





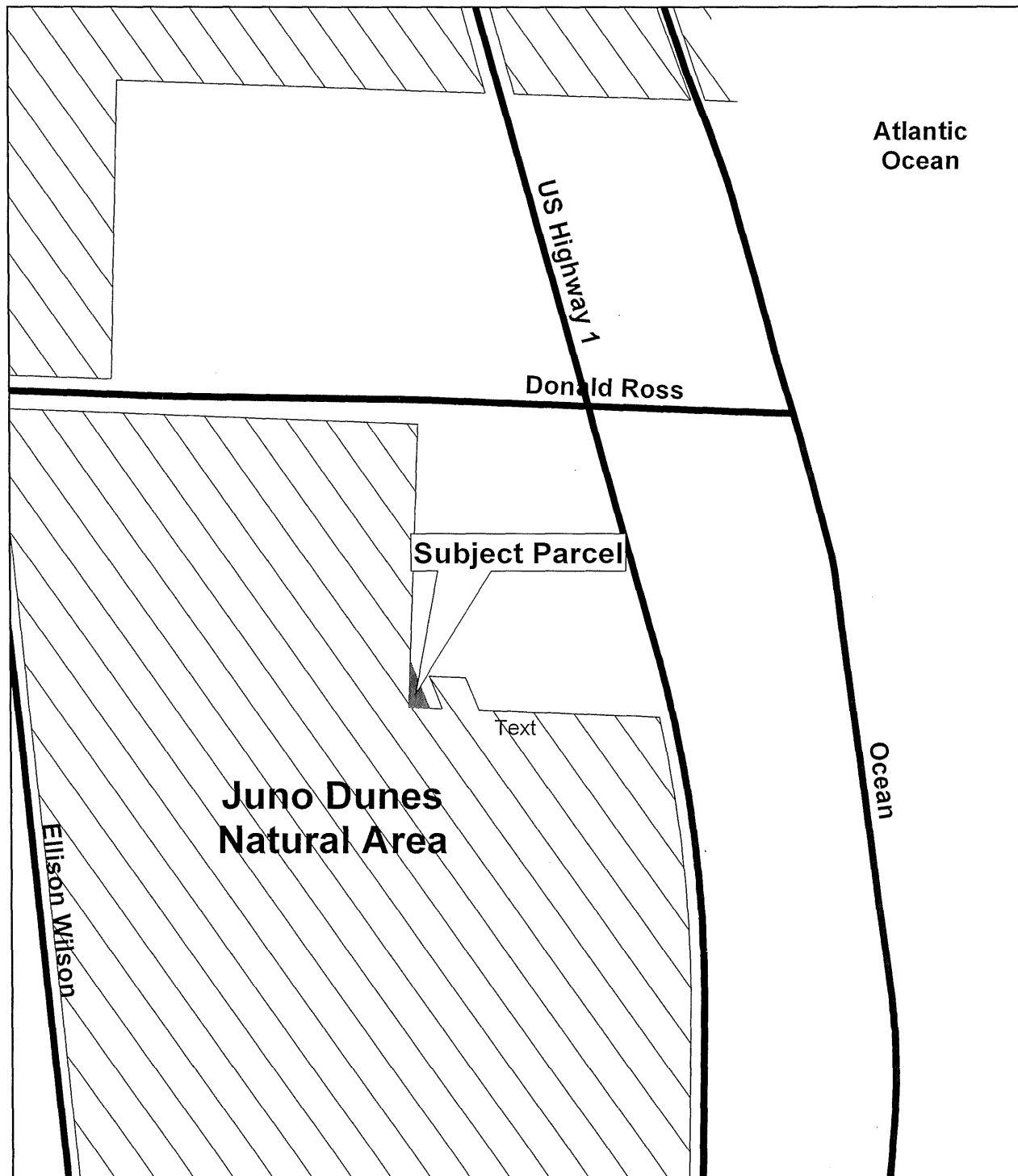
(Continued from Page 1)

**Background and Justification:**





The prevalence of wetlands on the subject parcel likely makes residential development of the parcel cost prohibitive. The value of incorporating small, adjacent parcels into the remaining natural area lies within the context of the natural area as a whole. Having this parcel and other adjacent and similarly situated parcels in public ownership will allow staff to more fully restore the hydrology of the natural area and increase the likelihood that prescribed fire can be used as a low-cost management tool.

