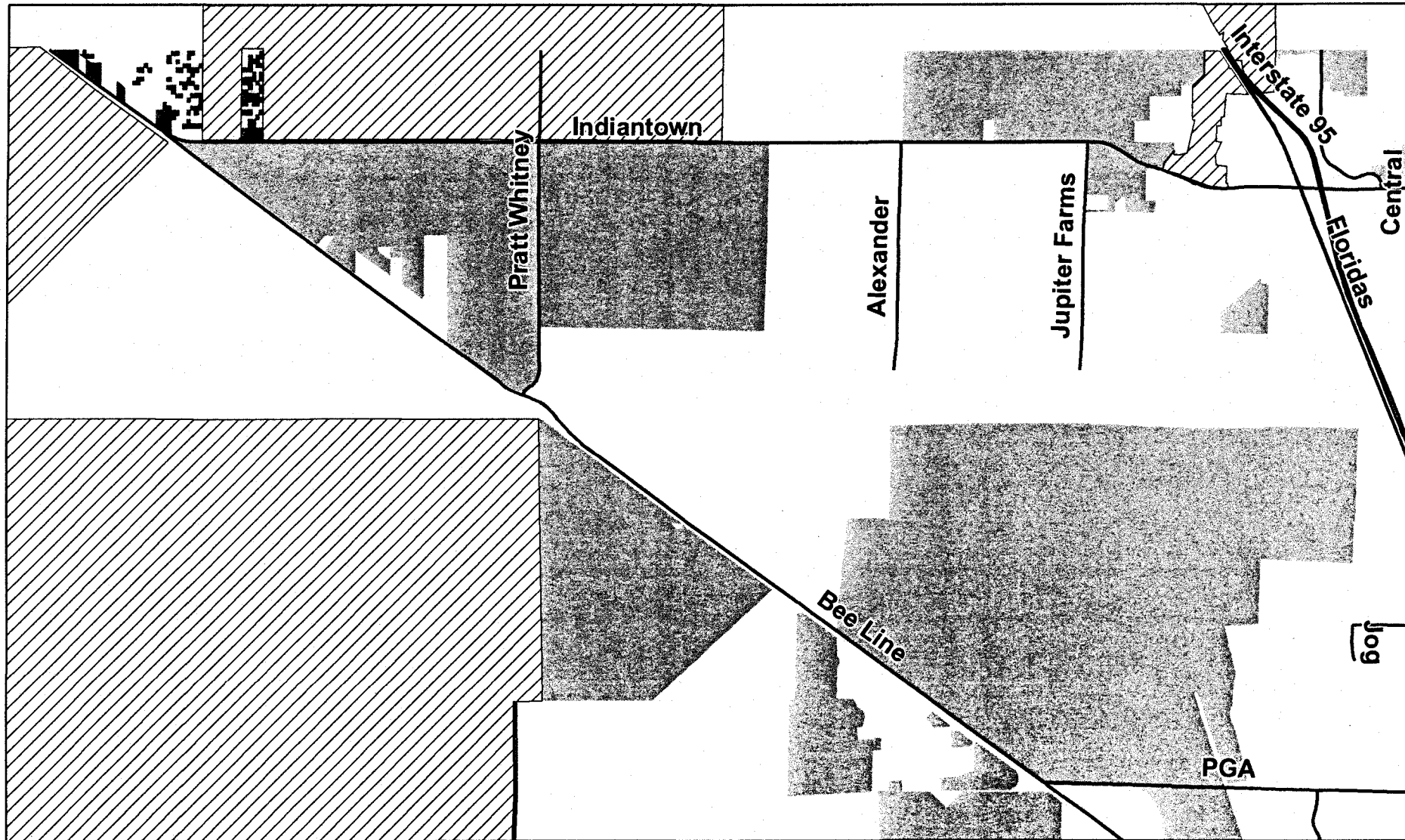
Background and Justification: In November 1994, the BCC created NAMAC to review staff-developed natural area management plans and to conduct public hearings on the plans prior to presentation to the BCC. This plan was recommended for approval and inclusion as an addendum to the Pine Glades Natural Area Management Plan by NAMAC on February 18, 2011.

