

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: December 5, 2023 Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) an Agreement for Purchase and Sale of ten (10) parcels of vacant land located north of Indiantown Road and east of Bee Line Highway (Beaton Parcels) with an aggregated acreage of 37.5362 from Cory James Beaton, a/k/a Cory Beaton, for \$1,303,537 plus closing, title insurance, documentary stamps and recording costs estimated to be \$15,675; and

B) a Memorandum of Agreement with Cory James Beaton, a/k/a Cory Beaton, to be recorded in the public records to provide notice of this Agreement.

Summary: On November 2, 2021, the Board of County Commissioners (Board) approved a Fiscal Strategy for the spending of American Rescue Plan Act (ARPA) funds, which included an allocation of \$4,000,000 for the acquisition of environmentally sensitive lands. The ten (10) parcels owned by Cory Beaton are located in an area known as Palm Beach Heights (part of the Pal-Mar Ecosite). Seven (7) parcels are interior lots; the remaining three (3) parcels are road frontage parcels located on Beeline Highway. The Pal-Mar Ecosite is part of a large ecological greenway that stretches from just west of the Atlantic Ocean to just east of Lake Okeechobee. The area provides habitat for a wide variety of native plants and animals and it is part of a hydrologically significant region that includes the headwaters of the federally designated Wild and Scenic Northwest Fork of the Loxahatchee River. Hence its value as environmentally sensitive land. Appraisals were obtained from Anderson & Carr, Inc. and M.R. Ford & Associates, Inc. who assigned a \$15,000 and \$16,000 per acre value for interior Palm Beach Heights parcels; and a \$40,922 and \$35,000 per acre value for road frontage Palm Beach Heights parcels, respectively. Callaway & Price, Inc. reviewed the appraisals and concluded a reasonable aggregate value of \$15,500 per acre for interior Palm Beach Heights parcels and a reasonable aggregate value of \$40,346 per acre for road frontage Palm Beach Heights parcels, which were the basis of the County’s offer to acquire the Beaton Parcels. Mr. Beaton sent a counteroffer to County staff confirming his willingness to sell to the County all of his real estate holdings in Palm Beach Heights conditioned on: 1) being compensated at 10% over appraised value for the road frontage parcels, and 2) having the County pay the associated documentary stamp costs for the purchase and sale of the Beaton Parcels. The counteroffer further stated that he was willing to sell the interior parcels at appraised value. There are a total of thirteen (13) Palm Beach Heights parcels that front Beeline Highway. Acquiring the three (3) road frontage parcels owned by Mr. Beaton will give the County control over ten (10) of said thirteen (13) parcels; thereby significantly advancing the County’s goal of protecting these environmentally sensitive lands. Staff deems this aggregate acquisition to be an **exceptional opportunity** that, coupled with the acquisition of seven (7) additional interior parcels in a single transaction, warrants a recommendation to acquire the road frontage parcels at 10% over appraised value. Recognizing this acquisition as an **exceptional opportunity**, Staff has negotiated a provision in the Agreement which precludes Mr. Beaton from withdrawing his offer to sell his parcels for a period of thirty (30) days following execution of the Agreement by Mr. Beaton. This provision is not contained in prior agreements for purchase and sale approved by the Board for acquisition of properties in Palm Beach Heights. Mr. Beaton has represented he has certified surveys for two of the interior lots (Beaton Parcels 4 and 5 as depicted on the attached Location Map) which, to date, have not been provided for review to the County. The purchase price in the Agreement is calculated based on the Mr. Beaton’s representation of acreage for Beaton Parcels 4 and 5. The Agreement provides that the purchase price shall be adjusted in accordance with the actual acreage reflected in the surveys once they are provided to Staff for review and acceptance or, if Mr. Beaton is unable to provide said surveys the purchase price shall be based upon the acreage calculation provided by the Palm Beach County Property Appraiser’s website. The Agreement allows for the County’s due diligence review of the parcels within 45 days of Board approval. The County will pay title insurance policy premium, closing, documentary stamps and recording costs estimated to be \$15,675 for the Beaton Parcels. The Environmental Resources and Management (ERM) Department will perform pre-acquisition environmental assessments for the parcels prior to closing. Boundary surveys will not be obtained for the parcels due to the remote location. ERM will be responsible for the administration of the parcels. All costs related to the acquisitions will be paid from existing funds received from the ARPA Response Replacement Fund. **These are County ARPA Response Replacement funds that do not require a local match. These acquisitions must be approved by a supermajority vote (5 Commissioners).** (Property & Real Estate Management) **District 1 (HJF)**

(Continued on Page 3)

Attachments:

1. Location Map
2. Agreement for Purchase and Sale – Cory Beaton (2 each w Ex A-D)
3. Memorandum of Agreement – Cory Beaton (2 each w Ex A)
4. Summary of Acquisitions
5. Budget Availability Statement
6. Report on Lack of Development Potential of Palm Beach Heights Parcels- April 2017

Recommended By: *[Signature]* Department Director 12/01/23 Date
Approved By: *[Signature]* County Administrator 12/4/23 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	\$ 1,319,212				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$1,319,212				
(# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes No

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

Does this item include the use of state funds? Yes No

Budget Account No: Fund 1164 Dept 410 Unit 509B Object 6101
 Program _____

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

Pending BCC Approval the ten new asset numbers will be:

Funds for acquisition of the subject parcels will come from the ARPA Response Replacement Fund (1164). The cost of acquiring the Beaton Parcels is expected to be \$1,319,212 inclusive of land costs, title insurance policy/premium, closing, documentary stamps and recording costs/fees.

Cory Beaton = -1420-H09786; -1550-H09787*; -2130-H09788*; -2140-H09789*;
 Fixed Asset Number - 2130 - H09790*; -3070 - H09791*; -3150 - H09792*; 3510 - H09793*;
 -1150 - H09794*; 5140 - H09795*.*

C. Departmental Fiscal Review: Raymond S. Kyle
*Capital Finance, MSFR,
 FAWO, DFMB
 1-21-14-23*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Sharon Cantu 12/14/23
 OFMB
 SW 2/23
 1/24/23

Dr. J. Jackson
 Contract Development and Control
 12/17/23

B. Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review: Environmental Resources Management

[Signature]
 Michael Stahl R
 Department Director

This summary is not to be used as a basis for payment.

(Continued from Page 1)

Background and Policy Issues: 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. Some of the proceeds from those two referendums were used to acquire larger tracts of land within the Pal-Mar Ecosite. However, the funds ran out before the County could initiate a willing seller program within the Palm Beach Heights portion of the Pal-Mar Ecosite.

In November 2021, the Board approved the use of ARPA Response Project Funds to initiate a willing seller program to acquire environmentally sensitive lands within the County. One of the areas identified for potential acquisition was Palm Beach Heights. Willing seller offer letters have been sent to all owners of interior parcels within the Palm Beach Heights area.