The subject parcel is one of eight similarly situated, vacant mangrove parcels adjacent to JDNA. To date, the County has acquired two of these parcels. In 2009, the County acquired the first parcel at a tax deed sale for \$9,800, plus recording fees. A second and adjacent parcel was donated to the County in March, 2020 (Item 3L-2).

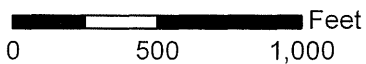
On June 21, 2016 (Item 3L-6), the BCC authorized ERM to bid up to \$10,000 (plus recording fees and outstanding taxes estimated at \$350) to try to acquire a third parcel (0.26 acres) at a scheduled tax deed sale. Unfortunately, the County was not successful in acquiring the second tax deed parcel; the owner redeemed the parcel prior to the tax deed sale.



**Legend**

-  Water
-  Major Road
-  Scheduled for Tax Deed Sale
-  Natural Area

**Tax Deed Parcel  
Adjacent to Juno Dunes Natural Area**



N



Palm Beach County  
Department of Environmental  
Resources Management



December 1, 2021; slm



**II. FISCAL IMPACT ANALYSIS**

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

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

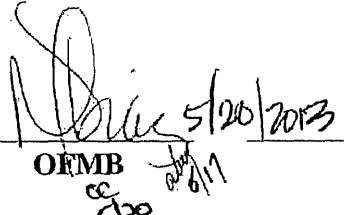
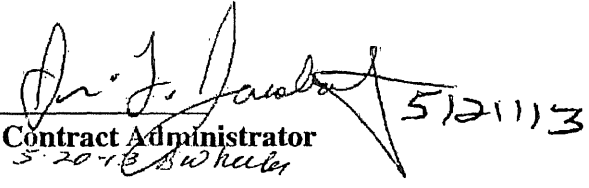
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

