

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$100,000>	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<\$100,000>	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 6422
 Program _____

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

This sale to the City will generate \$100,000 in unanticipated revenue and relieve the County of potential future maintenance obligations.

Fixed Assets Number a portion of G07147 and a portion of G03058

Handwritten: J. D. ...
 FMS OFMB
 6/29/15

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Signature: _____
 OFMB *Handwritten:* 6/30

Signature: _____
 Contract Development and Control
 7-6-15 *Handwritten:* B. Wheeler 7/16/15

B. Legal Sufficiency:

Signature: _____ *Handwritten:* 7/8/15
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

TWP 45

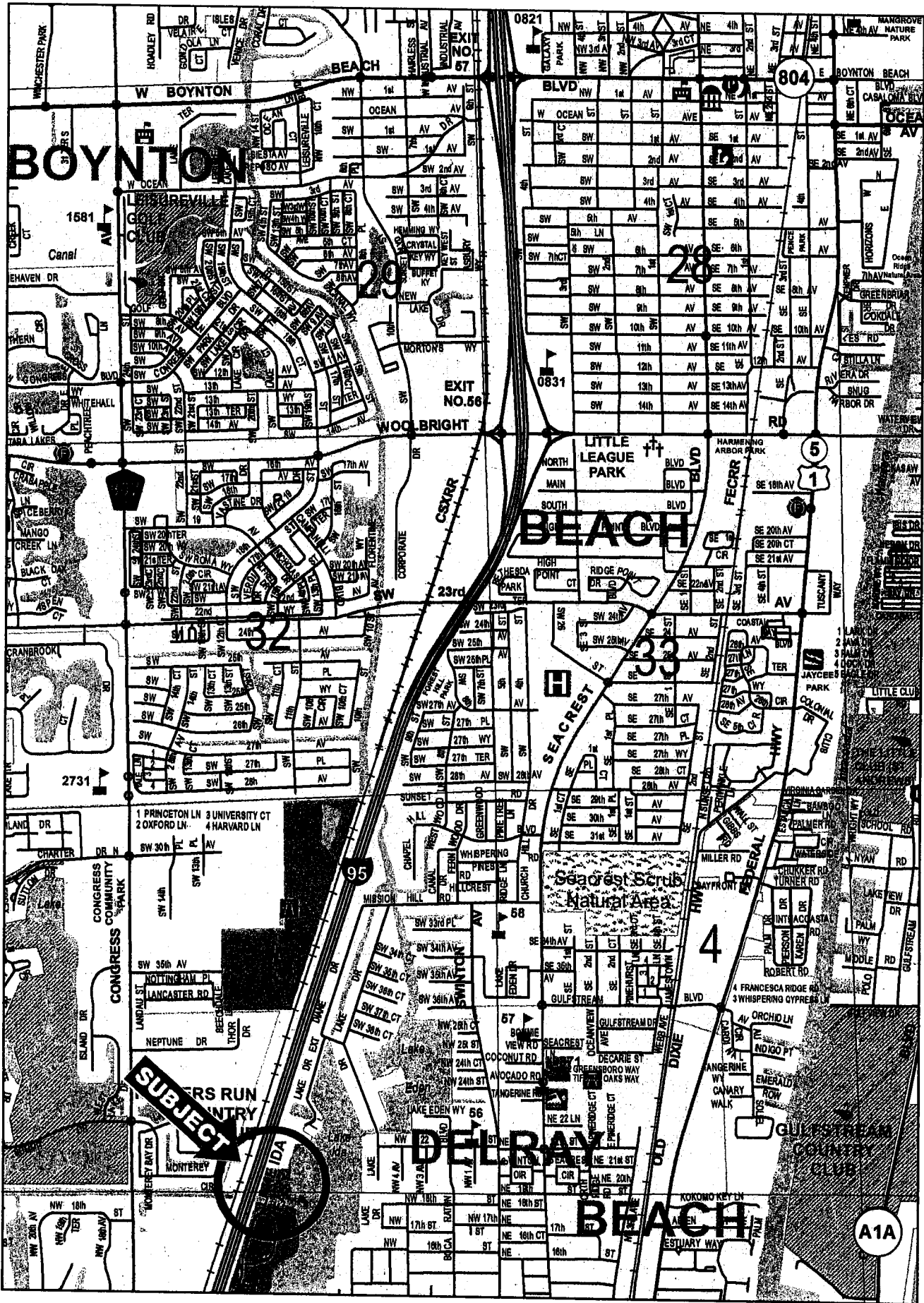
TWP 45

TWP 46

31

32

33



RNG 43

See pg 111

RNG 43

Page 105

LOCATION MAP



PREPARED BY AND RETURN TO:
Ross Hering, Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-43-46-05-00-000-5080 (a portion of);
12-43-46-08-00-000-7070 (a portion of)

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and The City of Delray Beach, a political subdivision of the State of Florida, whose legal mailing address is 100 N.W. First Avenue, Delray Beach, FL 33444, "City".