Eleven of the 121 County-owned Palm Beach Heights parcels were acquired from the SFWMD (Agreement Parcels) and were part of an acquisition and management agreement signed by the SFWMD and County on August 17, 2004 (R2004-1741). As a requirement of the agreement, the County recorded a conservation easement in favor of the SFWMD over the Agreement Parcels on October 19, 2007. Additionally, the Agreement required the County to develop and approve a management plan for the Agreement Parcels. The Plan presented here meets this requirement and includes all the Properties owned by the County within the Palm Beach Heights area.

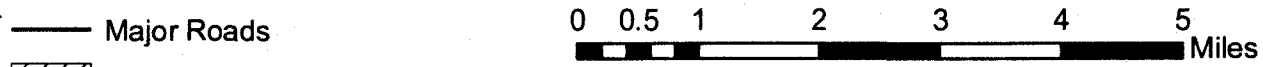
The Properties are predominantly higher quality native wetland communities. The area where the Properties are located is composed primarily of depressional, wet prairie and wet flatwoods wetland systems. Exotic/nuisance (e/n) vegetation coverage ranges from 0-15 percent (primarily melaleuca). The area also shows signs of slight disturbance from hog rooting which promotes the spread of e/n vegetation. The Properties lie within an area containing a rudimentary canal system and a failed (fallow) citrus operation. These disturbances affect hydrology in the area; however, any affects are thought to be minimal due to health and diversity of native wetland vegetation and minimal encroachment by inappropriate transitional/upland vegetation within onsite wetlands as well as the lack of any monocultures of e/n vegetation in the area.





Proposed management of the Properties is minimal due to their disjunct nature and high quality of the habitats and will include periodic monitoring of e/n vegetation and hand treatment with herbicide by ground crews on an as-needed basis as well as monitoring of unauthorized activities and enforcement of the County's Natural Areas Ordinance by the County's Wildlands Taskforce.

HARTSEL RANCH AND INDIVIDUAL PALM BEACH HEIGHTS LOTS LOCATION MAP



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-  Hartsel Ranch and Individual Palm Beach Heights Lots
-  PBC Natural Area Boundary
-  State Conservation Lands
-  Major Roads



Attachment 1



Department of
Environmental Resources
Management
March 2011; bjs

Attachment 2

Management Plan Hartsel Ranch and Individual Palm Beach Heights Lots

Site Description

Palm Beach County (County) currently owns and manages 121 undeveloped lots ("Properties") within an area known as Palm Beach Heights (Attachments 1 and 2). Palm Beach Heights is in northern Palm Beach County, north of Indiantown Road and east of SR 710 (Beeline Highway) within Sections 31-33, Township 40 South, Range 40 East. The County owns a total of 228.63 acres scattered throughout the three sections (Attachment 1). Of the lots owned by the County, one hundred and seven (145.20 acres) were acquired via the tax deed process (those properties with "Hartsel Ranch Corp." in the "Prior Owner" column of Attachment 2), eleven (78.43 acres) were purchased from the South Florida Water Management District (SFWMD) and three (5 acres) were purchased from Martin County. The eleven parcels acquired from the SFWMD (Agreement Parcels) were part of an acquisition and management agreement signed by the SFWMD and County on August 17, 2004 (Attachment 3, County Resolution R2004-1741). As a requirement of the agreement, the County recorded a conservation easement in favor of the SFWMD over the Agreement Parcels on October 19, 2007 (Attachment 4).