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

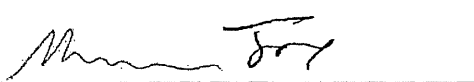
**III. REVIEW COMMENTS**

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

OFMB 5/20/2013  
 cc 5/20  
 Contract Administrator 5/21/13  
5-20-13 B Wheeler

**B. Legal Sufficiency:**

  
 Assistant County Attorney

**C. Other Department Review: PREM**

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

## ATTACHMENT 1

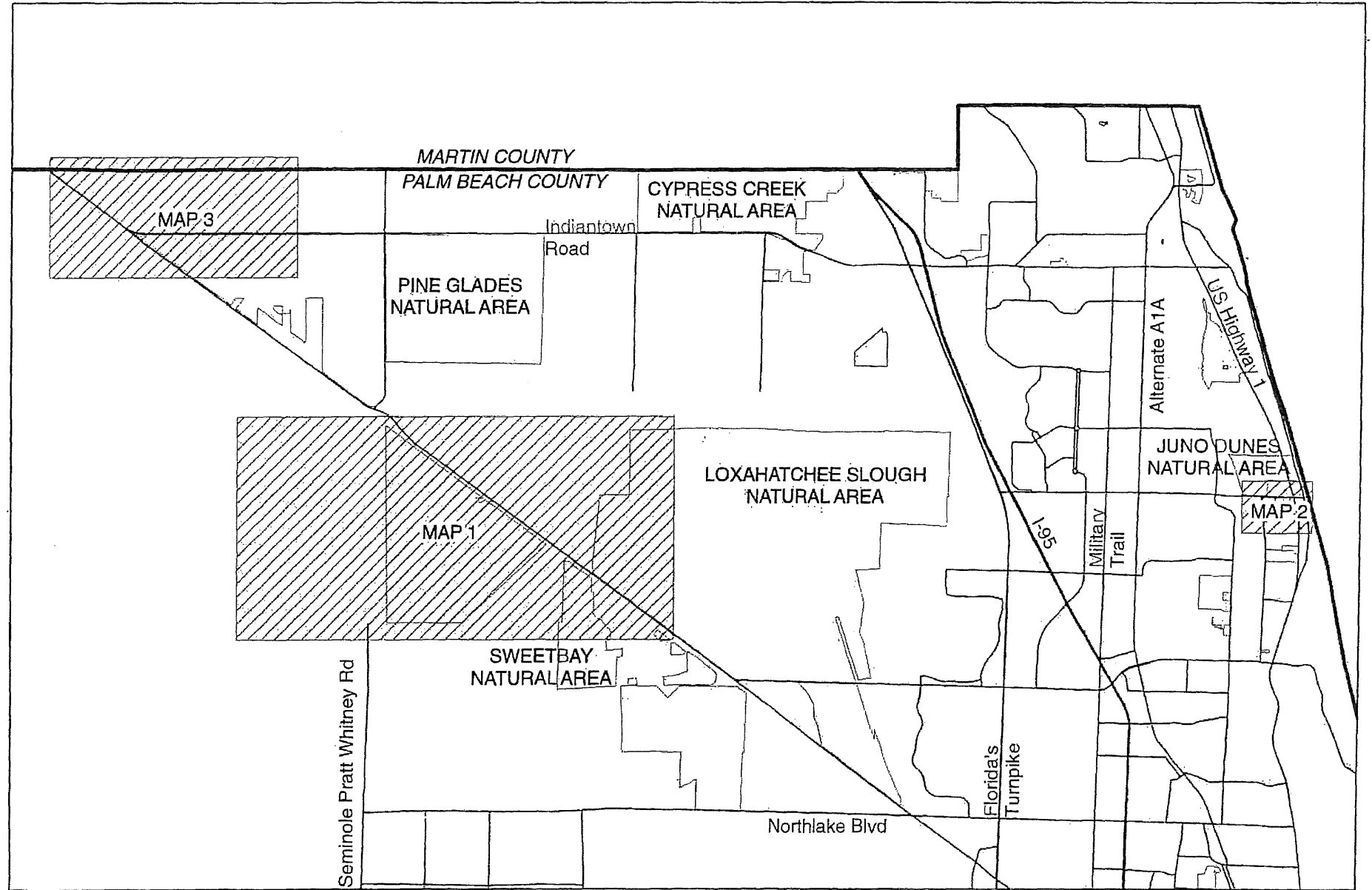
### CRITERIA FOR APPLYING FOR A TAX DEED ON A PARCEL VALUED AT LESS THAN \$5,000 AND FOR BIDDING ON A PARCEL AT A TAX DEED SALE