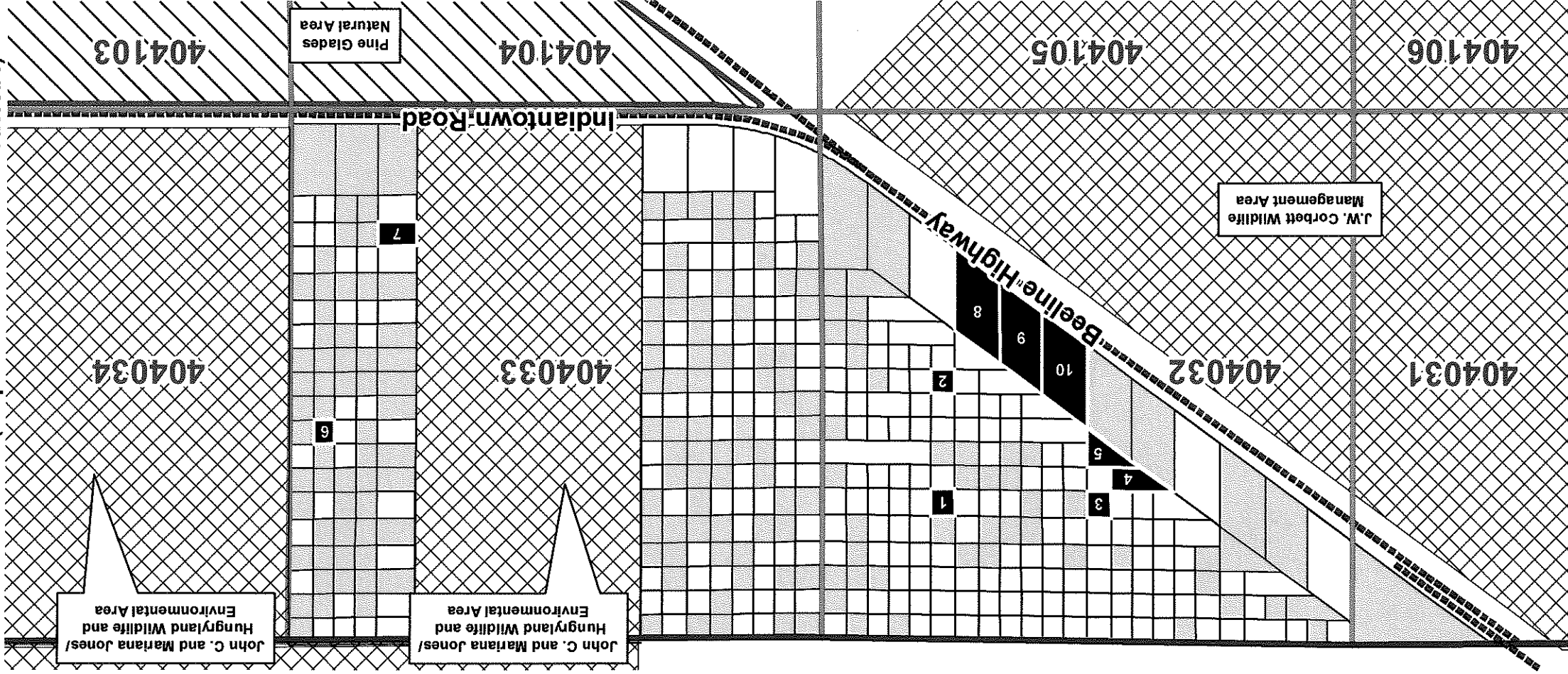
The County currently owns 180 of the 434 parcels in the Palm Beach County portion of Palm Beach Heights. The County has been acquiring parcels in this area as they become available. Beaton Parcels 1 through 7 (as depicted on the attached Location Map) are interior parcels. Their descriptions are as follows: Beaton Parcel 1 contains depression marsh, mesic flatwoods and canal habitats; it is contiguous to County-owned parcels to the north and southwest. Beaton Parcel 2 contains depression marsh, wet flatwoods and canal habitats; it is not contiguous to a County-owned property. Beaton Parcel 3 contains wet flatwoods, wet prairie and mesic flatwoods habitats; it is contiguous to a County-owned parcel to the east. Beaton Parcel 4 contains mesic flatwoods and former borrow pit habitats; it is contiguous to a County-owned road front parcel to the south. Beaton Parcel 5 contains mesic flatwoods, depression marsh and former borrow pit habitats; it is contiguous to a County-owned road front parcel to the south. Beaton Parcel 6 contains mesic flatwoods habitat; it is contiguous to County-owned parcels to the north, south, southeast and east. Beaton Parcel 7 contains wet prairie habitat; it is contiguous to a County-owned conservation land to the west.

Beaton Parcels 8-10 (as depicted on the attached Location map) are road front parcels that are contiguous to each other. Their descriptions are as follows: Beaton Parcel 8 contains depression marsh, wet flatwoods and mesic flatwoods habitats; it is not directly contiguous to a County-owned property, but is contiguous when joined with Beaton Parcels 9 and 10. Beaton Parcel 9 contains depression marsh, slough marsh, wet flatwoods, mesic flatwoods and wet prairie habitats; it is not directly contiguous to County-owned property, but is contiguous when joined with Beaton Parcel 10. Beaton Parcel 10 contains slough marsh, depression marsh, wet prairie, wet flatwoods and mesic flatwoods habitats; it is directly contiguous to a County-owned parcel to the west. A summary of acquisitions approved by the Board to date under the ARPA-funded willing seller program to acquire environmentally sensitive lands within the County is provided in Attachment 4.

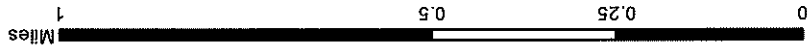
A Disclosure of Beneficial Interests is not required from Cory James Beaton a/k/a Cory Beaton since he is an individual.

ATTACHMENT 1

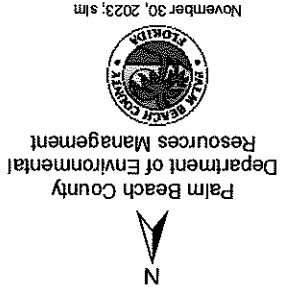
(All part of Commission District #1)



Subject Palm Beach Heights Parcel
and Palm Beach County Ownerships
as of November 30, 2023



- Legend**
- 1 Cory Beaton Parcel (With Parcel Numbers 1-10 that Correspond to the Description Provided in the "Background and Policy Issues" Section of the AIS)
 - Palm Beach County-owned Parcel
 - Major Road
 - County Boundary
 - Palm Beach County Natural Area
 - Other Publicly-owned Conservation Land



Attachment #2
Agreement for Purchase and Sale with Memorandum of Agreement
Cory Beaton (2 @ 28 pages)

AGREEMENT FOR PURCHASE AND SALE

between

**PALM BEACH COUNTY,
a political subdivision of the State of Florida,
by and through its Board of County Commissioners**

as Purchaser

and

CORY JAMES BEATON, a/k/a CORY BEATON, a single man

as Seller

AGREEMENT FOR PURCHASE AND SALE

This Agreement for Purchase and Sale is made and entered into _____ by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, (hereinafter referred to as the "County") and CORY JAMES BEATON a/k/a CORY BEATON, a single man, (hereinafter referred to as the "Seller").

WITNESSETH:

1. **DEFINITIONS.** The following terms as used herein shall have the following meanings:

- 1.1 **"Agreement"** - this instrument, together with all exhibits, addenda, and proper amendments hereto.
- 1.2 **"Closing and Closing Date"** - the consummation of the transaction contemplated hereby which shall be held upon the date reflected in Section 10.2 of this Agreement, unless extended by the terms of this Agreement, or by mutual consent of the parties.
- 1.3 **"Current Funds"** - Palm Beach County wire transfer drawn against a public banking institution located in Palm Beach County, Florida.
- 1.4 **"Effective Date"** - the Effective Date of this Agreement shall be the date upon which the Palm Beach County Board of County Commissioners approves this Agreement at a formal meeting of the Board.
- 1.5 **"Inspection Period"** - that certain period of time commencing upon the Effective Date and terminating forty-five (45) days thereafter.
- 1.6 **"Permitted Exceptions"** - those exceptions to the title of the Property as set forth in Exhibit "B" attached hereto, together with any other title matters that may be accepted in writing by the County.
- 1.7 **"Property"** - the Real Property.
- 1.8 **"Purchase Price"** - the price set forth in or determined in accordance with Section 3.1 of this Agreement
- 1.9 **"Real Property"** - the Real Property legally described in Exhibit "A" attached hereto and made a part hereof, together with all improvements situate thereon.
2. **SALE AND PURCHASE** In consideration of the mutual covenants herein contained, and various other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller agrees to sell and convey to County and County agrees to purchase from Seller, on the terms, covenants, and conditions hereinafter set forth, the Property, together with all improvements located thereon, if any, and all right, title, interest, privileges, estates, tenements, hereditaments, and appurtenances appertaining to the Real Property, including, without limitation, any and all streets, roads, highways, easements, accesses, and rights of way appurtenant thereto.
3. **PURCHASE PRICE AND METHOD OF PAYMENT.**
 - 3.1 **Purchase Price.** The purchase price of the Property shall be One Million Three Hundred Three Thousand Five Hundred Thirty Seven and 00/100 Dollars (\$1,303,537.00).

3.2 **Payment of Purchase Price.** On the Closing Date, County shall pay the total amount of the Purchase Price of the Property in Current Funds, subject to any adjustments, credits, prorations, and fees as herein provided.

