



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	<u>\$10,350</u>	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b><u>\$10,350</u></b>	_____	_____	_____	_____

# ADDITIONAL FTE POSITIONS (Cumulative) \_\_\_\_\_

Is Item Included in Current Budget? Yes X No \_\_\_\_\_

Budget Account No.: Fund 1226 Department 380 Unit 3162 Object 6101  
Program \_\_\_\_\_

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

Funds for the proposed acquisition, including related recording fees and outstanding taxes, will come from the Natural Areas Fund (1226), a non-ad valorem source.

C. Department Fiscal Review: B. Neary

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and /or Contract Administrator Comments:**

Sherry Br...  
OFMB  
5/27/16

Anne S. Jacobson 6/17/16  
Contract Administrator  
6/16/16

**B. Legal Sufficiency:**

Anne Delmont 6/8/16  
Assistant County Attorney

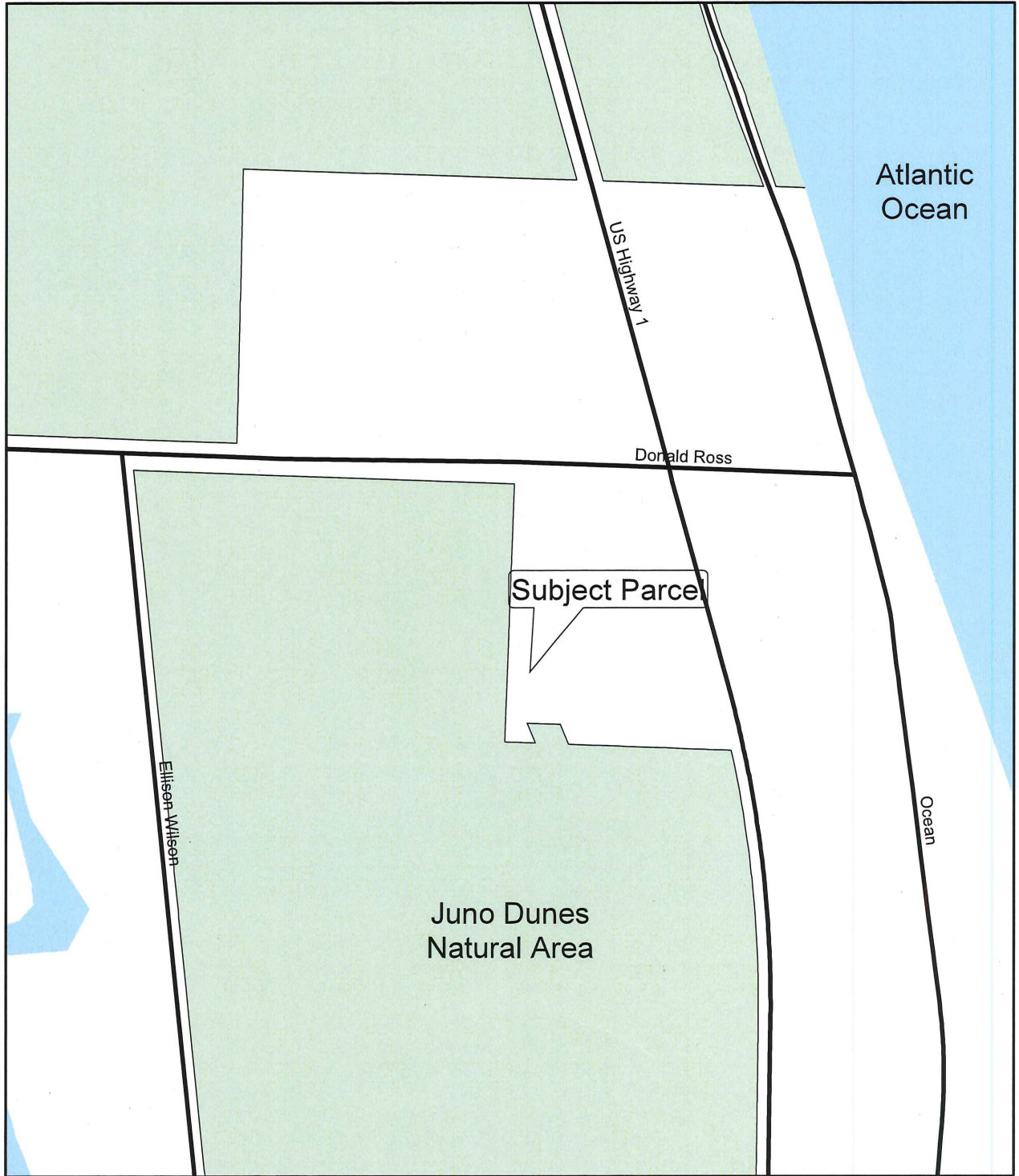
**C. Other Department Review: PREM**

R. C. H.  
Division Director

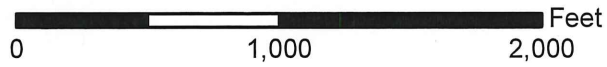
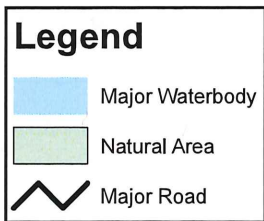
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**Background and Justification:** The prevalence of wetlands on the site likely makes residential development of the lot cost prohibitive. The value of incorporating small, adjacent lots into the remaining natural area lies within the context of the natural area as a whole. Having this lot, and ultimately other adjacent and similarly situated lots in public ownership allows staff to more fully restore the hydrology of the natural area and increases the likelihood that prescribed fire can be used as a low-cost management tool.