- 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





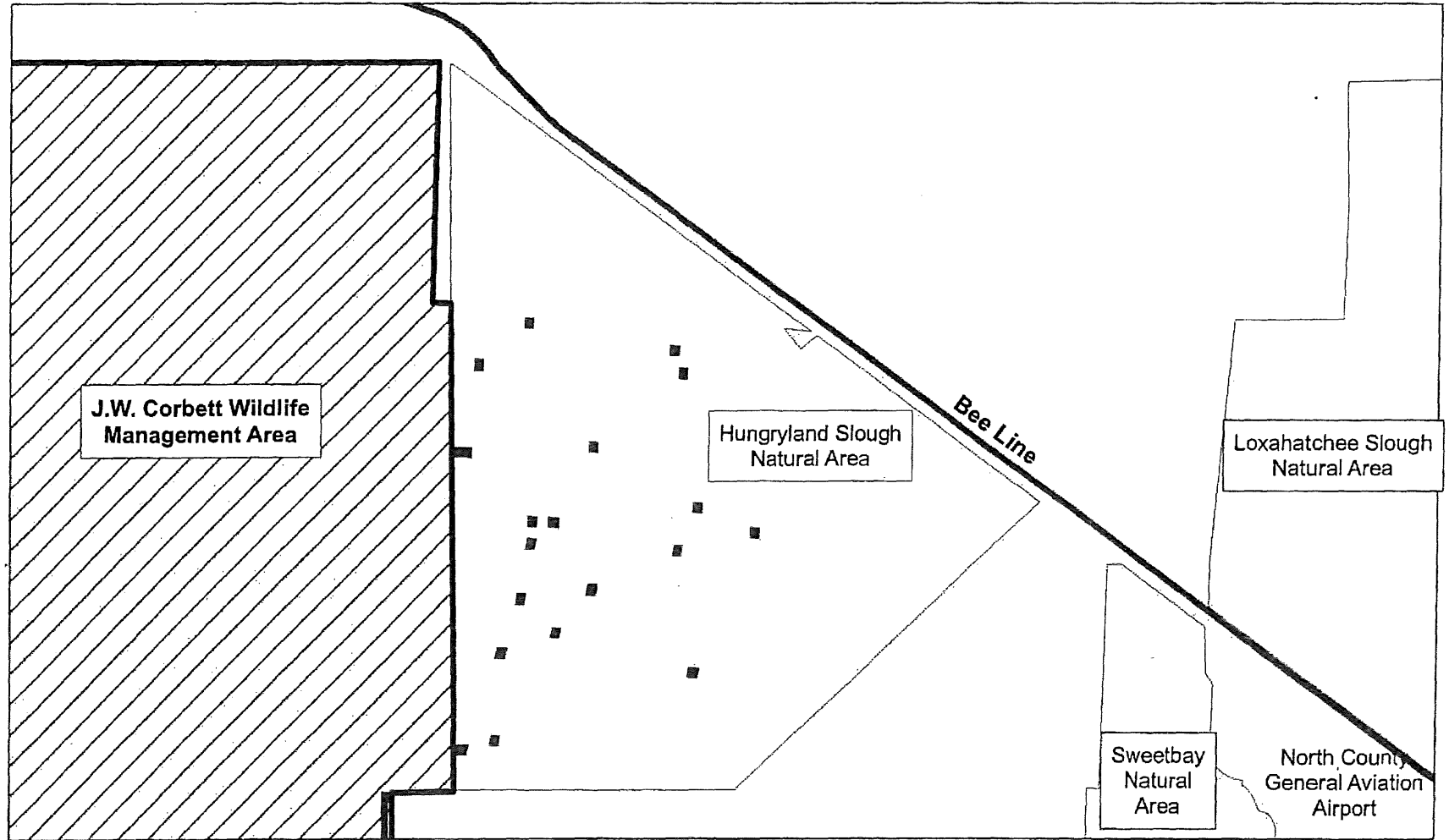
1 of 4

Location Map







N

Palm Beach County  
Department of Environmental  
Resources Management

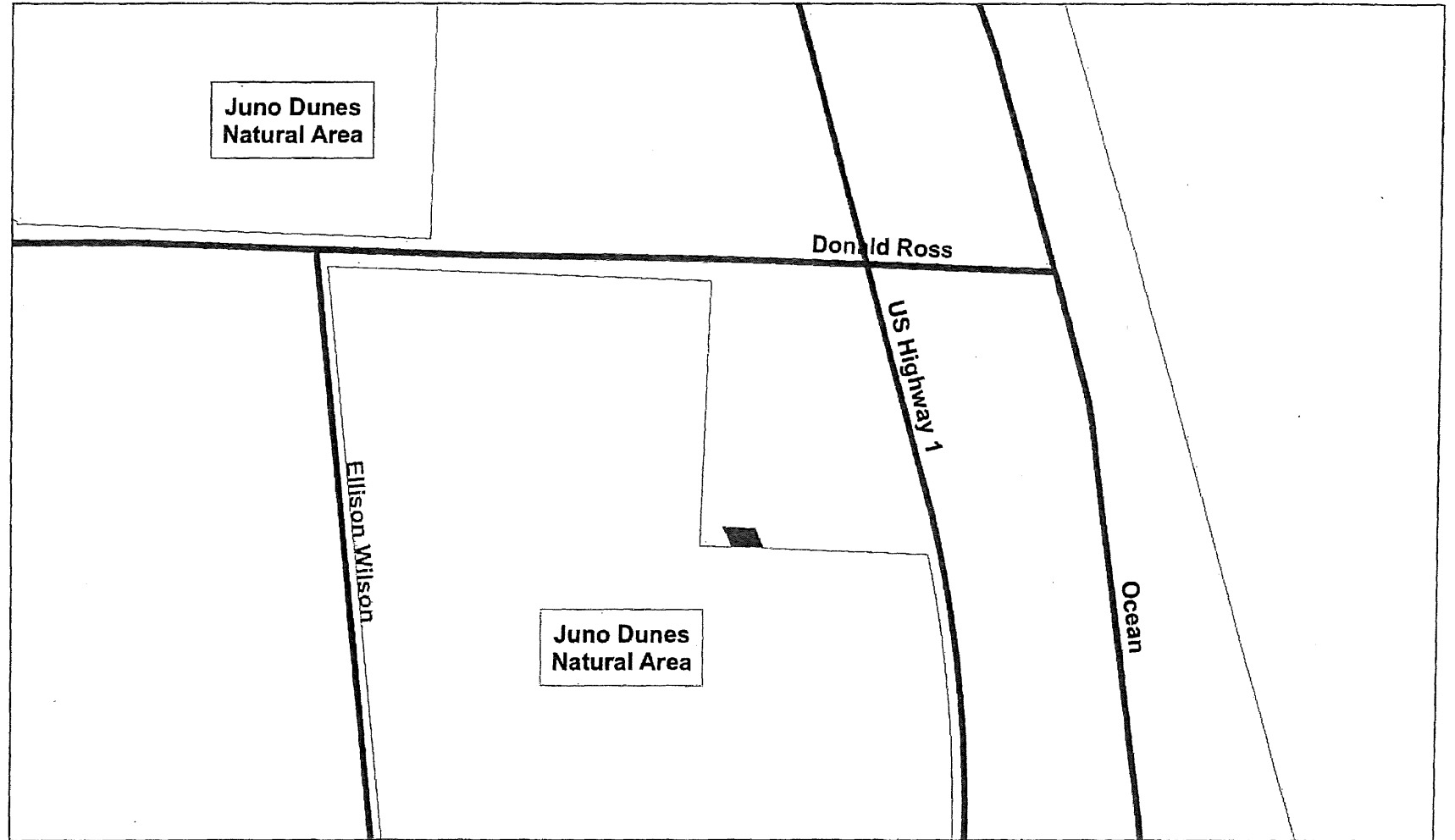