3.3. **Purchase Price Adjustment.** Seller represents Seller has certified surveys which shows the acreage for parcels with PCN 00-40-40-32-00-000-3150 and PCN 00-40-40-32-00-000-3510 ("Parcels 3150/3510") as +/-2.5 acres and +/-2.4 acres, respectively. The Purchase Price in Section 3.1 is calculated based upon Parcels 3150/3510 being 2.5 acres each. Prior to Closing, Seller shall provide signed, sealed, and certified surveys of Parcels 3150/3510 to the County. The Purchase Price shall be adjusted in accordance with the actual acreage reflected in said surveys or, if Seller is unable to provide said surveys to the County, shall be based upon the acreage calculation provided by the Palm Beach County Property Appraiser's website. The adjusted Purchase Price shall be calculated using a per acre price of Fifteen Thousand Five Hundred and 00/100 Dollars (\$15,500.00).

4. **ACKNOWLEDGMENTS, REPRESENTATIONS AND WARRANTIES OF SELLER.** As a material inducement to County to enter into this Agreement, Seller hereby acknowledges, represents, and warrants to County as follows:

4.1 Seller is indefeasibly seized of marketable, fee simple title to the Property, and is the sole owner of and has good right, title and authority to convey and transfer the Property free and clear of all liens and encumbrances, excepting only the Permitted Exceptions.

4.2 The Property consists of ten (10) parcels of which three (3) parcels have direct public road access and seven (7) parcels have no direct public road access.

4.3 There is no litigation, investigation, or proceeding pending, or to the knowledge of Seller threatened, which relates to or adversely affects Seller's ability to perform its obligations under this Agreement.

4.4 There are no judicial or administrative actions, suits, or judgments affecting the Property pending, or to the knowledge of Seller threatened, which relate to or adversely affect Seller's ability to perform its obligations under this Agreement, including, without limitation, those relating to any laws, ordinances, rules, or regulations of any governmental authority having jurisdiction of the Property.

4.5 There are no existing or pending general or special assessments affecting the Property, which are or may be assessed by any governmental authority, water or sewer authority, school district, drainage district, or any other special taxing district.

4.6 Seller represents that simultaneously with Seller's execution of this Agreement, Seller has executed and delivered to County the Seller's Disclosure of Beneficial Interests attached hereto as Exhibit "C" (the "Disclosure") disclosing the name and address of every person or entity having a 5% or greater beneficial interest in the ownership of the Property as required by Section 286.23 of the Florida Statutes. Seller warrants that in the event there are any changes prior to Closing to the names and addresses of the persons or entities having a 5% or greater beneficial interest in the ownership of the Property after the date of execution of the Disclosure, Seller shall immediately, and in every instance, provide written notification of such change to the County in the manner required by Section 15 of this Agreement. Seller warrants that at Closing, Seller shall provide County with a Disclosure that accurately discloses the beneficial interests in the ownership of the Property at the time of Closing regardless of whether or not the information contained therein has changed from the date of execution of the original Disclosure. In the event Seller is an individual, Seller is exempt from this provision.

4.7 There are no condemnation, environmental, zoning, or other land-use regulation proceedings, either instituted or planned to be instituted, with regard to the Property.

4.8 On the Closing Date there will be no outstanding contracts made by Seller for any improvements to the Property which have not been fully paid for, and Seller shall cause to be discharged all mechanics' or construction liens arising from any labor or materials furnished to the Property prior to the time of Closing.

4.9 All documents executed or to be executed by Seller which are to be delivered to County at Closing will be legal, valid and binding obligations of Seller.

4.10 There are no service contracts affecting the Property which will survive Closing.

4.11 That all ad valorem and non-ad valorem taxes for the Property have been fully paid or will be paid at or prior to Closing, in accordance with Section 12 hereof, for the year of Closing and all prior years.

4.12 Seller has entered into no other contracts for the sale of any portion of the Property which remain in force.

4.13 There are no facts known to Seller affecting the value of the Property which have not been disclosed in writing to County.

4.14 Seller has complied and shall comply from the date hereof until Closing with all applicable Federal, State, County and municipal regulations, rules, ordinances, statutes and other requirements and regulations pertaining to the Property.

4.15 Seller has not used, is not currently using and will not in the future (for so long as Seller owns the same) use the Property for the handling, storage, transportation or disposal of hazardous materials and, to the best of Seller's knowledge, the Property has not in the past been so used.

In the event that any of Seller's acknowledgments, representations and warranties shall prove to be materially untrue, the same shall be considered a default for which the County shall have the rights and remedies identified in Section 17.1 hereof.

5. **INSPECTION OF PROPERTY.** During the Inspection Period, County and its engineers, surveyors, agents, and representatives shall have unrestricted access to the Property for purposes of survey, testing and inspection thereof. All surveys, testing and inspections shall be conducted by County at its expense, and shall be performed by licensed persons or firms dealing in the respective areas or matters tested. All testing shall be done in the least intrusive manner reasonably practical. In the event County elects not to close upon its purchase of the Property, County shall restore the Property to the condition in which it existed prior to such inspections, using materials of like kind and quality. Nothing contained herein shall be construed to prohibit County from disclosing the results of said inspections as may be required by applicable law. In the event that such inspections shall reveal a deficiency in the Property, as determined by County in its sole and absolute discretion, County shall have the right to terminate this Agreement at any time during the Inspection Period by giving written notice thereof to Seller, whereupon the parties shall be relieved of all further obligations hereunder.

6. **EVIDENCE OF TITLE.**

6.1 Within thirty (30) days after the Effective Date of this Agreement, the County shall obtain an owner's title insurance commitment, together with legible copies of all exceptions to coverage reflected therein, issued by Southeast Guaranty and Title, Inc. agreeing to issue to the County upon the recording of the Statutory Warranty Deed to the

Real Property, an owner's title insurance policy in the amount of the Purchase Price, insuring the marketability of the fee title of the County to the Real Property, subject only to the Permitted Exceptions. The cost of said title insurance commitment and title insurance policy and any premium therefor shall be borne by County.

The County shall have until the later of ten (10) days after receipt of the title insurance commitment, or the end of the Inspection Period, whichever is later, in which to review same. In the event the title insurance commitment shall show as an exception any matter other than the Permitted Exceptions, County shall notify Seller of County's objection thereto, and Seller shall act with reasonable effort, including bringing suit, to remove such exception(s), which exception(s) shall be deemed to constitute title defects. The Seller shall be entitled to ninety (90) days from the date of notification by County (with adjournment of the Closing Date, if necessary) within which to cure such defects or to make arrangements with the title insurer for deletion of any such title defects from the title insurance commitment without the inclusion of any additional exceptions to coverage. Notwithstanding the foregoing, Seller shall have the option of discharging any such matters at Closing with the closing proceeds. If the defect(s) shall not have been so cured or removed from the title insurance commitment by endorsement thereto at the termination of the said ninety (90) day period, County shall have the option of: (a) accepting title to the Property as it then exists; or (b) terminating this Agreement, by giving written notice thereof to Seller, provided, however, County shall not thereby waive any rights or remedies available to County due to such default by Seller, including an action for damages.

6.2 County may request, prior to the Closing, an endorsement of the title insurance commitment making it effective to within fifteen (15) days of the Closing Date. At Closing, County shall cause the title insurance commitment to be endorsed to remove, without the inclusion of any additional exceptions to coverage, any and all requirements or preconditions to the issuance of an owner's title insurance policy, and to delete any exceptions for: (a) any rights or claims of parties in possession not shown by the public records; (b) encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the Property (provided County obtains a survey in accordance with Section 7 hereof); (c) easements or claims of easement not shown by the public records (provided County obtains a survey in accordance with Section 7 hereof); (d) any lien, or right to a lien, for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown by the public records; (e) taxes for the year of Closing and all prior years, and taxes or special assessments which are not shown as existing liens by the public records; (f) matters arising or attaching subsequent to the effective date of the title insurance commitment but before the acquisition of record of title to the Property by the County; and (g) any general or specific title exceptions other than the Permitted Exceptions.

6.3 From and after the Effective Date of this Agreement, Seller shall take no action which would impair or otherwise affect title to any portion of the Property, and shall record no documents in the Public Records which would affect title to the Real Property, without the prior written consent of the County.