WITNESSETH:

That County, for and in consideration of the sum of one hundred thousand and 00/100 Dollars (\$100,000) to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained and sold to City, the following described land lying and being in Palm Beach County, Florida:

See Exhibits "A-1" and "A-2" attached hereto and made a part hereof (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land.

This County Deed is being granted upon the express condition that the Property shall be used as open greenspace or for passive park purposes which may include, accessory structures and improvements such as pedestrian pathways, gazebo's or shade structures, and temporary docking facilities. In the event that City allows the Property to be developed and/or used for any other purpose, title to the Property shall revert to County. The foregoing restriction and reverter shall be perpetual and shall be binding upon City, its successors and assigns. Use of the canal maintenance easement by the Lake Worth Drainage District shall not be deemed to violate the foregoing restriction.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Shelley Vana, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

(OFFICIAL SEAL)

EXHIBIT "A-1"

LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL 1 -

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH $\frac{1}{4}$, OF THE SOUTH $\frac{1}{2}$ OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ($S \frac{3}{4}$) OF THE SOUTH ONE-HALF ($S \frac{1}{2}$) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE $S18^{\circ}31'15''W$ ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE $S89^{\circ}58'35''E$ ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH $\frac{1}{4}$, OF THE SOUTH $\frac{1}{2}$ OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE $S04^{\circ}53'39''W$, A DISTANCE OF 191.46 FEET.

THENCE $S04^{\circ}57'16''E$, A DISTANCE OF 247.05 FEET.

THENCE $N81^{\circ}10'03''W$ ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE $N18^{\circ}31'15''E$ ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND, SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

SHEET: 1
OF: 2

EXHIBIT "A-1"

LEGEND

R/W = RIGHT OF WAY
S.R. = STATE ROAD
N.T.S. = NOT TO SCALE

POINT OF COMMENCEMENT

POINT OF BEGINNING
SOUTHWEST CORNER
OFFICIAL RECORD
BOOK 1768, PAGE 405

EAST
R/W LINE 1-95
(S.R. 9)
ROAD PLAT BOOK 1,
PAGES 62-70

SOUTHWEST CORNER OF LOT 1,
BLOCK 1, LAKE VIEW HAVEN,
PLAT BOOK 32, PAGE 53

NORTH LINE OF THE SOUTH
THREE-QUARTERS ($S \frac{3}{4}$)
OF THE SOUTH ONE-HALF ($S \frac{1}{2}$)
OF SECTION 5, TOWNSHIP 46
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK
1768, PAGE 405 SAID
PUBLIC RECORDS

SOUTH LINE OFFICIAL
RECORD BOOK 1768,
PAGE 405

Parcel 1

SCALE: 1" = 100'