There are a total of eight such adjacent, similarly-situated lots along JDNA. One lot was acquired by the County, also at a tax deed sale, in 2009 at a cost of \$9,800. Another lot remains in private ownership but has a conservation easement placed over it.



Attachment 1a - Location Map



Palm Beach County  
Department of Environmental  
Resources Management



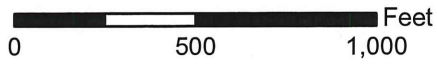
May 2016; slm



**Legend**

-  Subject Parcel
-  Major Waterbody
-  Natural Area
-  Major Road

Attachment 1b - Location Map  
(Zoomed In with Aerial)



N

Palm Beach County  
Department of Environmental  
Resources Management



May 2016; slm



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____
Is Item Included in Current Budget?	Yes _____		No <u>x</u> _____		
Budget Account No.:	Fund _____	Department _____	Unit _____	Object _____	Program _____

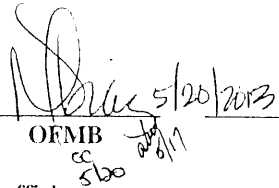
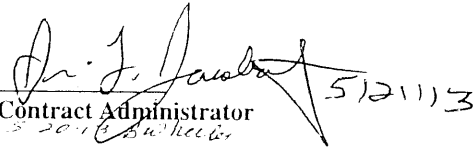
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

The funding source(s) that would be used for the conservation/management of parcels described in Attachment 1 would be determined prior to seeking the County Administrator's approval to file a tax deed application and/or prior to bidding on a parcel at a scheduled tax deed sale.

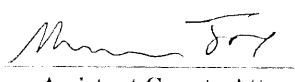
C. Department Fiscal Review: AP

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and /or Contract Administrator Comments:**