7. **SURVEY.** County shall have the right, within the time period provided in Section 6 for delivery and examination of title, to obtain a current survey of the Real Property and all improvements thereon. If the survey reveals any encroachments, overlaps, boundary disputes, or other defects, or any matters other than the Permitted Exceptions, the same shall be treated as title defects as described in Section 6 of this Agreement, and County shall have the same rights and remedies as set forth therein.

8. **MAINTENANCE.** Between the Effective Date and Closing, Seller shall maintain the Property in the condition in which it existed as of the Effective Date. Notwithstanding the foregoing, Seller shall deliver the Property at Closing free of any trash,

refuse or other debris, and in full compliance with all governmental regulations. Seller shall bear the risk of any loss, damage or casualty to the Property prior to Closing. County shall have access to the Property at any reasonable time prior to Closing to verify Seller's compliance herewith.

9. **CONDITION PRECEDENT TO CLOSING.** The following are conditions precedent to County's obligation to close upon its purchase of the Property: (1) Seller shall have performed all of the covenants and obligations under this Agreement that it is obligated to perform at or prior to Closing, on or prior to the dates such performance is required hereby; (2) Seller's representations and warranties identified in this Agreement shall be true and correct; (3) there shall have been no change in the condition of the Property or the status of title to the Property, other than as specifically permitted by this Agreement. The foregoing conditions precedent are for the exclusive benefit of County and may be unilaterally waived by the County.

10. **CLOSING.** The parties agree that the Closing upon the Property shall be consummated as follows:

10.1 **Place of Closing.** The Closing shall be held at the Property and Real Estate Management Division office, 2633 Vista Parkway, West Palm Beach, Florida.

10.2 **Closing Date.** The Closing shall take place within fifteen (15) days after expiration of the Inspection Period, or at such earlier date as is mutually agreed upon by the parties.

10.3 **Closing Documents.** County shall be responsible for preparation of all closing documents. County shall submit copies of same to Seller no less than ten (10) days before Closing. At Closing, Seller shall deliver, or cause to be delivered to County, the following documents, each fully executed and acknowledged as required.

10.3.1 **Statutory Warranty Deed.** A Statutory Warranty Deed conveying good and marketable fee simple title to the Property, subject only to the Permitted Exceptions.

10.3.2 **Seller's Disclosure of Beneficial Interests.** A Seller's Disclosure of Beneficial Interests as required by Section 286.23, Florida Statutes, which accurately discloses the name and address of any person or entity having a 5% or greater beneficial interest in the ownership of the Property as of the date of Closing. The foregoing shall be in addition to any Disclosure or notice of change thereto previously provided to County, and in the same form as previously provided to County. In the event Seller is an individual, Seller is exempt from this provision.

10.3.3 **Affidavit of Seller.** A Seller's Affidavit stating that the Property is free and clear of all encumbrances, mortgages, liens, leases, licenses, contracts or claim of rights in a form sufficient to permit the title insurer to delete the "Gap" and "Standard Exceptions" from the title insurance policy and insure County's title to the Property in accordance with Section 6 of this Agreement, subject only to the Permitted Exceptions.

10.3.4 **Non-Foreign Affidavit.** Seller represents and warrants to County that Seller is not a "foreign person" as defined by the Federal Foreign Investment in Real Property Tax Act (the "Act"). At Closing, the Seller shall execute and deliver to County a "Non-Foreign Affidavit", as required by the Act. Seller acknowledges that in the event Seller fails to deliver the Non-Foreign Affidavit, County shall be authorized to withhold from the closing proceeds an amount equal to ten percent (10%) of the gross amount of the purchase price and to remit same to the Internal Revenue Service, as required by the Act.

10.3.5 **Closing Statement.** A Closing Statement prepared in accordance with the terms hereof.

10.3.6 **Additional Documents.** Seller shall also deliver and/or execute such other instruments as are necessary or reasonably required to consummate the transactions herein contemplated including, without limitation, if applicable, such documents as County or the title company may require evidencing Seller's existence, good standing, power and authority to enter into and consummate the transaction herein contemplated.

10.4 **Possession.** At Closing, Seller shall deliver full, complete, and exclusive possession of the Property to the County.

10.5 **County's Obligations.** At Closing, County shall deliver, or cause to be delivered, to Seller the following:

10.5.1 **Cash due at Closing.** The required payment due in Current Funds as provided elsewhere herein.

11. **EXPENSES.**

11.1 County shall pay the following expenses at Closing.

11.1.1 The cost of recording the deed of conveyance.

11.1.2 All costs and premiums for the owner's title insurance commitment and policy.

11.1.3 Documentary Stamps required to be affixed to the deed of conveyance.

11.2 Seller shall pay the following expenses at Closing:

11.2.1 All costs necessary to cure title defect(s) or encumbrances, other than the Permitted Exceptions, and to satisfy or release of record all existing mortgages and liens upon the Property.

11.3 The Seller and County shall each pay their own attorney's fees.

12. **PRORATIONS.**

12.1 **Taxes.** On or before the Closing Date, Seller shall establish an escrow fund with the County Tax Collector pursuant to Florida Statutes Section 196.295, and shall pay into said escrow Seller's prorata portion of ad valorem and non-ad valorem real property taxes and assessments for the year of Closing and any prior years as determined by the Tax Collector. Seller's prorata share of all taxes and assessments shall include the day of Closing.

12.2 **Assessments.** If as of the Closing Date, assessments or charges have been imposed against the Property or any part thereof which are, or which may become payable in annual installments, the first installment of which is then a charge or lien, or has been paid, then for the purposes of this Agreement, all of the unpaid installments of any such assessments, including those which become due and payable after the Closing Date, shall be deemed to be due and payable and to be a lien upon the premises affected thereby, and shall be paid and discharged by the Seller on or before the Closing Date. Any other assessments not deemed to be due and payable as aforesaid which burden County owned property shall be deemed to be payable on a calendar year basis in arrears and prorated accordingly.

13. **CONDEMNATION.** In the event that all or any part of the Property shall be acquired or condemned for any public or quasi-public use or purpose, or if any

acquisition or condemnation proceedings shall be threatened or begun prior to the Closing of this transaction, County shall have the option to either terminate this Agreement and the obligations of all parties hereunder shall cease, or to proceed, subject to all other terms, covenants, conditions, representations, and warranties of this Agreement to Closing, receiving, however, any and all damages, awards, or other compensation arising from or attributable to such acquisition or condemnation proceedings. County shall have the right to participate in any such proceedings.

14. **REAL ESTATE BROKER.** Seller represents and warrants to County that it has not dealt with any broker, salesman, agent, or finder in connection with this transaction and agrees to indemnify, defend, save, and hold County harmless from the claims and demands of any real estate broker, salesman, agent or finder claiming to have dealt with Seller. All indemnities provided for in this Section shall include, without limitation, the payment of all costs, expenses and attorney's fees incurred or expended in defense of such claims or demands. The terms of this Section shall survive the Closing or termination of this Agreement.

15. **NOTICES.** All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service, telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if by telecopier or fax if transmitted before 5:00 p.m. on a business day and on the next business day if transmitted after 5:00 p.m. or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

15.1 County:

Palm Beach County
Property & Real Estate Management Division
Attention: Director
2633 Vista Parkway
West Palm Beach, Florida 33411-5605
Fax 561-233-0210

With a copy to:

County Attorney's Office
Attention: Real Estate
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401-4791
Fax 561-355-4398

15.2 Seller:

Cory James Beaton
13633 83rd Lane North
West Palm Beach, FL 33412
With a copy to:

Any party may from time to time change the address at which notice under this Agreement shall be given such party, upon three (3) days prior written notice to the other parties.

16. **ASSIGNMENT.** Neither County nor Seller may assign this Agreement or any interest herein without the prior written consent of the other party, which may be granted or withheld at such other party's sole and absolute discretion. Any attempted assignment, mortgage, pledge, encumbrance, or subletting without such consent shall be null and void, without legal effect and shall constitute a breach of this Agreement. This provision shall be construed to include a prohibition against any assignment by operation of law, legal process, receivership, bankruptcy, or otherwise, whether voluntary or involuntary.