The Properties are predominantly higher quality native wetland communities. The area where the Properties are located is composed primarily of depressional, wet prairie and wet flatwoods wetland systems. Exotic/nuisance (e/n) vegetation coverage ranges from 0-15 percent (primarily melaleuca). The area also shows signs of slight disturbance from hog rooting which promotes the spread of e/n vegetation. The Properties lie within an area containing a rudimentary canal system and a failed (fallow) citrus operation. These disturbances affect hydrology in the area; however, any effects are thought to be minimal due to health and diversity of native wetland vegetation and lack of encroachment by inappropriate transitional/upland vegetation within onsite wetlands as well as the lack of any monocultures of e/n vegetation in the area.

Management Activities

A. Monitoring and Control of e/n Vegetation

E/n vegetation is not currently a problem within the Properties. This is likely due to the natural hydroperiod and hydrology exhibited by the wetlands within and adjacent to the Properties, as well as the lack of any nearby monocultures of e/n vegetation. The Properties are periodically monitored for e/n vegetation by the County's Department of Environmental Resources Management (ERM) staff. E/n vegetation within the Properties shall be hand-treated with herbicide by ground crews on an as-needed basis.

B. Control of Unauthorized Off-road Vehicle and Equestrian Use

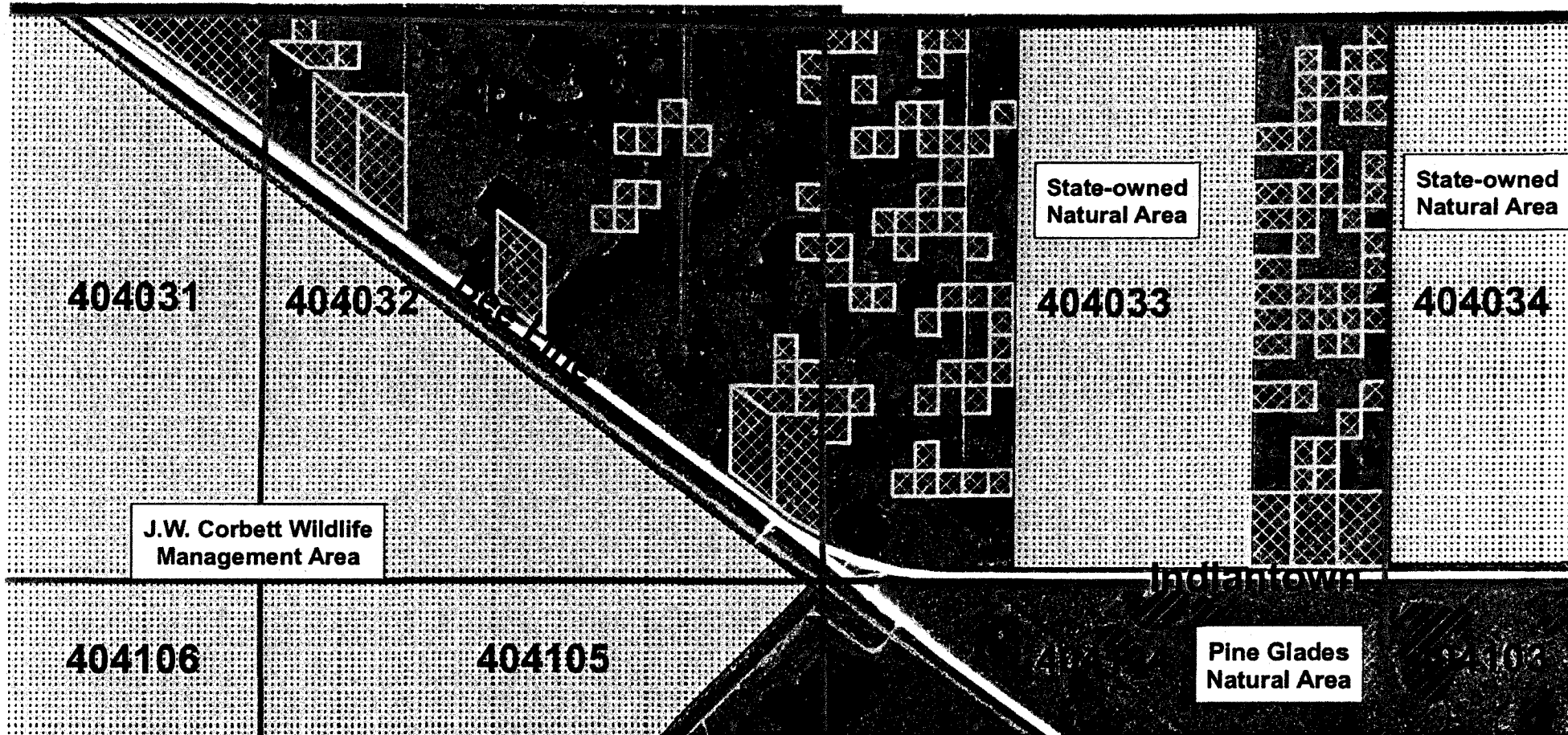
Unauthorized off-road vehicle use is a minor problem in certain portions of the Properties. Fencing and/or barriers shall be installed/maintained along the boundaries of the Properties that border Indiantown Road and/or SR 710 (Beeline Highway). In addition, the County has a contract with the Sheriff's Department to provide deputies to patrol the County's Natural Areas, including these Properties. These deputies periodically patrol the area, stopping, citing and arresting persons who violate the County's Natural Areas Ordinance (94-13) which prohibits unauthorized vehicles and requires permits for equestrian use of specifically designated equestrian trails. No equestrian trails are currently proposed within the Properties.

