

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

Meeting Date: **June 5, 2012** ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the purchase of a 1.10 acre parcel of vacant land located in the Palm Beach Heights subdivision, west of Jupiter, from Dennis Patton, a married man joined by his wife, Tova Bross, for \$1,650.

Summary: The Palm Beach Heights subdivision is north of Indiantown Road and northeast of the Bee Line Highway, and is part of the Pal-Mar ecosite. Mr. Patton acquired this 1.10 acre parcel through a bankruptcy sale and has offered to sell the property to the County. The proposed purchase price will reimburse Mr. Patton for expenses he incurred (\$1,500 for land purchase, plus \$150 for auctioneer fees) at the bankruptcy sale. The proposed price is significantly lower than a previous acquisition where the County's Department of Environmental Resources Management (ERM) paid \$4,600 for a similar parcel at a tax deed sale in November 2011. A title policy will be obtained and a pre-acquisition environmental assessment will be performed by ERM. Due to the remote location and low price of the parcel, a boundary survey will not be obtained as the cost could exceed the value of the land. The 1.10 acre parcel will be conveyed to the County by Statutory Warranty Deed. Under the Palm Beach County Property Acquisition, Disposition and Leasing Ordinance, 2002-067, as amended, an appraisal is not required since the proposed purchase price is less than \$25,000. The assessed value of the property is \$850. This purchase must be approved by a supermajority vote (5 Commissioners). **(PREM) District 1 (HJF)**

Background and Justification: Lands in the Pal-Mar ecosite have been on the County's proposed acquisition list since the Environmentally Sensitive Lands Bond Referendum passed in 1991, and were also included in the Land Acquisition for Conservation Purposes Bond Referendum passed in March 1999. The Palm Beach Heights subdivision contains 432 lots ranging in size from 1 to 16.55 acres. Palm Beach County currently owns 229.97 acres in Palm Beach Heights, including 78.43 acres acquired from the South Florida Water Management District (R2004-1741) and 145.20 acres which escheated to the County when former owners failed to pay property taxes. Based on aerial photographs, this parcel would be classified as wetlands and is adjacent to land currently owned by the County. The Property Appraiser values the parcel at \$850. Funds for the purchase price and recording and miscellaneous fees/costs will be provided by the Natural Areas Fund. A Disclosure of Beneficial Interests is not required for this transaction as Mr. Patton and Ms. Bross are individuals representing themselves.

Attachments:

1. Location Map
2. Statutory Warranty Deed
3. Budget Availability Statement

Recommended By: KCH Henry W.
Department Director

5/16/12

Approved By: _____
County Administrator

17/04/20
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact

| Fiscal Years | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> |
|---|-------------|-------------|-------------|-------------|-------------|
| Capital Expenditures | \$1,703 | | | | |
| Operating Costs | | | | | |
| External Revenues | | | | | |
| Program Income | | | | | |
| (County) | | | | | |
| In-Kind Match (County) | | | | | |
| Net Fiscal Impact | \$1,703 | | | | |
| # ADDITIONAL FTE POSITIONS (Cumulative) | 0 | 0 | 0 | 0 | 0 |

Is Item Included In Current Budget? Yes X No

Budget Account No.: FUND 3654 DEPT 381 UNIT E205 OBJECT 6101
PROGRAM E205

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

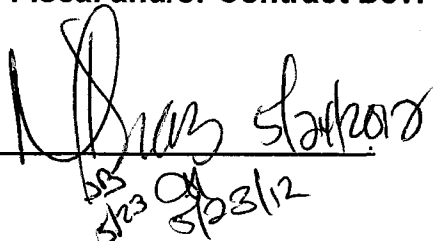

Closing cost are estimated to be an additional \$52.52. Funds for this acquisition are available from the Natural Areas Fund.

| | |
|----------------|-------------------|
| Cost - | \$1,650.00 |
| Closing Cost - | \$ <u>52.52</u> |
| Total | <u>\$1,702.52</u> |