17. **DEFAULT.**

17.1 **Defaults by Seller.** In the event Seller fails, neglects or refuses to perform any term, covenant or condition of this Agreement for which a specific remedy is not set forth in this Agreement, County shall have the right to: (1) terminate this Agreement by written notice to Seller, in which event the parties shall be released from all obligations hereunder other than those which specifically survive termination of this Agreement; (2) grant Seller a reasonable period of time within which to cure such default during which time Seller shall utilize Seller's commercially reasonable efforts, including bringing suit, to remedy such default; or (3) seek specific performance of the terms of this Agreement. In the event County elects option number two (2) set forth hereinabove and Seller fails or is unable to cure such default within the applicable time period, County shall have the rights identified in option numbers one (1) and three (3) set forth hereinabove. In the event County elects option number three (3) and County is unable to obtain specific performance of this Agreement for any reason, County shall have the right to terminate this Agreement and pursue damages.

17.2 **Defaults by County.** In the event County fails or refuses to perform any term, covenant, or condition of this Agreement for which a specific remedy is not set forth in this Agreement, Seller shall have the right to: (1) terminate this Agreement at any time prior to Closing by written notice to County, in which event the parties shall be released from all obligations hereunder other than those which specifically survive termination of this Agreement; (2) grant County a reasonable period of time within which to cure such default during which time County shall utilize County's commercially reasonable efforts, including bringing suit, to remedy such default; or (3) seek specific performance of the terms hereof. In the event Seller elects option number two (2) set forth hereinabove and County fails or is unable to cure such default within the applicable time period, Seller shall have the rights identified in option numbers one (1) and three (3) set forth hereinabove. In the event Seller elects option number three (3) and Seller is unable to obtain specific performance of this Agreement for any reason, Seller shall have the right to terminate this Agreement and pursue damages.

18. **GOVERNING LAW & VENUE.** This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement will be held in a State court of competent jurisdiction located in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power or remedy hereunder shall preclude any other or further exercise thereof.

19. **BINDING EFFECT.** This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective legal representatives, successors and assigns.

20. **MEMORANDUM OF AGREEMENT.** County shall be entitled to record the Memorandum of Agreement attached hereto as Exhibit "D" in the Public Records of Palm Beach County, Florida. In the event County exercises its right to terminate this Agreement, County shall deliver a termination of such Memorandum of Agreement to Seller within sixty (60) days of such termination.

21. **TIME OF ESSENCE.** Time is of the essence with respect to the performance of each and every provision of this Agreement where a time is specified for performance.

22. **INTEGRATION.** This Agreement constitutes the entire understanding and Agreement between the parties with respect to the subject matter hereof, and may not be modified or amended, except in a writing signed by all of the parties hereto.

23. **EFFECTIVE DATE OF AGREEMENT.** This Agreement is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners, and shall become effective only when signed by all parties and approved by the Palm Beach County Board of County Commissioners.

24. **HEADINGS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not part of this Agreement, and are not to be considered in interpreting this Agreement.

25. **NON-DISCRIMINATION.** The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2017-1770, as may be amended, the parties agree that throughout the term of this Agreement, including any renewals thereof, if applicable, all persons are treated equally without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information under any activity conducted pursuant to this Agreement. Failure to meet this requirement shall be considered default of this Agreement.

26. **CONSTRUCTION.** No party shall be considered the author of this Agreement since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final Agreement. Thus, the terms of this Agreement shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof be held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.

27. **NO THIRD PARTY BENEFICIARY.** No provision of this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizens of Palm Beach County or employees of County or Seller.

28. **ENTIRE UNDERSTANDING.** This Agreement represents the entire understanding between the parties and supersedes all other negotiations, representations, or agreements, written or oral, relating to this Agreement.

29. **SURVIVAL.** The parties' warranties, agreements, covenants, and representations set forth in this Agreement shall not be merged and shall survive consummation of the transaction contemplated by this Agreement.

30. **WAIVER.** No waiver of any provision of this Agreement shall be effective against any party hereto unless it is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

31. **AMENDMENT.** This Agreement may be modified and amended only by written instrument executed by the parties hereto.

32. **INCORPORATION BY REFERENCE.** Exhibits attached hereto and referenced herein shall be deemed to be incorporated into this Agreement by reference.

33. **TIME COMPUTATION.** Any references in this Agreement to time periods of less than six (6) days shall, in the computation thereof, exclude Saturdays, Sundays, and federal or state legal holidays; any time period provided for in this Agreement that shall end on a Saturday, Sunday, federal or state legal holiday shall extend to 5:00 p.m. (EST) of the next day that is not a Saturday, Sunday, federal or state legal holiday.

34. **RADON GAS.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from your County public health unit.

35. **PALM BEACH COUNTY OFFICE OF THE INSPECTOR GENERAL AUDIT REQUIREMENTS.** Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General is authorized with the power to review past, present and proposed County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

36. **COUNTERPARTS.** This Agreement, including the exhibits referenced herein, may be executed in one or more counterparts, all of which shall constitute collectively but one and the same Agreement. The County may execute the Agreement through electronic or manual means. Seller shall execute by manual means only, unless the County provides otherwise.

37. **SPECIFIC PERFORMANCE.** Seller acknowledges that County must present this Agreement to the Board of County Commissioners for approval and that by execution hereof, Seller agrees that Seller's offer to sell the Property contained herein shall be binding upon Seller and Seller may not withdraw this offer after this Agreement has been executed by the Seller for a period of thirty (30) days. Seller further acknowledges and agrees that in the event of Seller's breach of this Agreement, the County will be irreparably harmed and cannot be made whole by monetary damages. If Seller fails to comply with this Agreement at any time following Seller's execution of this Agreement, Seller shall be deemed in default and County shall be entitled to enforce specific performance, seek such other relief as may be provided in law or equity, or both. Furthermore, Seller agrees to waive the defense in any action for specific performance that a remedy at law would be adequate.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on the dates set forth below.

Signed, sealed, and delivered

in the presence of:

Date of Execution by Seller:

12/01, 2023

Seller: CORY JAMES BEATON a/k/a
CORY BEATON, a single man

C. H

Witness Signature

Chris Heagy

Print Witness Name

CH

Witness Signature

FRANK MALINCONICO

Print Witness Name

By: [Signature]

Cory James Beaton a/k/a Cory Beaton

Date of Execution by County:
_____, 20____

ATTEST:

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER


PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
Assistant County Attorney

By:  _____
Department Director

SCHEDULE OF EXHIBITS

EXHIBIT "A" - LEGAL DESCRIPTION

EXHIBIT "B" - PERMITTED EXCEPTIONS

EXHIBIT "C" - DISCLOSURE OF BENEFICIAL INTERESTS

EXHIBIT "D" - MEMORANDUM OF AGREEMENT

EXHIBIT "A"
to AGREEMENT FOR PURCHASE AND SALE

LEGAL DESCRIPTION

00-40-40-32-00-000-1420

Parcel TT-113

Lying in section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the West 240 feet of the East 1320 feet of the North 267.5 feet of the South 1395 feet of the north ½ of section 32.

Subject to an easement for ingress, egress, drainage and utilities over the South 30 feet and drainage only over the North 30 feet and the West 30 feet.

together with:

00-40-40-32-00-000-1550

Parcel TT-172

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the South 177.5 feet of the West 240 feet of the East 1320 feet of the North 1/2.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet and drainage only over the West 30 feet, the North 60 feet of the West 240 feet of the East 1320 feet of the South 1/2 of Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Subject to an easement for drainage only over the West 30 feet.