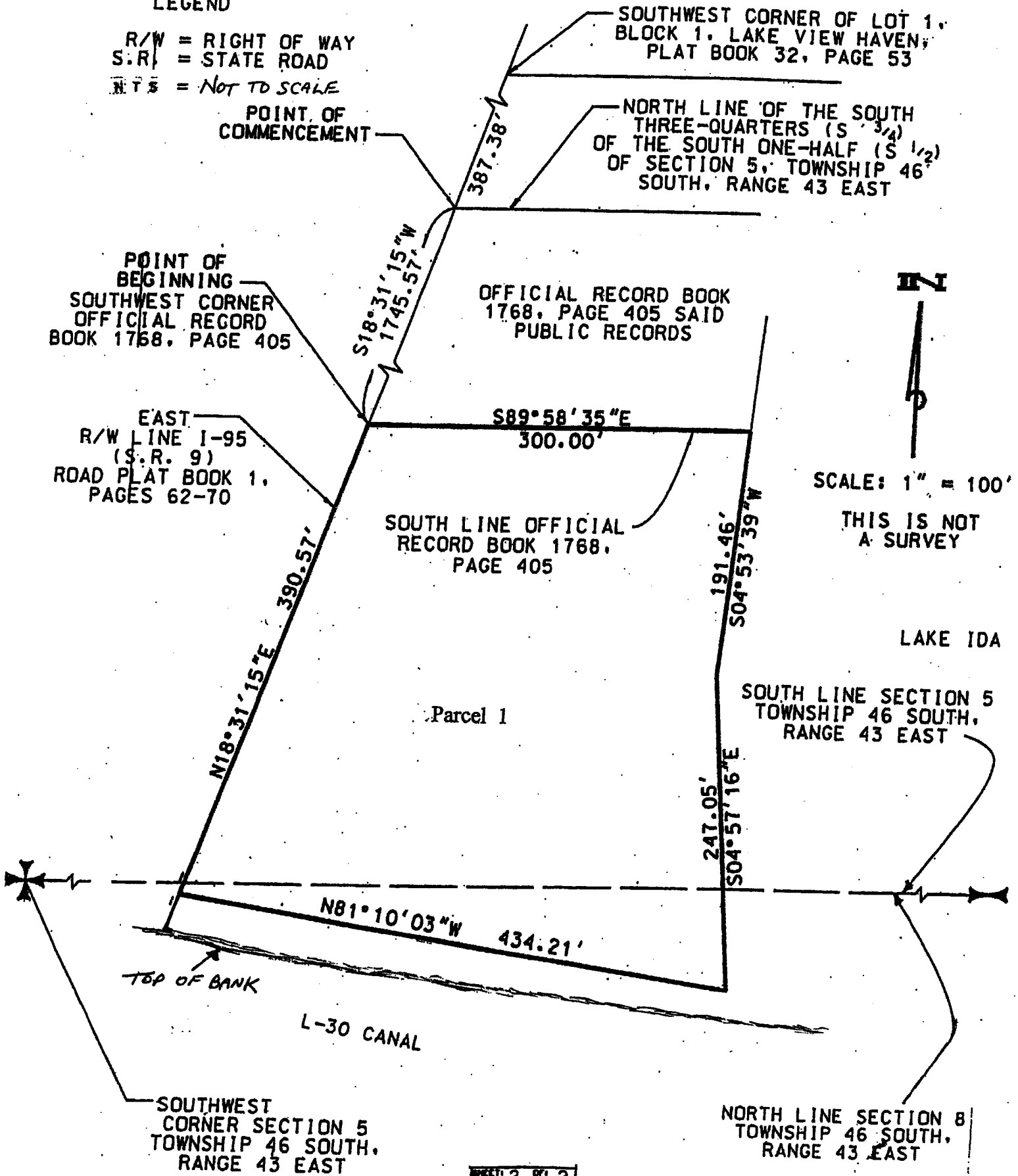
THIS IS NOT
A SURVEY

LAKE IDA

SOUTH LINE SECTION 5
TOWNSHIP 46 SOUTH,
RANGE 43 EAST

NORTH LINE SECTION 8
TOWNSHIP 46 SOUTH,
RANGE 43 EAST

SOUTHWEST
CORNER SECTION 5
TOWNSHIP 46 SOUTH,
RANGE 43 EAST



10-2-14
David A. Bower

DAVID A. BOWER
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS 5888

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

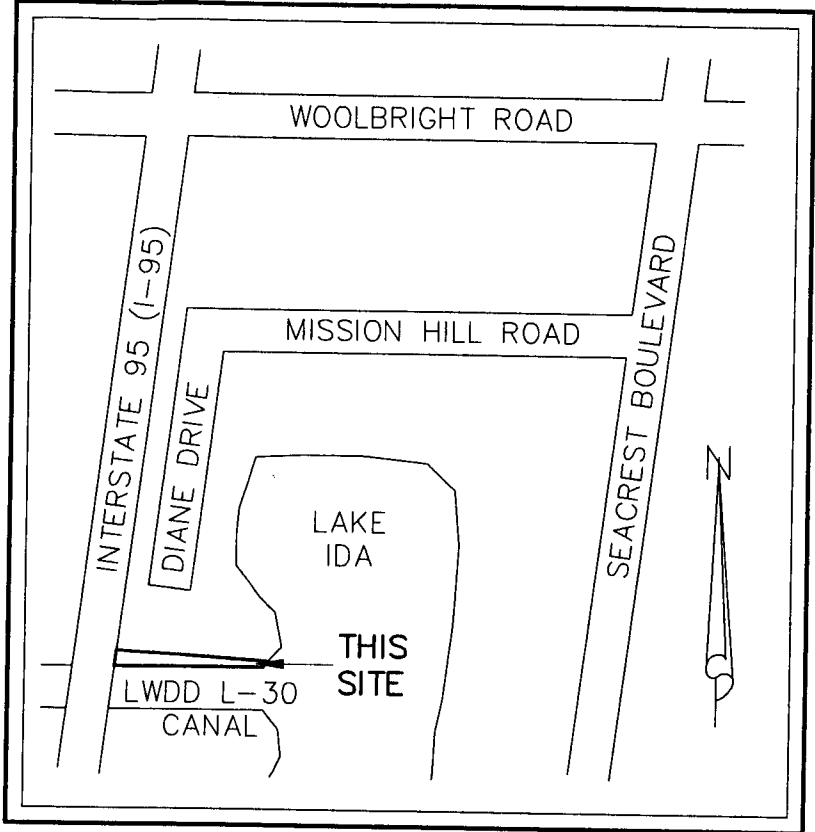
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,947 SQUARE FEET MORE OR LESS.

Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
 For: PALM BEACH COUNTY PROPERTY
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 1 OF 5



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

Dennis J. Leavy & Associates, Inc.
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 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 2 OF 5

REFERENCE MATERIALS:

- * 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- ** 2. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- 3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
- 4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

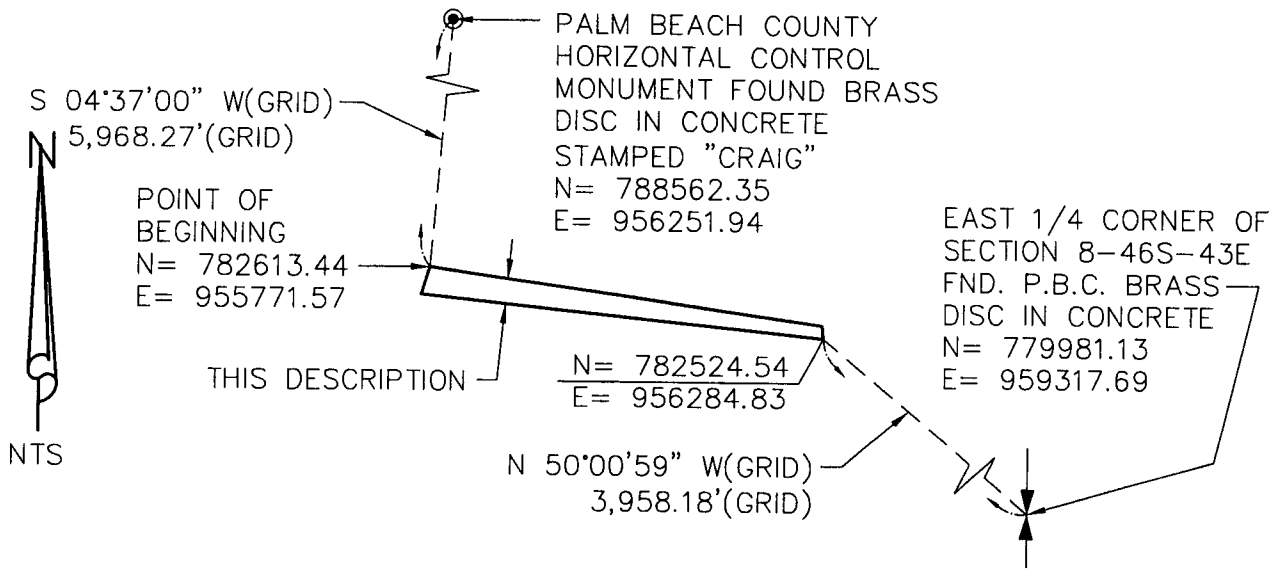
LEGEND:

- | | |
|-----------------------------------------|--------------------------------|
| FND. = FOUND | PG. = PAGE |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | P.O.B. = POINT OF BEGINNING |
| NTS = NOT TO SCALE | P.O.C. = POINT OF COMMENCEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK | R.P.B. = ROAD PLAT BOOK |
| P.B. = PLAT BOOK | R/W = RIGHT-OF-WAY |
| P.B.C.R. = PALM BEACH COUNTY RECORDS | S.F. = SQUARE FEET |
| | ± = MORE OR LESS |

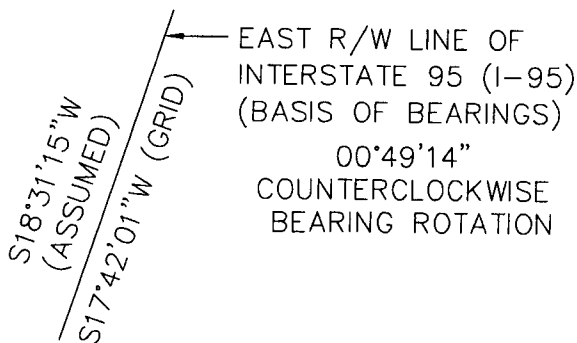
Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

