

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	December 5, 2017	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
Department		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Submitted By:	<u>Environmental Resources Management</u>		
Submitted For:	<u>Environmental Resources Management</u>		

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to accept:** a Statutory Warranty Deed for the donation of a parcel of vacant land containing approximately 1.1 acres, located north of Indiantown Road and northeast of the Bee Line Highway, from Cecilia Dodd English. The County will pay the 2017 and past due property taxes, interest and fees estimated to be less than \$800; and title insurance, closing and recording costs estimated to be less than \$500.

Summary: The subject parcel is located in an area known as Palm Beach Heights (part of the Pal-Mar ecosite). As is described in a 2017 report prepared by the County on the Lack of Development Potential of Palm Beach Heights Parcels, most of the lots in Palm Beach Heights, including the subject parcel, cannot meet current land development regulations and therefore are not buildable. The parcel owner has offered to donate it to the County for environmental and passive recreational uses, provided the County pays the 2017 and past due property taxes, interest and fees; and title insurance, closing and recording costs. A title policy will be obtained for the parcel and a pre-acquisition environmental assessment will be performed by ERM. A boundary survey will not be obtained due to the remote location and low value of the land. ERM will be responsible for administration of the property. All costs related to the 2017 and past due property taxes, title insurance, closing and recording will be paid from the Natural Areas Fund, a non-ad valorem source of funds. **This donation must be approved by a supermajority vote (5 Commissioners).** District 1 (HF)

Background and Justification: Lands in the Pal-Mar ecosite were on the County's proposed acquisition list for both the Palm Beach County Environmentally Sensitive Lands Bond Referendum of March 12, 1991 and the Palm Beach County Lands for Conservation Purposes Bond Issue Referendum of March 9, 1999. The County currently owns 147 of the 434 lots in the Palm Beach County portion of the Palm Beach Heights subdivision. The subject parcel is bordered on two sides by County-owned parcels and contains high-quality wet prairie and basin marsh habitat.

Attachments:

1. Location map
2. Statutory Warranty Deed

Recommended by:	<i>[Signature]</i>	<u>11/2/17</u>
	Department Director	Date
Approved by:	<i>[Signature]</i>	<u>11/30/17</u>
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$1,300	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$1,300</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes X No _____

Does this item include the use of federal funds? Yes _____ No X

Budget Account No.:

Fund 1226 Department 380 Unit 3162 Object 6101 Program E205

B. Recommended Sources of Funds/Summary of Fiscal Impact:
 Funds for acquisition of the subject parcel will come from the Natural Areas Fund (1226). The cost of acquiring the parcel is expected to be less than \$1,300 which will cover the 2017 and past due property taxes, interest and fees, and title insurance, closing and recording costs/fees.