Continued next page

together with:

Property Control Number: 00-40-40-32-00-000-2150

Property Control Number: 00-40-40-32-00-000-2140

Property Control Number: 00-40-40-32-00-000-2130

PARCEL 2: TRACT TT-198, being more particularly described as follows: The West 450 feet of the East 2640 feet of that part lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

SAID TRACT TT-198 HAS ALSO BEEN DESCRIBED AS FOLLOWS: Being a parcel of land lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of said Section 32, thence South 00 degrees 42 minutes 34 seconds East (for convenience, all bearings shown herein are relative to an assumed meridian) along the West line of said Section 32, a distance of 1026.67 feet to a point on the Northeastly right of way line of State Road No 710; thence South 54 degrees 26 minutes 00 Seconds East along the said Northeastly right of way line of State Road No. 710, a distance of 3299.77 feet to the Southwest corner of Lot No. 198 as shown by the plat on file with the Florida Land Sales Board File No. AD 68LB434, dated May 16, 1969 and the Point of Beginning; thence North 01 degrees 23 minutes 55 seconds West along the West line of said Lot 198, said West line of Lot 198, being also the West line of the East 2640.00 feet of Section 32, to a point in a line lying 660 feet North of and parallel to the Northeastly right of way of State Road 710; thence South 54 degrees 26 minutes 00 seconds East along a line parallel to the Northeastly right of way line of State Road 710 a distance of 563.20 feet to a point on the East line of Lot No. 198, as shown by said plat on file with the Florida Land Sales Board, said East line of Lot 196 also being the West line of the East 2190.0 feet of Section 32; thence South 01 degrees 23 minutes 55 seconds East along said East line of Lot No. 198 to the Northeastly right of way line of State Road No. 710; thence North 54 degrees 26 minutes 00 seconds West along said Northeastly right of way line of State Road No. 710 a distance of 563.20 feet to the point of beginning.

PARCEL 1: TRACT TT-196: being more particularly described as follows: The West 450 feet of the East 1770 feet of that part of the South $\frac{1}{4}$ lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida AND

TRACT TT-197: being more particularly described as follows: The West 420 feet to the East 2190 feet of that part lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, all in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

SAID TRACTS TT-196 AND IT-I 97, HAVE ALSO BEEN DESCRIBED AS FOLLOWS:

Being a parcel of land lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of said Section 32, thence South 00 degrees 42 minutes 34 seconds East (for convenience, all bearings shown herein are relative to an assumed meridian) along the West line of said Section 32, a distance of 1026.67 feet to a point on the Northeastly right of way line of State Road No. 710; thence South 54 degrees 25 minutes 00 seconds East along the said Northeastly right of way line of State Road No. 710, a distance of 3862.97 feet to the Southwest corner of Lot No. 197 as shown by the plat of tile with the Florida Land Sales Board File No. AD 68LB434, dated May 16, 1969, and the Point of Beginning; thence North 01 degrees 23 minutes 55 seconds West along the West line of said Lot 197, said West line of Lot 197, being also the West line of the East 2190.00 feet of section 32, to a point in a line lying 660 feet North of and parallel to the Northeastly right of way of State Road 710; thence South 54 degrees 26 minutes 00 seconds East along a line parallel to the Northeastly right of way line of State Road 710 a distance of 1088.87 feet to a point on the East line of Lot No. 196, as shown by said plat on file with the Florida Land Sales Board, said East line of Lot 196 also being the West line of the East 1320.0 feet of Section 32; thence South 01 degrees 23 minutes 55 seconds East long said East line of said Lot No. 196 to the Northeastly right of way line of State Road No. 710; thence North 54 degrees 26 minutes 00 seconds West along said Northeastly right of way line of State Road No. 710 a distance of 1088.87 feet to the point of beginning.

Continued next page

together with:
00-40-40-32-00-000-3070

Parcel TT-106

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the West 240 feet of the East 2880 feet of the North 267.5 feet of the South 1395 feet of the North 1/2 of Section 32.

Subject to an easement for ingress, egress, drainage and utilities over the South 30 feet, the East 30 feet and drainage only over the North 30 feet.

together with:

Parcel TT-132. PCN 00-40-40-32-00-000-3150

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the North 237.5 feet of the South 1127.5 feet of the West 630 feet of the East 3510 feet of the North 1/2; less that part lying Southwest of a line lying parallel to and 660 feet Northeast of the Northeast right-of-way of State Road 710 as measured perpendicular to said right-of-way.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet and the Southwest 60 feet.

together with:
00-40-40-32-00-000-3510

PARCEL TT-133

The north 475' of the south 890' of the west 450' of the east 3090' of the north 1/2 of Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, less that part lying southwest of a line lying parallel to and 660' northeast of the northeast right-of-way of State 710 as measured perpendicular to said right-of-way; subject to an easement for ingress, egress, drainage and utilities over the east 30' and the southwest 60'.

Said parcel being 1.90 acre more or less.

together with:
00-40-40-33-00-000-1150

Parcel UU-42

Lying in Section 33, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the West 210 feet of the East 450 feet of the South 237.5 feet of the North 2194.03 feet.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet.

together with:

Parcel UU-85, PCN 00404033000005140

Commencing at the Northeast corner of section 33, Township 40 South, Range 40 East, Palm Beach County, Florida. Proceed west along the north line of said Section 33 1253.32 feet to a point; thence run southerly on a line having a bearing of south $0^{\circ}18'30''$ West 3916.53 feet as measured parallel to the east section line to the point of beginning; from the point of beginning continue southerly on a bearing of South $0^{\circ}18'30''$ West to a point lying 4154.03 feet south of the north section line as measured parallel to the east section line; thence run easterly parallel to the north section line to a point lying 870 feet West of the East section line as measured parallel to the north section line; thence run North parallel to the east section line 237.5 feet to a point; thence run West parallel to the North section line to the point of beginning.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet, and drainage only over the West 60 feet.

EXHIBIT "B"
to AGREEMENT FOR PURCHASE AND SALE

PERMITTED EXCEPTIONS

None.

EXHIBIT "C"
to AGREEMENT FOR PURCHASE AND SALE
SELLER'S DISCLOSURE OF BENEFICIAL INTERESTS

Intentionally deleted.

EXHIBIT "D"
to AGREEMENT FOR PURCHASE AND SALE
MEMORANDUM OF AGREEMENT

**Attachment #3
Memorandum of Agreement
Cory Beaton (2 @ 7 pages)**

Prepared By/Return To:
Lory Melendez-Delgado, Real Estate Specialist
Facilities Development & Operations Dept.
Property & Real Estate Management Division
2633 Vista Parkway, WPB, FL 33411-5605

PCN: 00-40-40-32-00-000-1550;
00-40-40-32-00-000-1420;
00-40-40-32-00-000-3070;
00-40-40-32-00-000-2130;
00-40-40-32-00-000-2140;
00-40-40-32-00-000-2150;
00-40-40-32-00-000-3150;
00-40-40-32-00-000-3510;
00-40-40-33-00-000-1150;
00-40-40-33-00-000-5140

MEMORANDUM OF AGREEMENT

This is a MEMORANDUM OF AN AGREEMENT FOR PURCHASE AND SALE (the "Agreement"), dated _____ (Resolution No. _____), by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, with an address of 301 North Olive Avenue, Administration, 11th Floor, West Palm Beach, Florida 33401, ("County"), and CORY JAMES BEATON a/k/a CORY BEATON, a single man, with an address of 13633 83rd Lane North, West Palm Beach, FL 33412 ("Seller").

W I T N E S S E T H:

WHEREAS, County and Seller have entered into the Agreement pursuant to which Seller has agreed to sell to County and County has agreed to purchase from Seller the Real Property located in Palm Beach County legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, the parties have executed this Memorandum of Agreement for the purpose of giving public notice of the existence of the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby acknowledge, and give notice of, the existence of the Agreement.

This Memorandum is not a complete summary of the Agreement. Provisions of this Memorandum shall not be used to interpret the provisions of the Agreement, and, in the event of a conflict between this Memorandum and the Agreement, the Agreement shall control.

This Memorandum shall automatically terminate upon recording of the deed from the Seller conveying to County the Property or that portion of the Property accepted by the County at closing.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Agreement to be executed as of the date below.

