

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	March 10, 2020	<input checked="checked" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department: Environmental Resources Management

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 0.17 acres, located south of Donald Ross Road and west of U.S Highway 1, from Robin S. Alden, provided that Palm Beach County (County) pays the 2019 and prorated 2020 property taxes estimated to be less than \$400, and title insurance, miscellaneous closing and recording costs estimated to be \$500.

Summary: The subject parcel is located adjacent to Juno Dunes Natural Area. The parcel owner has offered to donate the parcel to the County for environmental and passive recreational uses. In exchange, the County will pay the 2019 property taxes which are currently due (\$289.19), prorated 2020 property taxes (estimated to be less than \$110), and title insurance, miscellaneous closing and recording costs. In 2019, the Property Appraisers Office listed the assessed value of the parcel as \$14,560. Under the Palm Beach County Property Acquisition, Disposition and Leasing Ordinance, 2019-038 (PREM Ordinance), an appraisal is not required since the cost to acquire the property is less than \$25,000. A title policy will be obtained for the parcel and a pre-acquisition environmental assessment will be performed by the Department of Environmental Resources Management (ERM). A boundary survey will not be obtained due to the extremely dense vegetation and low value of the land. ERM will be responsible for the administration of the property. All costs related to the property taxes, title insurance, miscellaneous closing and recording will be paid from the Natural Areas Fund. This donation must be approved by a supermajority vote (Five Commissioners). District 1 (HF)

Background and Justification: The Juno Hills ecosite was on the County's highest priority acquisition list for the Environmentally Sensitive Lands Bond Referendum of March 12, 1991. The County currently owns and/or manages approximately 568.52 acres within the former Juno Hills ecosite for conservation purposes as part of its Juno Dunes Natural Area. The subject parcel connects to the Juno Dunes Natural Area along its southern boundary; the parcel is vegetated by mangroves.

Attachments:

1. Location map
2. Deed

Recommended by:	<u>[Signature]</u>	<u>2-4-2020</u>
	Department Director	Date
Approved by:	<u>[Signature]</u>	<u>2/27/20</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2021	2022	2023
Capital Expenditures	<u>\$900</u>	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$900</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget?		Yes <u>X</u>	No _____		
Does this item include the use of federal funds?		Yes _____	No <u>X</u>		

Budget Account No.:

Fund 1226 Department 380 Unit 3162 Object 6101 Program E230

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 \$900 which will cover the 2019 and prorated 2020 property taxes, and title insurance, miscellaneous closing and recording costs/fees.

