PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA I	TEM SUMMARY
Meeting Date: June 21, 2016	(X) Consent () Regular () Ordinance () Public Hearing
Department	
Submitted By: Environmenta	Resources Management
Submitted For: Environmenta	Resources Management
	JTIVE BRIEF
	Ption to authorize: the County's Department of ERM) to bid up to \$10,000 (plus recording fees I at \$350) for a 0.26-acre vacant parcel at an
parcel is in an area that was targeted for Environmentally Sensitive Lands Bond R managed as part of JDNA. The Property A ERM is requesting approval to bid up to \$1 hydrological and environmental benefits to benefits mangroves provide to the estual fisheries. A pre-bid environmental assess A boundary survey will not be obtained associated with the proposed tax deed acquinon-ad valorem source. This authorization (5 Commissioners). District 1 (AH)	acquisition would preserve approximately 0.26 569-acre Juno Dunes Natural Area (JDNA). The acquisition as part of the Palm Beach County eferendum of March 12, 1991 and would be appraiser lists the assessed value as \$20,188. 0,000 for this property. This property will have JDNA, as well as the biological and economic rine environment, and sport and commercial nent will be performed on the property by ERM. due to the low value of the land. All costs disition will paid from the Natural Areas Fund, and must be approved by a supermajority vote
the Board approved criteria under which Elscheduled tax deed sale without parcel-special exceeds the criteria's maximum price of has assessed this property at \$20,188, sta	roperty owner does not pay their real property be sold at tax deed sale. On August 19, 2003, RM could apply for a tax deed and/or bid at a cific Board approval. This proposed maximum \$5,000. While the Property Appraiser's Office ff believes that the fair market value is much a the tax foreclosure process twice before and
Continued on Page 3	
Attachment:	
Location Maps 1a and 1b June 4, 2013 authorization	
HIL MIL	
Recommended by:	0/20/16
Department Director	Date
nproved by:	6-9-16
pproved by:	0 , , 6

Deputy County Administrator

Date

Approved by:

II. FISCAL IMPACT ANALYSIS

A. **Five Year Summary of Fiscal Impact: Fiscal Years** 2016 2017 2018 2019 2020 **Capital Expenditures** \$10,350 **Operating Costs External Revenues Program Income (County)** In-Kind Match (County) **NET FISCAL IMPACT** \$10,350 **# ADDITIONAL FTE POSITIONS (Cumulative)** Is Item Included in Current Budget? No ___ Yes X **Budget Account No.:** Fund <u>1226</u> Department <u>380</u> Unit 3162 Object 6101 Program В. 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. Department Fiscal Review: C. **III. REVIEW COMMENTS** A. **OFMB Fiscal and /or Contract Administrator Comments:** В. Legal Sufficiency: C. Other Department Review: PREM

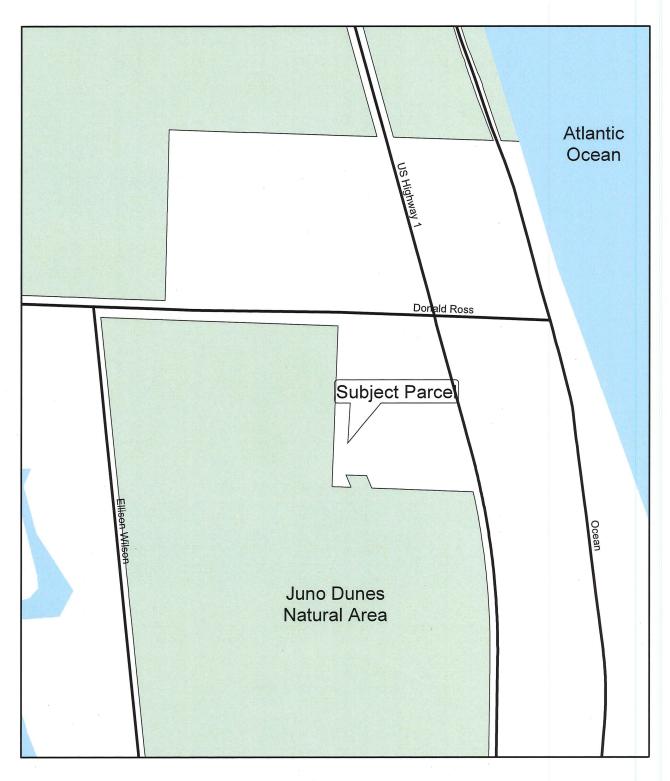
Division Director

Page 3

Continued from Pg 1

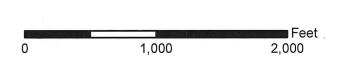
Background and Justification: The prevalence of wetlands on the site likely makes residential development of the lot cost prohibitive. The value of incorporating small, adjacent lots into the remaining natural area lies within the context of the natural area as a whole. Having this lot, and ultimately 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.