Date of execution by County:

_____, 20____

Signed, sealed and delivered
in the presence of:

COUNTY:

ATTEST:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**


By: _____

Deputy Clerk

By: _____

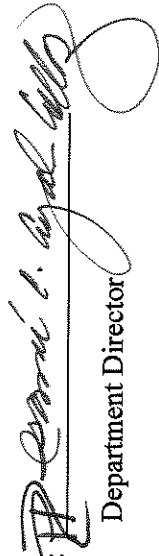
Maria Sachs, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

By:  _____

Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Department Director

Signed and delivered in the presence of:

Witness 1 Signature [Signature]
 Witness 1 Printed Name Chris Henry
162 Bonita Beach Dr
Fort Pierce, FL 34949
 Witness 1 Address
 Witness 2 Signature [Signature]
FRANK MALINGONIO
 Witness 2 Printed Name
635 LIGHTHOUSE DR
NPB FL 33408
 Witness 2 Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

Date of Execution by Seller: 12/01, 2023
Seller: CORY JAMES BEATON a/k/a CORY BEATON, a single man

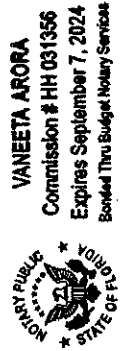
By: [Signature]
Cory James Beaton a/k/a Cory Beaton

The foregoing Memorandum of Agreement was acknowledged before me by means of [] physical presence or [] online notarization this 1st day of December, 2023 by Cory James Beaton a/k/a Cory Beaton, () who is personally known to me OR (X) who produced Drivers License B 350-110-87-271-0 as identification and who () did () did not take an oath.

[Signature]
Notary Public
Vaneeta Arora

Print Notary Name

(Stamp/Seal)



NOTARY PUBLIC
State of Florida
Commission Number: _____
My Commission Expires: _____

EXHIBIT "A"
to MEMORANDUM OF AGREEMENT
LEGAL DESCRIPTION

00-40-40-32-00-000-1420

Parcel TT-113

Lying in section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.
Being the West 240 feet of the East 1320 feet of the North 267.5 feet of the South 1395 feet of the north 1/2 of section 32.

Subject to an easement for ingress, egress, drainage and utilities over the South 30 feet and drainage only over the North 30 feet and the West 30 feet.

together with:

00-40-40-32-00-000-1550

Parcel TT-172

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the South 177.5 feet of the West 240 feet of the East 1320 feet of the North 1/2.
Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet and drainage only over the West 30 feet, the North 60 feet of the West 240 feet of the East 1320 feet of the South 1/2 of Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Subject to an easement for drainage only over the West 30 feet.

Continued next page

together with:

Property Control Number: 00-40-40-32-00-000-2150
Property Control Number: 00-40-40-32-00-000-2140
Property Control Number: 00-40-40-32-00-000-2130

PARCEL 2: TRACT TT-198, being more particularly described as follows: The West 450 feet of the East 2640 feet of that part lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

SAID TRACT TT-198 HAS ALSO BEEN DESCRIBED AS FOLLOWS: Being a parcel of land lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of said Section 32, thence South 00 degrees 42 minutes 34 seconds East (for convenience, all bearings shown herein are relative to an assumed meridian) along the West line of said Section 32, a distance of 1026.67 feet to a point on the Northeasterly right of way line of State Road No 710; thence South 54 degrees 26 minutes 00 Seconds East along the said Northeasterly right of way line of State Road No. 710, a distance of 3299.77 feet to the Southwest corner of Lot No. 198 as shown by the plat on file with the Florida Land Sales Board File No. AD 68LB434, dated May 16, 1969 and the Point of Beginning; thence North 01 degrees 23 minutes 55 seconds West along the West line of said Lot 198, said West line of Lot 198, being also the West line of the East 2640.00 feet of Section 32, to a point in a line lying 660 feet North of and parallel to the Northeasterly right of way of State Road 710; thence South 54 degrees 26 minutes 00 seconds East along a line parallel to the Northeasterly right of way line of State Road 710 a distance of 563.20 feet to a point on the East line of Lot No. 198, as shown by said plat on file with the Florida Land Sales Board, said East line of Lot 198 also being the West line of the East 2190.0 feet of Section 32; thence South 01 degrees 23 minutes 55 seconds East along said East line of said Lot No. 198 to the Northeasterly right of way line of State Road No. 710; thence North 54 degrees 26 minutes 00 seconds West along said Northeasterly right of way line of State Road No. 710 a distance of 563.20 feet to the point of beginning.

PARCEL 1: TRACT TT-196; being more particularly described as follows: The West 450 feet of the East 1770 feet of that part of the South $\frac{1}{2}$ lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida AND

TRACT TT-197: being more particularly described as follows: The West 420 feet to the East 2190 feet of that part lying Northeast of State Road 710 Right of Way and Southwest of a line 660 feet North of and parallel to the right of way of State Road 710, all in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

SAID TRACTS TT-196 AND TT-1 97, HAVE ALSO BEEN DESCRIBED AS FOLLOWS:

Being a parcel of land lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: Beginning at the Northwest corner of said Section 32, thence South 00 degrees 42 minutes 34 seconds East (for convenience, all bearings shown herein are relative to an assumed meridian) along the West line of said Section 32, a distance of 1026.67 feet to a point on the Northeasterly right of way line of State Road No. 710; thence South 54 degrees 25 minutes 00 seconds East along the said Northeasterly right of way line of State Road No. 710, a distance of 3862.97 feet to the Southwest corner of Lot No. 197 as shown by the plat of file with the Florida Land Sales Board File No. AD 68LB434, dated May 16, 1969, and the Point of Beginning; thence North 01 degrees 23 minutes 55 seconds West along the West line of said Lot 197, said West line of Lot 197, being also the West line of the East 2190.00 feet of section 32, to a point in a line lying 660 feet North of and parallel to the Northeasterly right of way of State Road 710; thence South 54 degrees 26 minutes 00 seconds East along a line parallel to the Northeasterly right of way line of State Road 710 a distance of 1088.87 feet to a point on the East line of Lot No. 196, as shown by said plat on file with the Florida Land Sales Board, said East line of Lot 196 also being the West line of the East 1320.0 feet of Section 32; thence South 01 degrees 23 minutes 55 seconds East long said East line of said Lot No 196 to the Northeasterly right of way line of State Road No. 710; thence North 54 degrees 26 minutes 00 seconds West along said Northeasterly right of way line of State Road No. 710 a distance of 1088.87 feet to the point of beginning.

Continued next page

together with:
00-40-40-32-00-000-3070

Parcel TT-106

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the West 240 feet of the East 2880 feet of the North 267.5 feet of the South 1395 feet of the North 1/2 of Section 32.

Subject to an easement for ingress, egress, drainage and utilities over the South 30 feet, the East 30 feet and drainage only over the North 30 feet.

together with:

Parcel TT-132. PCN 00-40-40-32-00-000-3150

Lying in Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the North 237.5 feet of the South 1127.5 feet of the West 630 feet of the East 3510 feet of the North 1/4; less that part lying Southwest of a line lying parallel to and 660 feet Northeast of the Northeast right-of-way of State Road 710 as measured perpendicular to said right-of-way.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet and the Southwest 60 feet.

together with:
00-40-40-32-00-000-3510

PARCEL TT-133

The north 475' of the south 890' of the west 450' of the east 3090' of the north 1/4 of Section 32, Township 40 South, Range 40 East, Palm Beach County, Florida, less that part lying southwest of a line lying parallel to and 660' northeast of the northeast right-of-way of State 710 as measured perpendicular to said right-of-way; subject to an easement for ingress, egress, drainage and utilities over the east 30' and the southwest 60'.

Said parcel being 1.90 acre more or less.

together with:
00-40-40-33-00-000-1150

Parcel UU-42

Lying in Section 33, Township 40 South, Range 40 East, Palm Beach County, Florida.

Being the West 210 feet of the East 450 feet of the South 237.5 feet of the North 2194.03 feet.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet.

together with:

Parcel UU-85, PCN 00404033000005140

Commencing at the Northeast corner of section 33, Township 40 South, Range 40 East, Palm Beach County, Florida. Proceed west along the north line of said Section 33 1253.32 feet to a point; thence run southerly on a line having a bearing of south $0^{\circ}18'30''$ West 3916.53 feet as measured parallel to the east section line to the point of beginning; from the point of beginning continue southerly on a bearing of South $0^{\circ}18'30''$ West to a point lying 4154.03 feet south of the north section line as measured parallel to the east section line; thence run easterly parallel to the north section line to a point lying 870 feet West of the East section line as measured parallel to the north section line; thence run North parallel to the east section line 237.5 feet to a point; thence run West parallel to the North section line to the point of beginning.