EXHIBIT "A-1" - PARCEL 2



COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND (EXCEPT AS NOTED)
 ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)
 PROJECT SCALE FACTOR = 1.0000445
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
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 Royal Palm Beach, Florida 33411
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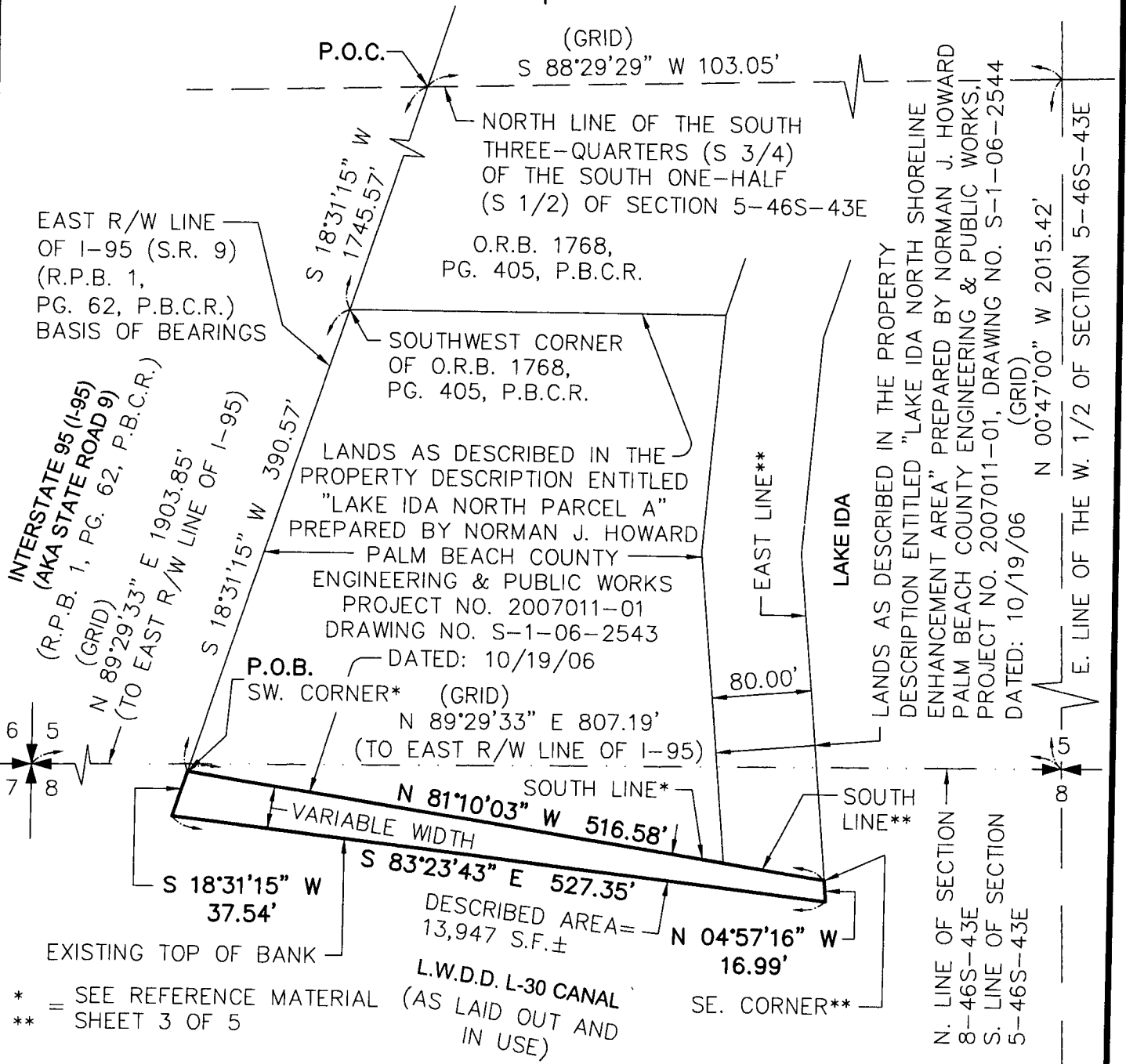
SKETCH & DESCRIPTION
 For: PALM BEACH COUNTY PROPERTY
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: NTS	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 4 OF 5