C. Public Use Facilities







The Properties are currently open to the public for passive recreational purposes. However, no public use facilities exist or are currently proposed within the Properties.

D. Hydrology

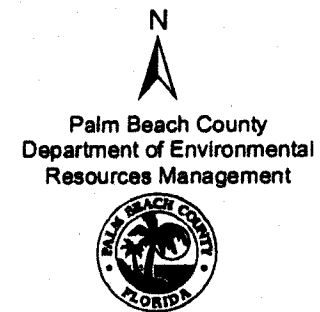
The Properties currently exhibit only minimal disturbances to the natural hydrologic regime for the existing native vegetative communities. The County will thoroughly review any proposed drainage/development plans that may affect hydrology within the Properties and will object to any project that may negatively affect hydrology both within the Properties and surrounding natural communities.



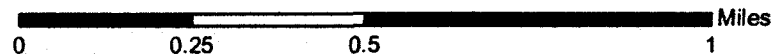
Legend

-  Palm Beach-Martin County Line
-  Range, Township, Section
-  Major Road
-  Palm Beach Heights Lots Owned by County
-  Palm Beach County Natural Area
-  Other Publicly-Owned Conservation Lands

**Palm Beach Heights
Location Map**



January 24, 2011:slm





Attachment 3

Department of Environmental
Resources Management
2300 North Jog Road, 4th Floor
West Palm Beach, FL 33411-2743
(561) 233-2400
FAX: (561) 233-2414
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Palm Beach County
Board of County
Commissioners

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Shelley Vann, Vice Chair

Burt Aaronson
Steven L. Abrams
Paulette Burdick
Jess R. Santamaria
Priscilla A. Taylor

County Administrator
Robert Weisman

February 25, 2011

Karen T. Marcus, Chair
and Members of the Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, FL 33401

Dear Commissioners:

**SUBJECT: HARTSEL RANCH AND INDIVIDUAL PALM BEACH
HEIGHTS LOTS MANAGEMENT PLAN**

On February 18, 2011, the Natural Areas Management Advisory Committee voted
unanimously:

To recommend the Board of County Commissioners approve the
addition of the Hartsel Ranch and Individual Palm Beach Heights
Lots Management Plan as an addendum to the Pine Glades Natural
Area Management Plan.

Sincerely,

Russ Ruskay, Chair
Natural Areas Management Advisory Committee

cc: Robert Weisman, County Administrator
Richard E. Walesky, Director, Environmental Resources Management

*"An Equal Opportunity
Affirmative Action Employer"*

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