C. Department Fiscal Review: _____

III. REVIEW COMMENTS

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

| | |
|--|--|
|  _____ OFMB |  _____ Contract Administration |
|--|--|

B. Legal Sufficiency:

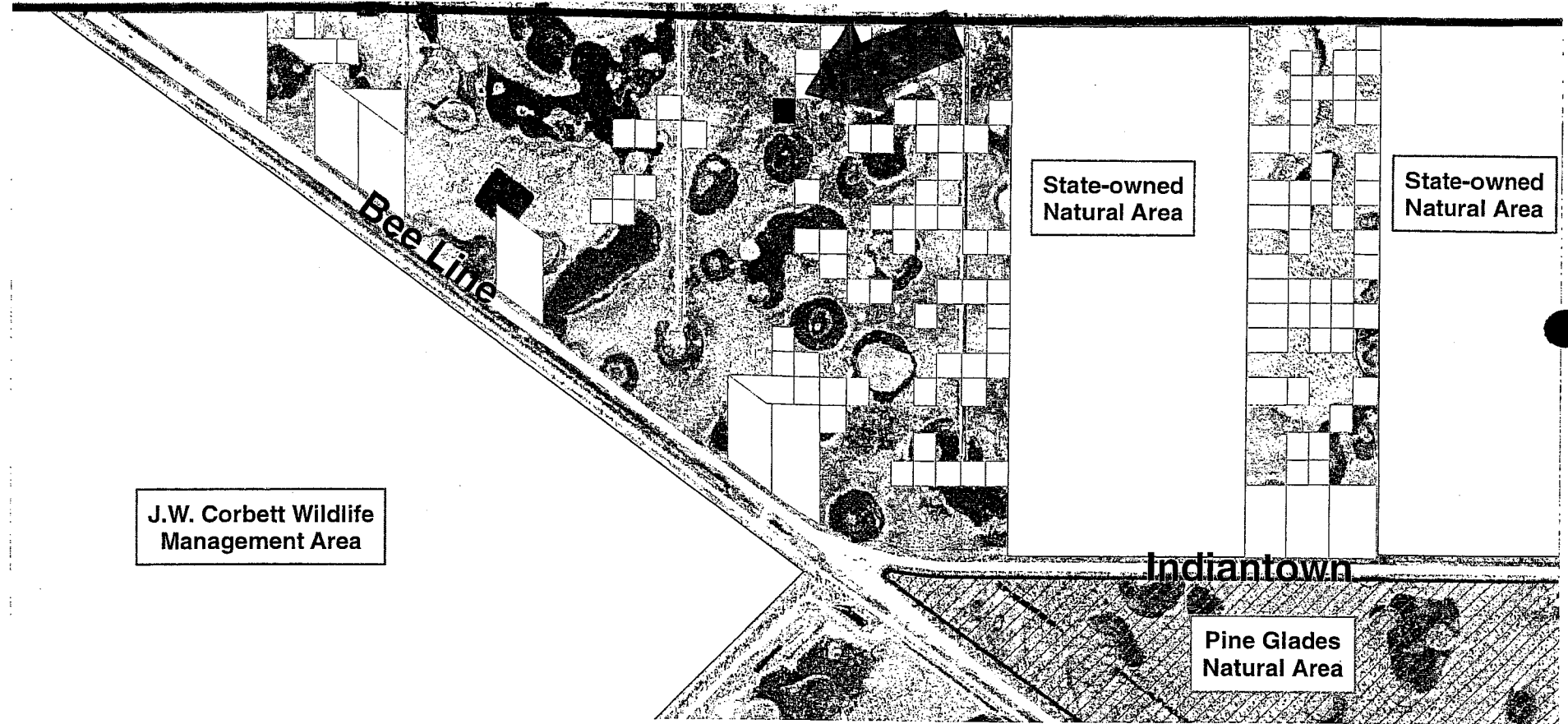

 _____ 5/25/12
 Assistant County Attorney

B. Other Department Review:

 Department Director

SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT

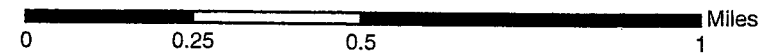
LOCATION MAP



Legend

-  Palm Beach-Martin County Line
-  Subject Parcel
-  Major Road
-  Palm Beach Heights Lots Owned by County
-  Palm Beach County Natural Area
-  Other Publicly-Owned Conservation Lands