C. Department Fiscal Review:

S. Henry

III. REVIEW COMMENTS

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

Lisa Poma 11/14/17
 OFMB 11/9

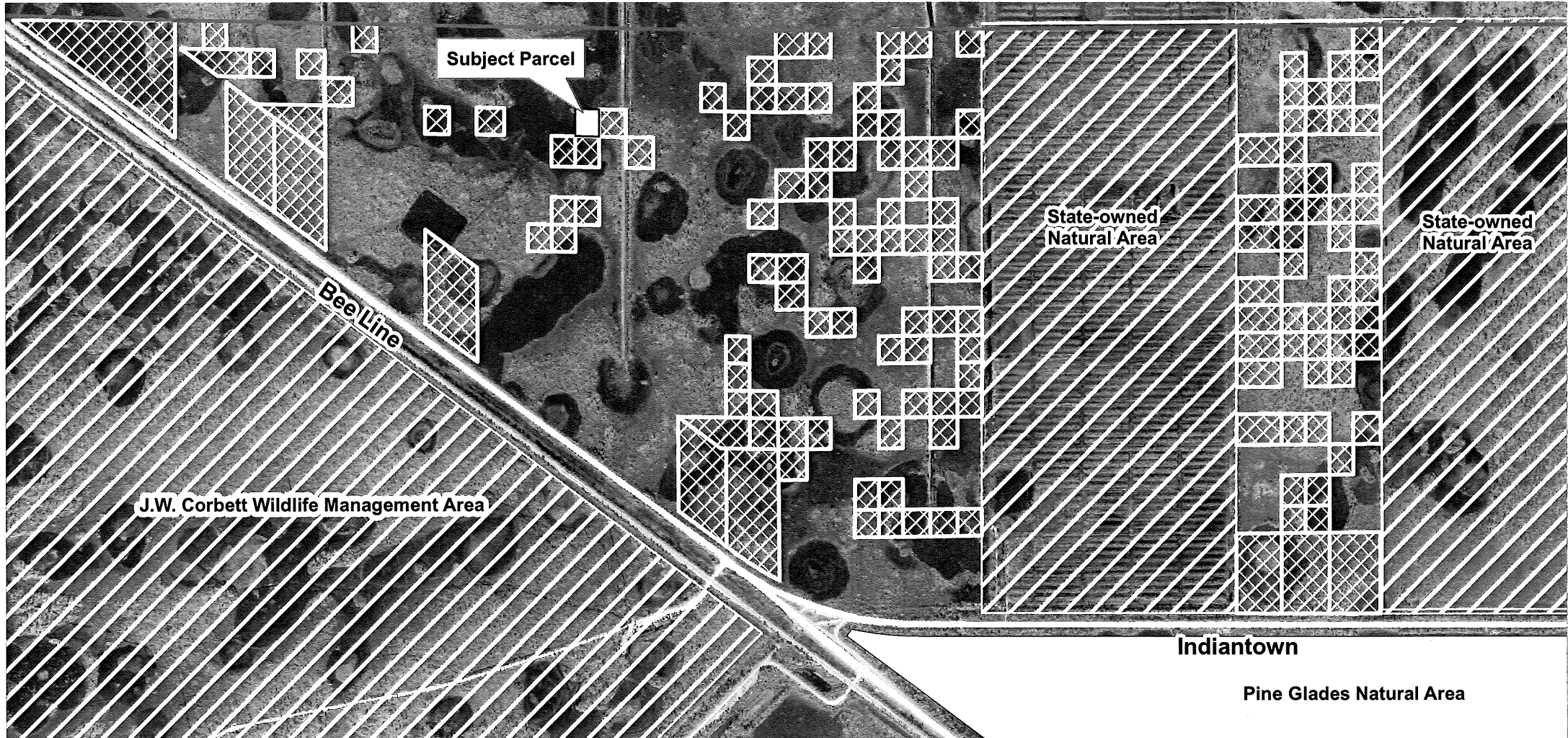
Ann J. J... 11/21/17
 Contract Development & Control

B. Legal Sufficiency:

K. J. ... 11/30/17
 Assistant County Attorney

C. Other Department Review:





 Department Director
PREM
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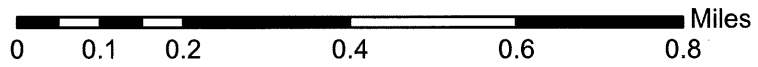


Location Map

Attachment 1

Legend

-  Donation Parcel
-  Palm Beach County-Owned
-  Publicly-owned Lands
-  Palm Beach County Natural Area



N
 Palm Beach County
 Department of Environmental
 Resources Management



October 20, 2017;slm

ATTACHMENT 2

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: 00-40-40-32-00-000-1970

Closing Date: _____

Purchase Price: Donation

STATUTORY WARRANTY DEED

(Florida Statutes 689.02)

THIS INDENTURE, made this _____ day of _____, 2017,
between **CECILIA DODD ENGLISH**, whose post office address is 105 Pineview Drive,
Goose Creek, South Carolina 29445-3065 (“Grantor”) and **PALM BEACH COUNTY**, a
political subdivision of the State of Florida, by and through its Board of County
Commissioners, whose post office address is 2633 Vista Parkway, West Palm Beach,
Florida 33411-5605 (“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:

**PARCEL TT 78
LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 40 EAST,
PALM BEACH COUNTY, FLORIDA; BEING THE WEST 210
FEET OF THE EAST 1770 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.**

Subject property is vacant unimproved land and is not the homestead of the Grantor.

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.

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:

By: Cecilia Dodd English
Cecilia Dodd English

Deborah Wilber
Witness Signature

Oct 17, 2017
Date of Execution

Deborah Wilber
Witness Name Printed

[Signature]
Witness Signature

Samantha Hazelton
Witness Name Printed

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

The foregoing instrument was acknowledged before me this 17 day of October, 2017, by Cecilia Dodd English, () who is personally known to me OR () who has produced _____ as identification and who () did () did not take an oath.

[Signature]
Notary Public, State of South Carolina
Samantha Hazelton
Print Notary Name
N/A

(Stamp/Seal)

Commission Number
My Commission Expires: MY COMMISSION EXPIRES ON DECEMBER 11, 2022

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

County Attorney or Designee