  
 OFMB cc 5/20/2013  
 Contract Administrator 5/21/13

**B. Legal Sufficiency:**


  
 Assistant County Attorney

**C. Other Department Review: PREM**

\_\_\_\_\_  
 Division Director

ATTACHMENT 1

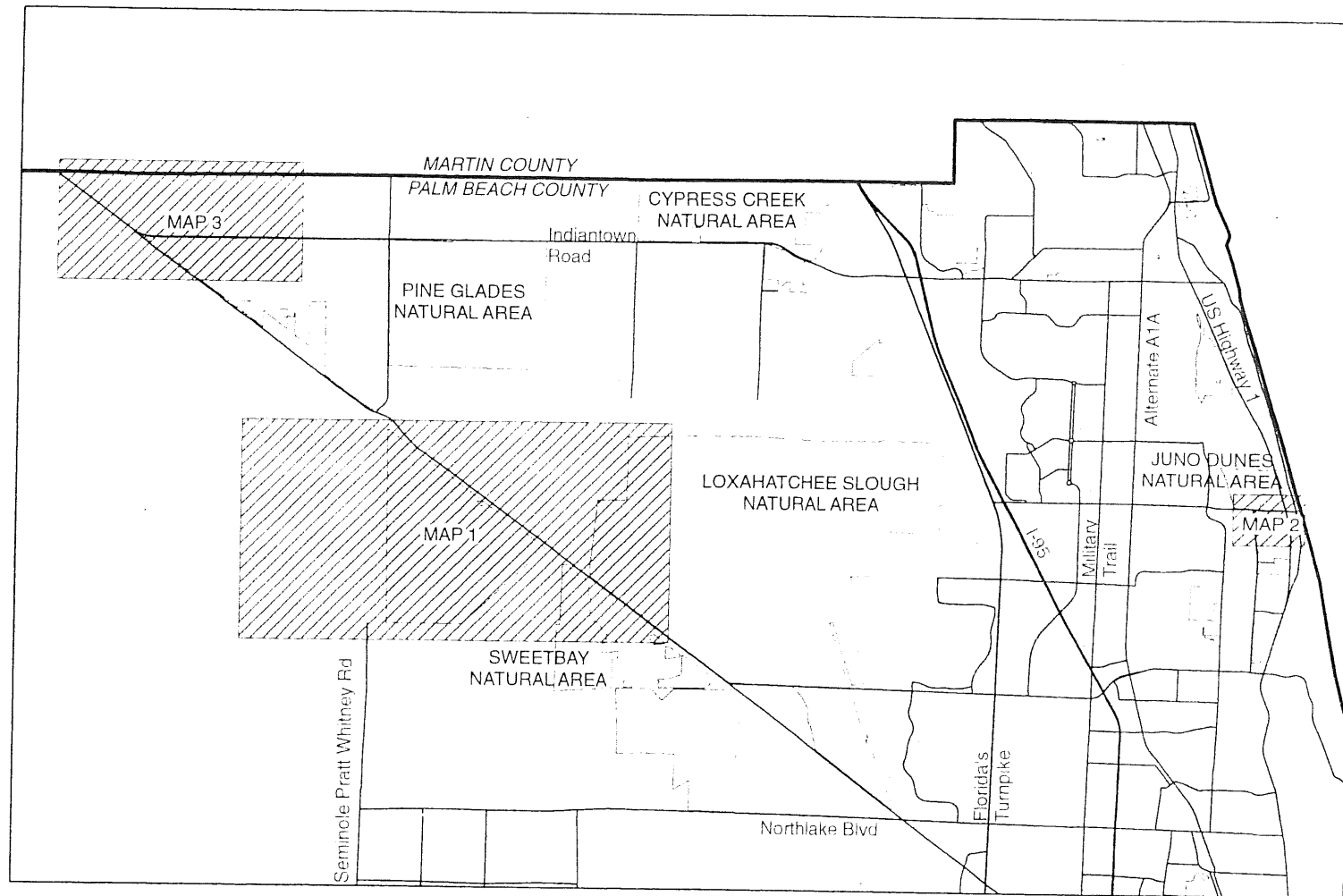
CRITERIA FOR APPLYING FOR A TAX DEED  
ON A PARCEL VALUED AT LESS THAN \$5,000 AND FOR BIDDING ON  
A PARCEL AT A TAX DEED SALE

- 1) The County Administrator, or his designee, must determine that acquisition of the subject parcel would be beneficial to the County.
- 2) The subject parcel must be within a designated conservation area, within a proposed conservation area, or immediately adjacent to a County-owned/managed conservation parcel or conservation project.
- 3) If ERM wishes to apply for a Tax Deed, the County must hold a Tax Certificate for the subject parcel that is 2 or more years old.
- 4) ERM must have sufficient funding for the proposed conservation/management purpose(s), as well as all necessary costs and fees (including due diligence requirements, and the payment of all delinquent and omitted taxes, documentary stamps and recording fees), prior to filing a Tax Deed Application for a parcel.
- 5) Before bidding on a parcel that is scheduled for Tax Deed Sale (regardless of who submitted the Tax Deed Application), ERM must have sufficient funding for the proposed conservation/management purpose(s), as well as all necessary costs and fees (including due diligence requirements, and the payment of all delinquent and omitted taxes, documentary stamps and recording fees).
- 6) The maximum amount the County will pay for a subject parcel that is under 1-acre in size shall not exceed ERM's reasonable estimation of value or \$5,000, whichever is lower. The maximum amount the County will pay for a subject parcel that is 1-acre or more in size shall not exceed ERM's reasonable estimation of value or \$10,000, whichever is lower. This reasonable estimation of value shall be confirmed by the Director of the Division of Property and Real Estate Management prior to the scheduled Tax Deed Sale. Notwithstanding the foregoing, actual bid amounts may exceed the lesser of ERM's reasonable estimation of value or \$5,000 for a parcel under 1 acre in size, or \$10,000 for a parcel that is 1 acre or more in size if another governmental agency, person or business donates or otherwise provides additional monies towards the acquisition of the subject parcel.
- 7) If ERM applies for a Tax Deed on a subject parcel, and no one bids on the parcel at the scheduled Tax Deed Sale, ERM may purchase the parcel from the List of Lands within 90 days of the Tax Deed Sale.