Palm Beach Heights Location Map



N
Palm Beach County
Department of Environmental
Resources Management



January 24, 2011;sim

PREPARED BY AND RETURN TO:
Margaret Jackson, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411-5605

PCN: 00-40-40-32-00-000-1870

Closing Date: _____

Purchase Price: _____

STATUTORY WARRANTY DEED

(Florida Statutes 689.02)

THIS INDENTURE, made this _____ day of _____, 2012,
between **DENNIS PATTON**, a married man joined by his wife, **TOVA BROSS**, whose
post office address is 7162 Michigan Isle Road, Lake Worth, FL 33467 ("Grantor") and
PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post
office address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791
("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100's (\$10.00)
Dollars to it in hand paid by Grantee, and other good and valuable consideration, the
receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and
sold to Grantee, its successors and assigns forever, all that certain land situate in Palm
Beach County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT property is vacant, unimproved land and is not the homestead of Grantor
herein.

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

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

AND Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK).

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness Signature

Witness Name Printed

Witness Signature

Witness Name Printed

By: _____
Dennis Patton

Date of Execution

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day
of _____, 2012, by _____, ()who is
personally known to me OR ()who has produced _____
_____ as identification and who ()did ()did not take an oath.

Notary Public, State of Florida

Print Notary Name

Commission Number
My Commission Expires:_____

(Stamp/Seal)

GRANTOR:

Witness Signature

Witness Name Printed

Witness Signature

Witness Name Printed

By: _____
Tova Bross

Date of Execution

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day
of _____, 2012, by _____, ()who is
personally known to me OR ()who has produced _____
_____ as identification and who ()did ()did not take an oath.

Notary Public, State of Florida

Print Notary Name

Commission Number
My Commission Expires: _____

(Stamp/Seal)

Approved by the Palm Beach County
Board of County Commissioners
on _____

County Attorney or Designee

EXHIBIT "A"

Parcel TT-84

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida;

Being the West 210 feet of the East 450 feet of the North 237.5 feet of the South 1900 feet of the North ½ of Section 32. Subject to an easement for ingress, egress, drainage, and utilities over the South 30 feet.



Palm Beach County
Environmental Resources Management

INTERDEPARTMENTAL BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 04/24/2012

REQUESTED BY: Dave Gillings

PHONE: 233-2477

PROJECT TITLE: Palm Beach Heights - D.Patton

PROJECT NO:

SITE: Pine Glades

ACTIVITY: Acquisition

CONTRACTOR/CONSULTANT NAME: Southeast Guaranty & Title, Inc.

SCOPE OF SERVICES: for a purchase of 1.10 acres parcel owned by Dennis Patton

IG Fee ☐ Yes ☐ No

BUDGET ACCOUNT NUMBER(S):

| Fund | Dept | Unit | Obj | SObj | Program | PPC | (Proj) Task | (Site) Sub Task | (Activity) Task Ord | Amount |
|---|------|------|------|------|---------|-----|----------------|--------------------|------------------------|------------|
| 3654 | 381 | E205 | 6101 | | E205 | | N124 | NPIG | 027 | \$1,650.00 |
| 3654 | 381 | E205 | 6101 | | E205 | | N124 | NPIG | 015 | \$52.32 |
| | | | | | | | | | | \$52.32 |
| For document accounting line description: "12bas.PineGlades_Title_DG.doc" | | | | | | | | | | |
| | | | | | | | | | | |

DIVISION APPROVAL: *Larry A. Smith* DATE: 4/24/12

FISCAL APPROVAL: *Jim Rennie* DATE: 4/24/12

DEPT DIRECTOR APPROVAL: *Bill M* DATE: 4/25/12

ENCUMBRANCE NUMBER: _____