EXHIBIT "A-1" - PARCEL 2

120' 60' 0 120'

GRAPHIC SCALE IN FEET
SCALE: 1" = 120'



Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 5 OF 5

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PARCEL 1 -

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH $\frac{1}{4}$, OF THE SOUTH $\frac{1}{2}$ OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ($S \frac{3}{4}$) OF THE SOUTH ONE-HALF ($S \frac{1}{2}$) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE $S18^{\circ}31'15''W$ ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE $S89^{\circ}58'35''E$ ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH $\frac{1}{4}$, OF THE SOUTH $\frac{1}{2}$ OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE $N18^{\circ}31'15''E$, A DISTANCE OF 380.00 FEET.

THENCE $S89^{\circ}58'35''E$, A DISTANCE OF 84.36 FEET.

THENCE $S18^{\circ}31'15''W$, A DISTANCE OF 397.21 FEET.

THENCE $S04^{\circ}53'39''W$, A DISTANCE OF 175.01 FEET.

THENCE $S04^{\circ}57'16''E$, A DISTANCE OF 259.79 FEET.

THENCE $N81^{\circ}10'03''W$, A DISTANCE OF 82.37 FEET.

THENCE $N04^{\circ}57'16''W$, A DISTANCE OF 247.05 FEET.

THENCE $N04^{\circ}53'39''E$, A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

SHEET	1
OF	2

EXHIBIT "A-2"

LEGEND

R/W = RIGHT OF WAY
S.R. = STATE ROAD
NT'S = NOT TO SCALE

SOUTHWEST CORNER
OF LOT 1, BLOCK 1,
LAKE VIEW HAVEN,
PLAT BOOK 32,
PAGE 53

NORTH LINE OF THE
SOUTH THREE-QUARTERS
(S ³/₄) OF THE SOUTH
ONE-HALF (S ¹/₂) OF
SECTION 5, TOWNSHIP 46
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK
1768, PAGE 405 SAID
PUBLIC RECORDS

SOUTH LINE
OFFICIAL RECORD BOOK
1768, PAGE 405

SOUTHWEST CORNER
OFFICIAL RECORD BOOK
1768, PAGE 405

SOUTH LINE SECTION 5
TOWNSHIP 46 SOUTH,
RANGE 43 EAST

NORTH LINE SECTION 8
TOWNSHIP 46 SOUTH,
RANGE 43 EAST

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

PARCEL 1

LAKE IDA



SCALE: 1" = 100'

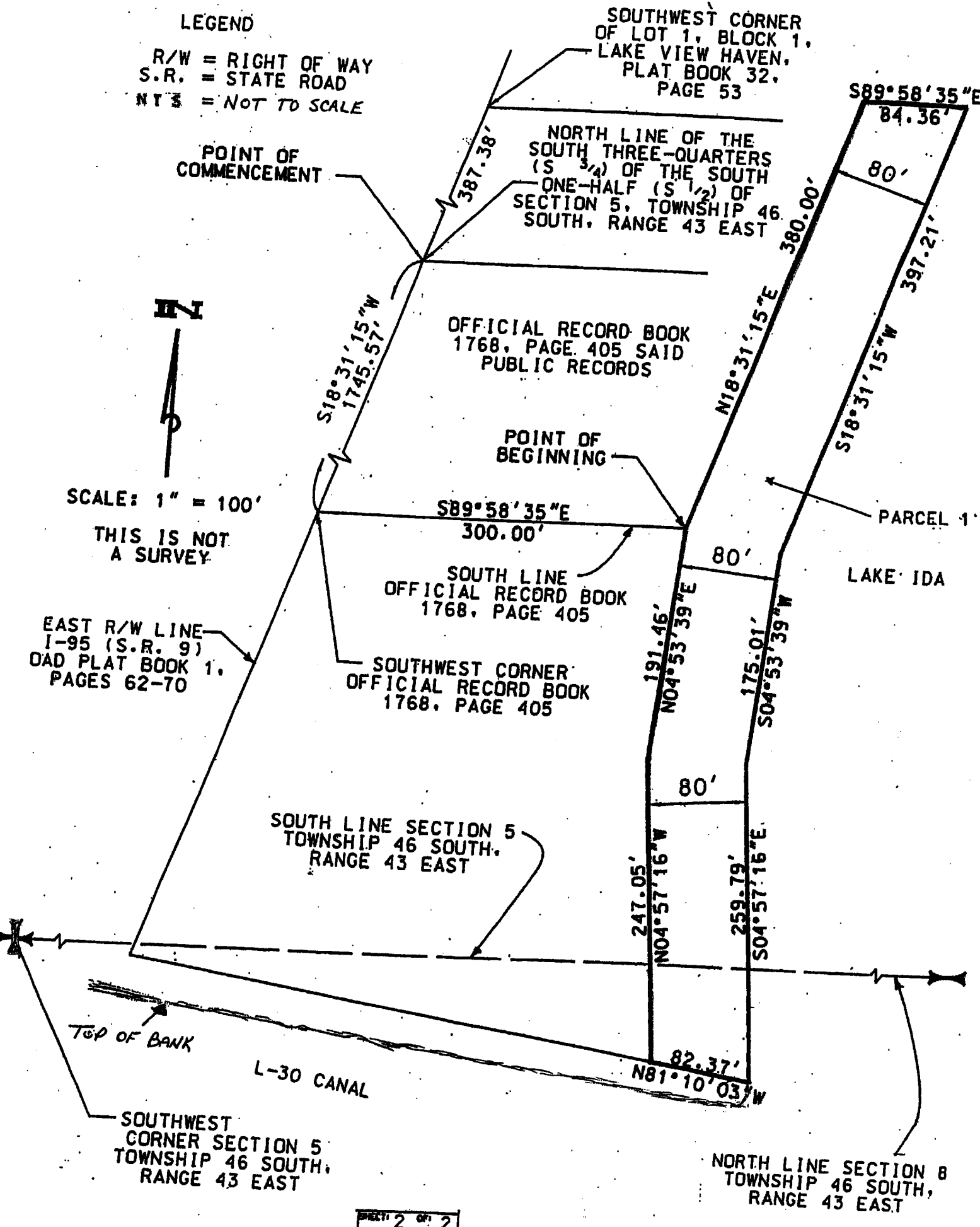
THIS IS NOT
A SURVEY.