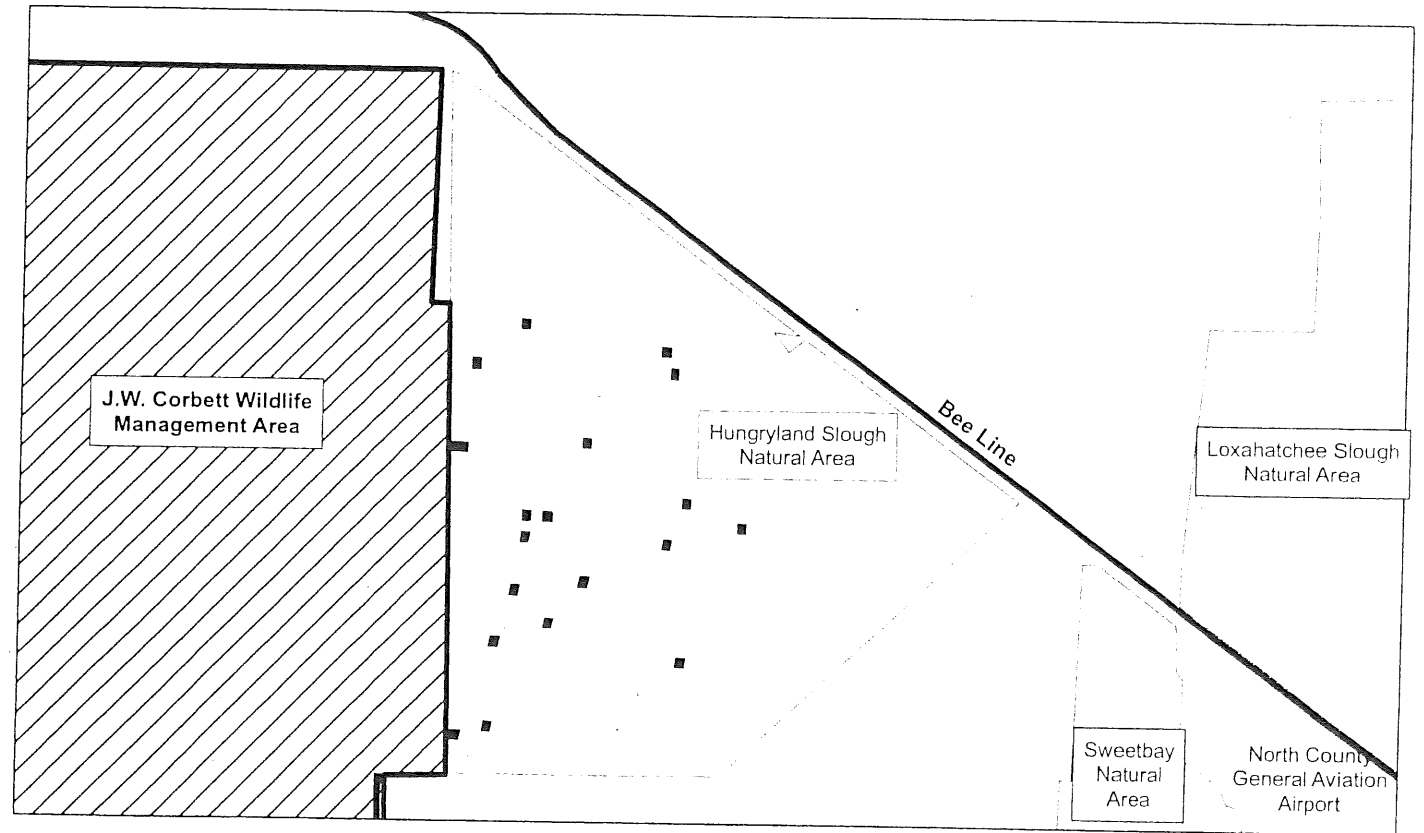
Attachment 2

Maps showing parcels acquired via the tax deed sale process



Location Map

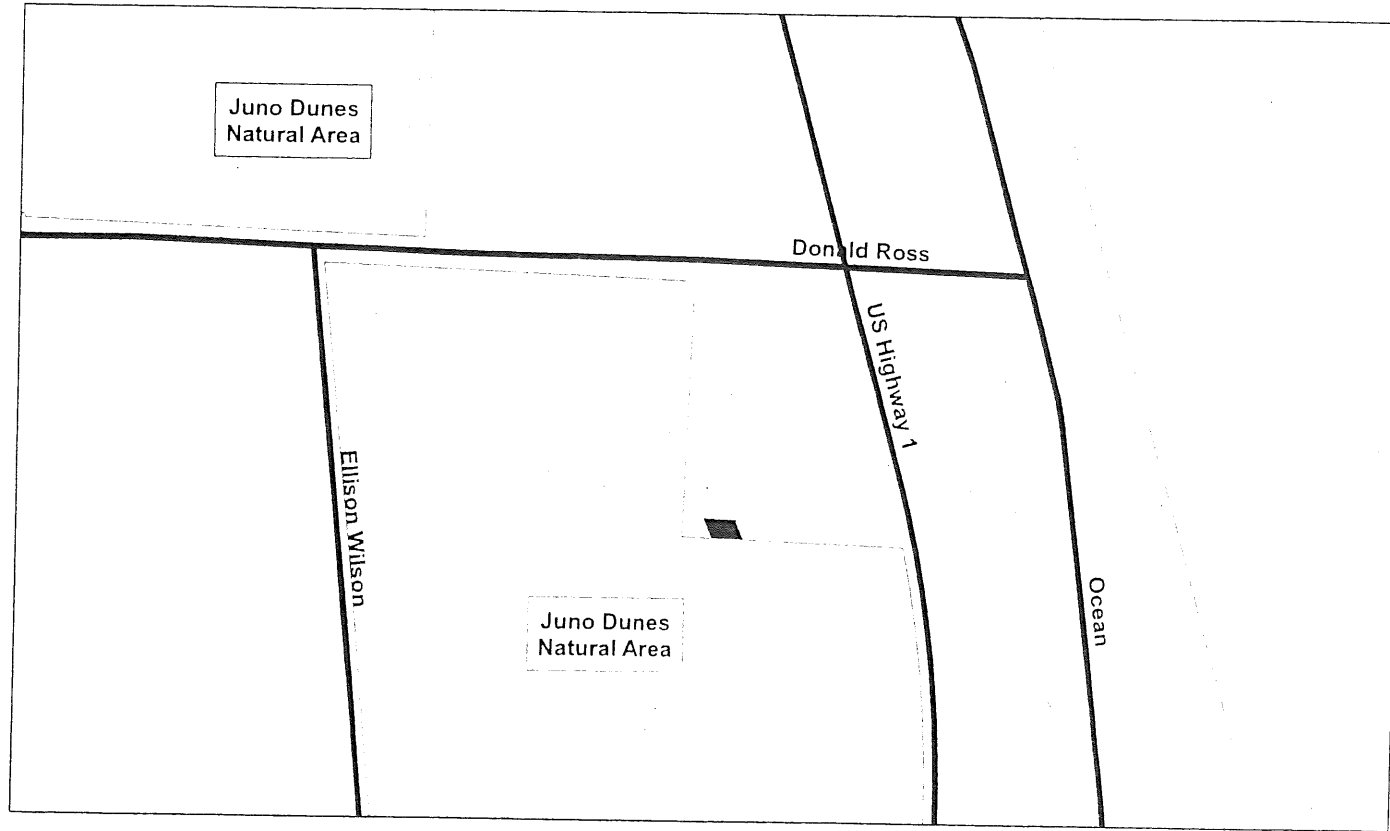







- Legend**
- Major Road
  - Acquired by Palm Beach County via Tax Deed
  - Palm Beach County Natural Area
  - Other Publicly-Owned Conservation Lands