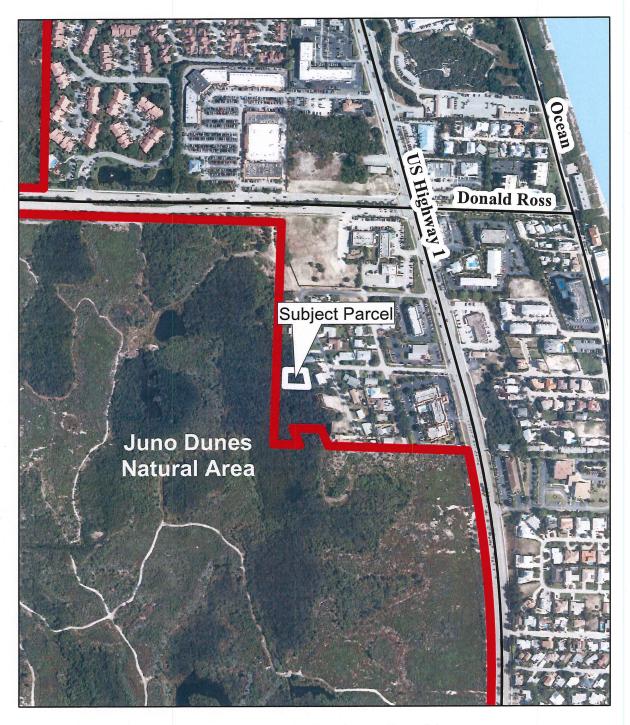
Attachment 1a - Location Map







May 2016: slm





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





May 2016; slm

Attachment 2 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY NEGTIPEAI Meeting Date: June 4, 2013 () Consent (X) Regular) Ordinance () Public Hearing Department Submitted By: Environmental Resources Management Submitted For: Environmental Resources Management APPROVED BY BOARD OF COUNTY AT MEETING OF I. EXECUTIVE BRIEF 20cel Motion and Title: Staff recommends motion to approve: An AmeMINETER ALEGGED SECTION under which the County's Department of Environmental Resources Management is authorized to bid on certain parcels at a scheduled tax deed sale, without having to obtain parcel-specific Board approval for that action. Summary: On August 19, 2003 (item 3L4), the Board approved criteria under which the Department of Environmental Resources Management (ERM) could apply for a tax deed and/or bid at a scheduled tax deed sale without parcel-specific Board approval for that action. This item will allow ERM to bid up to the lesser of ERM's reasonable estimation of value or \$5,000 on parcels

under 1 acre, or \$10,000 on parcels 1 acre or more, and to possibly bid more in those instances where additional funds are donated or provided by way of agreement for such purpose. All other criteria, including the County Administrator's prior approval, remain unchanged. Countywide (SF) Background and Justification: When a property owner does not pay their real property taxes for two or more years, the parcel may be sold at a tax deed sale. Some of the parcels sold at tax deed

sale are within, or immediately adjacent to, a County-designated conservation area or are in an area identified by the County as a potential conservation area. In 2003, the Board approved certain criteria under which ERM could apply for a tax deed sale and/or bid on a parcel at tax deed sale. Pursuant to the 2003 criteria, the maximum property valuation and bid amount were set at \$5,000, regardless of the size of the parcel. This amendment will allow ERM to bid up to \$5,000 on parcels under 1 acre or up to \$10,000 on parcels 1 acre or more. However, if an outside entity donates or otherwise provides additional funding to the County for the purpose of bidding on a parcel, the maximum bid amount provided in Attachment 1 may be exceeded to the extent of the additional funding received.

Attachment:

1. Amended Criteria for Applying for a Tax Deed and Bidding on a Parcel at Tax Deed Sale

2. Maps showing parcels acquired via the tax deed sale process

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Recommended by:	Both Control Department Director	5/1c/13 Date
Approved by:	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

	A. Five Year Su	mmary of Fis	cal Impact:			
Capi Oper Exter	l Years tal Expenditures rating Costs rnal Revenues ram Income (County)	2013	2014	2015	2016	2017
	ind Match (County)				Management	
NE'	T FISCAL IMPACT				-	The second secon
	DDITIONAL FTE ITIONS (Cumulative)			New Company of the Co		
Is Ite	m Included in Current	Budget?	Yes _		Nox	*
Budg	et Account No.:	Fund Program	Department		UnitObjec	e t
В.	Recommended Sour	ces of Funds/S	Summary of Fi	scal Impac	rt:	
	The funding source(s described in Attachme approval to file a tax of deed sale.	nt 1 would be o	determined prio	r to seeking	the County Adm	inistrator
C.	Department Fiscal R	eview:	H	AND THE PERSON NAMED IN COLUMN TO TH	The second secon	
		III. REVI	EW COMME	<u>NTS</u>		
A.	OFMB Fiscal and /or	5 26 2013	Contract A	omments:	lor 512	W) 53
В.	Legal Sufficiency:			,	•	
	Assistant County	Attorney				
C.	Other Department R	eview: PREM	Ī			
	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).
- 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