EAST R/W LINE
I-95 (S.R. 9)
OAD PLAT BOOK 1,
PAGES 62-70

TOP OF BANK

L-30 CANAL

SOUTHWEST
CORNER SECTION 5
TOWNSHIP 46 SOUTH,
RANGE 43 EAST



Agenda Item #: **5B-1**

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

SA | PB 6-1
HV opposed
AS Amended
R-2015-0525

Meeting Date: April 21, 2015
 Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A Deposit Receipt and Contract For Sale and Purchase with Lake Ida Tract, LLC for the sale of approximately 5 acres of vacant land adjacent to Lake Ida Park for \$500,000. As an alternative, the City of Delray Beach has recently expressed interest in acquiring the property, which Staff does not recommend.

Summary: The County owns approximately 5 acres of surplus vacant land at the north end of Lake Ida Park. This property is separated from the rest of the Park by a canal and has no legal access. The most recent appraisal valued the property at \$480,000. Lake Ida Tract, LLC, the principal of which is Lak Kalra who also owns the adjoining property, was the sole bidder on a recent IFB with a bid of \$500,000. On October 21, 2014, the Board, rejected Lake Ida Tract's Bid and chose to sell the property to the City of Boynton Beach for \$100,000. Subsequently the Boynton Beach City Council voted against purchasing the property. The City of Delray Beach has now indicated a desire to purchase the property upon the terms initially proposed by Boynton Beach. The sale of this property has become a contentious issue between two factions within the larger community - those wanting to create a bikeway/greenway connecting residential communities and public facilities within Boynton, Delray and Boca Raton; and the adjoining property owner and residents within the neighboring Boynton residential development that oppose a neighborhood park, greenway and any connection to Lake Ida Park. The opposition fears an increase in traffic and potential for loitering/vandalism/crime. Mr. Kalra has stated that he will never allow access through his adjoining property for the park and greenway. Staff again recommends the sale of the property to Lake Ida Tract, LLC as it will generate substantially more revenue for the County than Delray Beach's proposal. **This sale must be approved by a Supermajority Vote (5 Commissioners). (PREM) Districts 3 & 4 (HJF)**

Background and Policy Issues:

(continued on page 3)

Attachments:

1. Location Map
2. Deposit Receipt and Contract for Sale and Purchase
3. Disclosure of Beneficial Interests

Recommended By: [Signature] Department Director 4/3/15 Date

Approved By: [Signature] County Administrator 4/8/15 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$500,000>	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<\$500,000>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 6422
 Program _____

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

A sale to Lake Ida Tract, LLC will generate \$500,000 in unanticipated revenue. If the Board decides to transfer the property to the City of Delray Beach, Staff estimates that County would receive approximately \$100,000 in revenue.