**Map 1**  
**Tax Deed Parcels Acquired within the Hungryland Slough Natural Area**



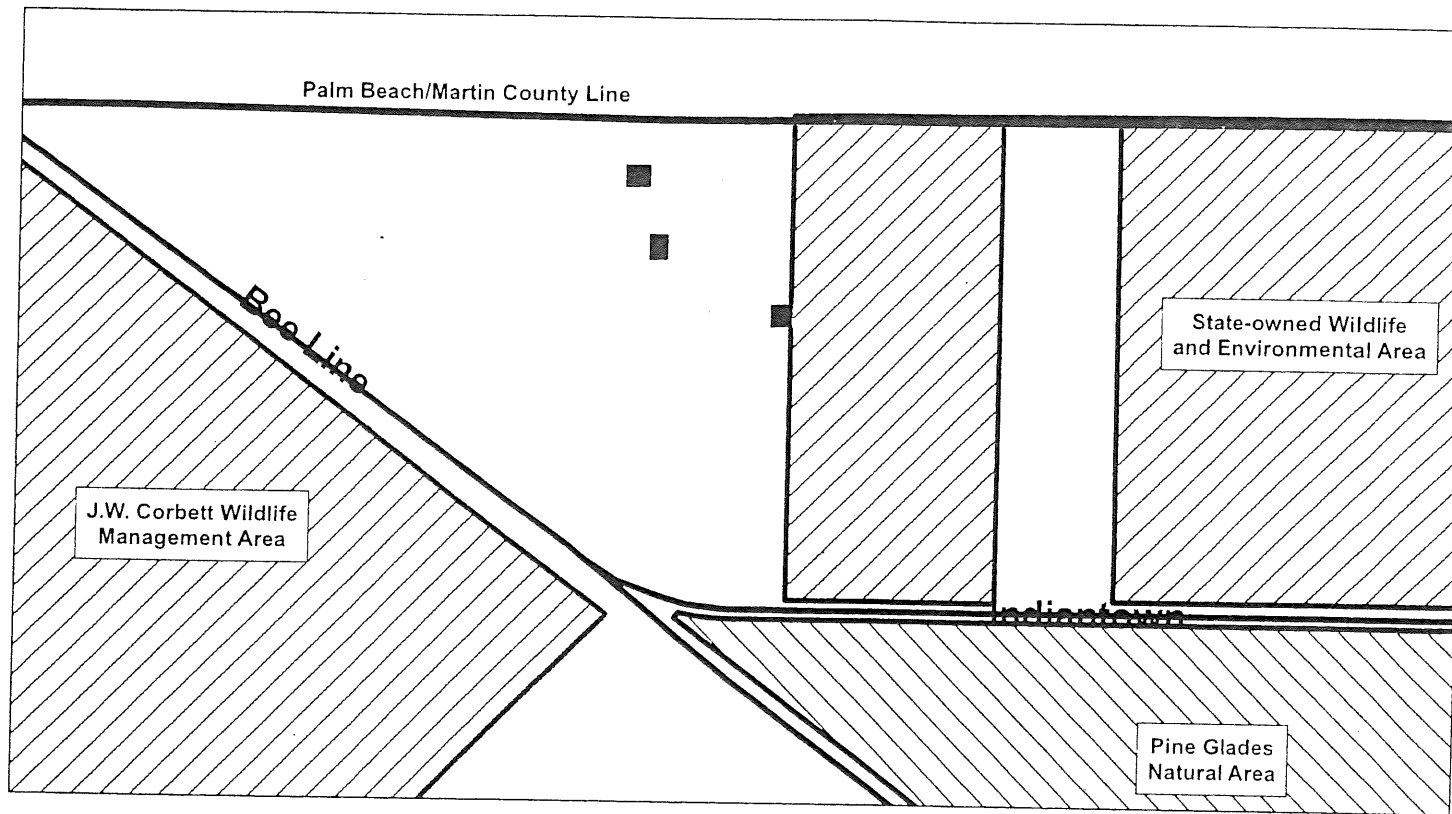


**Legend**






-  Major Road
-  Acquired by Palm Beach County via Tax Deed
-  Palm Beach County Natural Area

**Map 2**  
**Tax Deed Parcel Acquired**  
**within the Juno Dunes Natural Area**





**Legend**

-  Palm Beach-Martin County Line
-  Major Road
-  Acquired by Palm Beach County via Tax Deed
-  Palm Beach County Natural Area
-  Other Publicly-Owned Conservation Lands

**Map 3**  
**Tax Deed Parcels Acquired**  
**between Indiantown Road**  
**and Palm Beach/Martin County Line**