**Legend**




-  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**

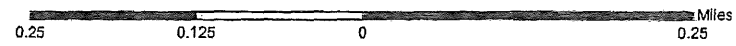


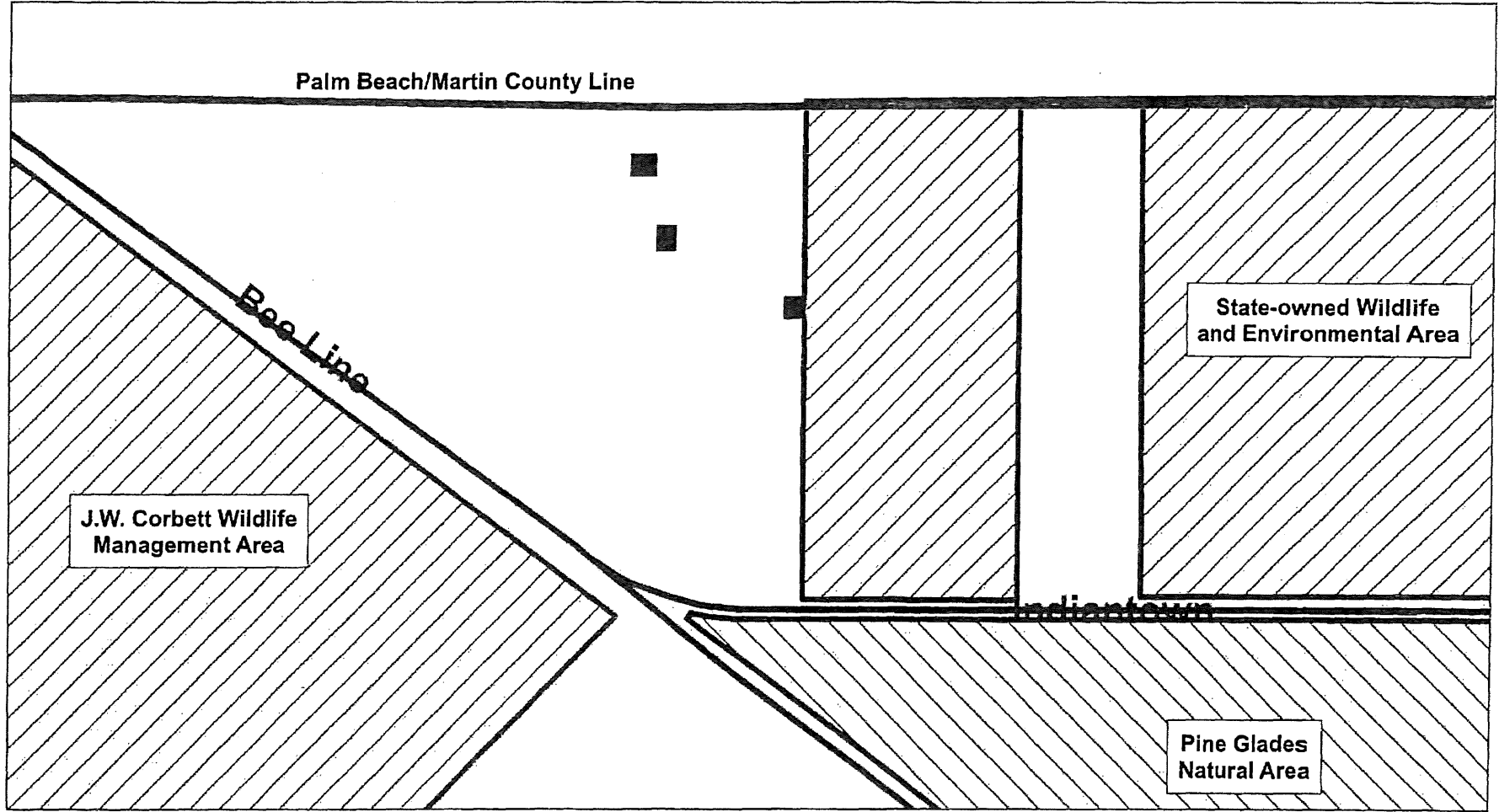







**Legend**

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

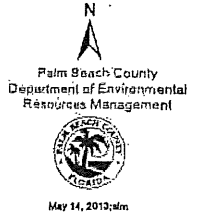
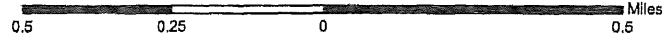
**Map 2**  
**Tax Deed Parcel Acquired**  
**within the Juno Dunes Natural Area**





- 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**



May 14, 2013/afm