Fixed Assets Number a portion of G07147 and a portion of G03058

4/3/15 a D. Drew, F.A.M.O., OFMB

C. Departmental Fiscal Review:

[Handwritten signature] 4.3.15

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Handwritten signature]
 OFMB KN 4/16 5/17 4/17

[Handwritten signature] 4/17/15
 Contract Development and Control
 4-7-15 B. D. Hester

B. Legal Sufficiency:

[Handwritten signature] 4/8/15
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

Background and Policy Issues continued:

The Lake Ida Park property was acquired by tax deeds on May 7, 1945 and October 22, 1946. The Park property lies between I-95 and Lake Ida. Somewhere around June 1950, the LWDD constructed a canal which separated this 5 acre parcel from the rest of the Park. The only current means of obtaining access to this property is to reach an agreement with the adjacent property owner or construct a bridge across the canal to connect to the Park, which staff estimates would cost between \$250,000 - \$400,000. As a practical matter, this lack of access makes the property of use to only the adjacent property owner at this time. At some point in the future when the adjoining property owner submits an application for development approvals for its adjoining property, the City of Boynton Beach could require that dedicated legal access to this property be provided through the proposed development. However, the adjoining property owner has stated that it will never allow access, which probably means that an action by Boynton to require legal access will be subject to legal challenge. The timing of when that would occur is uncertain. The southern approximately 100' of the County property lies within the municipal boundaries of the City of Delray Beach. However, as there is no access to Lake Ida Park or other property within Delray limits, Staff has always assumed that the County property would be annexed into Boynton Beach when sold for development.

The property is currently assessed by the Property Appraiser's Office at \$8,751. This value is obviously not up to date. Staff has had the property appraised several times over the years. In 2005, an appraisal was obtained which valued the property at \$840,000 without legal access, and at \$2,400,000 assuming access could be obtained. An appraisal obtained in January of 2008, valued the property at \$1,237,000 without legal access, and at \$1,994,000 assuming legal access could be obtained. The hypothetical assumption that access could be obtained clearly results in a higher valuation. The most recent appraisal obtained in April of 2013 valued the property at \$480,000. This latest appraisal utilized an "over the fence" approach to valuation to arrive at the \$480,000 value. This essentially values the property based upon what it is worth to the adjoining owner. As demonstrated by the range in values and how they have changed over time, the state of the general economy has had a significant impact on the value of this property. While land values are increasing, values have not yet fully recovered to 2005-2006 highs. The lack of dedicated legal access to this property also has a significant impact upon valuation of this property and makes it difficult for appraisers to value. It should also be noted that the County previously had the property under contract to the previous owner of the adjoining property for \$1,600,000, and the contract was terminated in 2011 (R2011-0900). Staff believes that ultimately when the adjoining owner proceeds to develop/sell its property, this property will increase in value. However, the sale of the property now will help offset budgetary funding constraints and will return the property to the tax rolls.

The City of Boynton Beach contacted Staff in July of 2013 to explore the potential for this property to be used by/conveyed to the City for a park as part of a greenway/bikeway system. At that time, Staff informed the City that the County could expect to generate approximately \$400,000 from the sale of the property. In January of 2014, the City Commission authorized City Staff to negotiate a purchase from the County for \$100,000. Representatives of Boynton Beach met with the County's Park and Recreation Department to discuss the City's greenway/bikeway concept which included both a bridged connection from this property to Lake Ida Park and a floating bridge/walkway in the canal extending under I-95. Due to concerns regarding the viability of the City's program, including the ability to make connections to communities west of I-95 using a floating bridge under I-95, questions regarding funding the cost of a bridge from this property to Lake Ida Park and the low offer price, Parks and Recreation was not supportive of Boynton Beach's concept. On October 21, 2014 (Agenda Item 6C-2) the Board considered Staff's recommendation to accept the Bid submitted by Lake Ida Tract, LLC. as well as Boynton's request to purchase the property for \$100,000. The Board rejected Lake Ida Tract's Bid and directed Staff to prepare the documentation for a sale to Boynton Beach.

County Staff prepared a proposed deed to Boynton containing a restriction limiting use to a neighborhood Park as part of a greenway/pathway and requiring development within five (5) years. Boynton requested 10 years to develop the property. The Boynton Beach City Council considered the proposed purchase at the February 17 City Council meeting and voted against purchasing the property.