C. Department Fiscal Review:

E. Neary

III. REVIEW COMMENTS

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

Luc R 2/7/2020
OFMB 2/7

Don J. J... 2/24/2020
Contract Development & Control
2/24/2020 TA

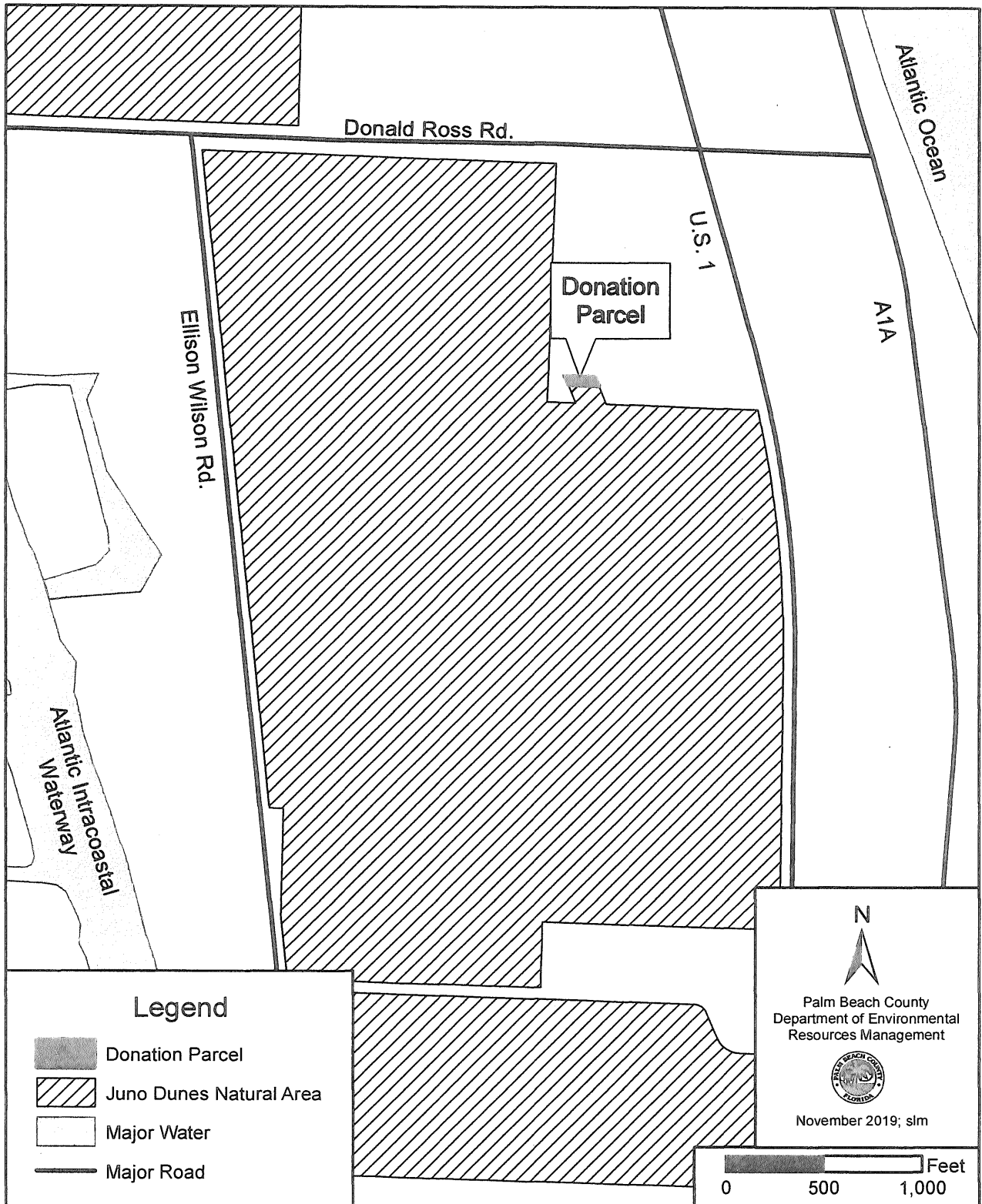
B. Legal Sufficiency:

H. J. 2/25/20
Assistant County Attorney

C. Other Department Review:

R.C.H.
Department Director
PREM

Attachment 1 - Location Map



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: 28-43-41-28-10-015-0120

Closing Date: _____

Purchase Price: Donation

STATUTORY WARRANTY DEED

(Florida Statutes 689.02)

THIS INDENTURE, made this 9th day of January, 2020, between **ROBIN S. ALDEN**, a married woman, whose post office address is 48 Dunbar Road, Palm Beach Gardens, Florida 33418 ("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:

LOT 12, BLOCK 15, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 73.

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: Robin S Alden
By: Robin S. Alden
1/9/2020
Date of Execution

Michael W. Greenhouse
Witness Signature

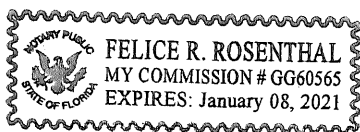
Michael W. Greenhouse
Witness Name Printed

David Greenhouse
Witness Signature

DAVID GREENHOUSE
Witness Name Printed

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of January, 2020, by Robin S. Alden, a married woman, () who is personally known to me OR () who has produced Drivers License as identification and who () did () did not take an oath.



(Stamp/Seal)

Felice R. Rosenthal
Notary Public, State of Florida

Felice R. Rosenthal
Print Notary Name

GG60565
Commission Number

My Commission Expires: 1-8-2021

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

County Attorney or Designee