Subject to an easement for ingress, egress, drainage and utilities over the North 30 feet, and drainage only over the West 60 feet.

SUMMARY OF ACQUISITIONS

Summary of acquisitions approved by the Board to date under the ARPA-funded willing seller program to acquire environmentally sensitive lands within the County follows.

Board Meeting Date	Willing Seller(s)	Acreage & Parcel Control Number (PCN)	Purchase Price	Costs (Estimate)	Closing
Nov. 15, 2022 (Item 5D-3)	Glenn S. Harris Barbara Valentine-Harris	2.1 (00-40-40-33-00-000-1270)	\$32,550	\$500	01/12/2023
Nov. 15, 2022 (Item 5D-3)	Jane Couch	1.1 (00-40-40-33-00-000-5090)	\$17,050	\$400	01/12/2023
Nov. 15, 2022 (Item 5D-3)	Pedro Cantillo and Ciana Cantillo (Trustees of the Pedro Cantillo Living Trust)	1.3 (00-40-40-33-00-000-1100)	\$20,150	\$425	01/12/2023
Jan. 10, 2023 (Item 5D-1)	Maryann S. Peterson and Jeanne Givens	1.3 (00-40-40-33-00-000-1090)	\$20,150	\$515	03/09/2023
Jan. 10, 2023 (Item 5D-1)	Amelia F. Petravicz	1.3 (00-40-40-33-00-000-5110)	\$20,150	\$515	03/10/2023
March 14, 2023 (Item 6A-2)	John Joseph Erhart	2.6 (00-40-40-33-00-000-3190 00-40-40-33-00-000-3230)	\$40,300	\$625	05/11/2023
March 14, 2023 (Item 6A-2)	Susan Witosky and Louis Witosky	1.3 (00-40-40-33-00-000-3200)	\$20,150	\$515	05/11/2023
March 14, 2023 (Item 6A-2)	Modeline Gaspard and Jean Gaspard	1.3 (00-40-40-32-00-000-2010)	\$20,150	\$515	05/22/2023
April 04, 2023 (Item 5C-2)	Ann F. Gwinnell and William S. Gwinnell	1.3 (00-40-40-32-00-000-1210)	\$20,150	\$515	05/31/2023
April 04, 2023 (Item 5C-2)	Neville Washington and Laurel Washington	1.3 (00-40-40-33-00-000-3250)	\$20,150	\$515	05/31/2023
April 04, 2023 (Item 5C-2)	Laurel Washington, Neville Washington, Lance Washington and Dave Washington	1.5 (00-40-40-32-00-000-1280)	\$23,250	\$535	6/30/2023
April 18, 2023 (Item 5H-2)	Wayne Witt & Traci McQuisition	1.2 (00-40-40-32-00-000-1750)	\$18,600	\$500	06/26/2023
April 18, 2023 (Item 5H-2)	Steven Delawar and Dana Delawar	1.3 (00-40-40-32-00-000-3300)	\$20,150	\$515	06/26/2023
April 18, 2023 (Item 5H-2)	Diane Michalski and Edmund Michalski, Jr.	1.3 (00-40-40-33-00-000-7220)	\$20,150	\$515	06/15/2023
May 16, 2023 (Item 5B-2)	Krystyna Johns	1.3 (00-40-40-32-00-000-5240)	\$20,150	\$515	7/05/2023
May 16, 2023 (Item 5B-2)	Madeline E. Mackenzie	1.3 (00-40-40-32-00-000-1460)	\$20,150	\$515	7/18/2023
June 6, 2023 (Item 5D-1)	Joseph Tomacic and Mary Tomacic	1.3 (00-40-40-32-00-000-3280)	\$20,150	\$525	8/9/2023
June 6, 2023 (Item 5D-1)	Edward D. Quinn Jr.	1.3 (00-40-40-32-00-000-7150)	\$20,150	\$525	8/2/2023
June 13, 2023 (Item 5E-1)	Jorge Rodriguez	7.91 (00-40-40-32-00-000-3190)	\$319,137	\$2,080	8/2/2023
June 13, 2023 (Item 5E-2)	Helen Stratton f/k/a Helen Czuprowski	1.1 (00-40-40-33-00-000-7030)	\$10,000	\$515	8/15/2023
June 13, 2023 (Item 5E-3)	Philip G. Rathof	1.5 (00-40-40-33-00-000-7230)	\$23,250	\$545	8/15/2023
July 11, 2023 (Item 6E-4)	Lisa L. Browne a/k/a Lisa L. Brandt	1.10 (00-40-40-33-00-000-7100)	\$17,050	\$545	9/20/2023
October 3, 2023 (Item 5E-1)	Hans V. Huse	1.4 (00-40-40-32-00-000-3030)	\$21,700	\$545	Pending
November 7, 2023 (Item 5D-1)	James Jean-Francois	1.5 (00-40-40-33-00-000-5030)	\$23,250	\$545	Pending
Total		39.91	\$808,087	\$13,960	
			\$822,047		

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: December 1, 2023 REQUESTED BY: Lory Melendez PHONE: (561) 233-0214
Real Estate Specialist -- PREM

PROJECT TITLE: Acquisition of ten Palm Beach Heights Parcels
(Same as CIP or IST, if applicable)

ORIGINAL CONTRACT AMOUNT: \$

IST PLANNING NO.:

REQUESTED AMOUNT: \$1,319,212.00

BCC RESOLUTION#: _____
DATE: _____

eFDO #:

CSA or CHANGE ORDER NUMBER:

LOCATION: Palm Beach Heights

BUILDING NUMBER:

DESCRIPTION OF WORK/SERVICE LOCATION:

PROJECT/W.O. NUMBER:

CONSULTANT/CONTRACTOR:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

THE ACQUISITION OF TEN PARCELS OF ENVIRONMENTALLY SENSITIVE LAND LOCATED IN PALM BEACH HEIGHTS AKA PAL-MAR ECOSITE. THE PURCHASE PRICE INCLUDING CLOSING COST IS \$1,319,212.00. BEATON 36.68 ACRE PARCELS FOR \$1,303,537.00.

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$
STAFF COSTS*	\$
EQUIP. / SUPPLIES	\$
OTHER/ACQUISITION	\$1,319,212.00
CONTINGENCY	\$
TOTAL	\$1,319,212.00

BUDGET ACCOUNT NUMBER(S) (*Specify distribution if more than one and order in which funds are to be used*):

FUND: 1164 DEPT: 410 UNIT: 509B OBJ: 6101

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)
 Ad Valorem (Amount \$1,319,212.00)

- State (source/type: _____ Amount \$ _____) Federal (source/type: _____ Amount \$ _____)
- Grant (source/type: _____ Amount \$ _____) Impact Fees: (Amount \$ _____)
- Other (source/type: _____ Amount \$ _____)

Department: FDO

BAS APPROVED BY: [Signature] DATE 12/1/2023

ENCUMBRANCE NUMBER: _____

LIST OF PCN NUMBERS:

PCN: 00-40-40-32-00-000-1550;
00-40-40-32-00-000-1420;
00-40-40-32-00-000-3070;
00-40-40-32-00-000-2130;
00-40-40-32-00-000-2140;
00-40-40-32-00-000-2150;
00-40-40-32-00-000-3150;
00-40-40-32-00-000-3510;
00-40-40-33-00-000-1150;
00-40-40-33-00-000-5140

Attachment #6
Report on Lack of Development Potential of Palm Beach Heights Parcels-
April 2017 (2 pages)

**REPORT ON LACK OF DEVELOPMENT POTENTIAL OF
PALM BEACH HEIGHTS PARCELS -
APRIL 2017**

Purpose:

The purpose of this report is to notify and help educate land owners and other interested parties regarding the lack of development potential (also known as "buildability") of parcels within the Palm Beach Heights portion of Palm Beach County (Palm Beach Heights; Attachment).

Lack of Development Potential:

As of April 2017 most of the parcels in Palm Beach Heights could not meet current land development regulations and therefore are not buildable. The eight parcels along the Beeline Highway and Indiantown Road described below may be an exception due to their direct access to an existing road and the timing of their original deeds. However, a number of significant regulatory hurdles must be overcome for those parcels to be considered buildable.

Factors Affecting Development Potential:


There are 434 individually-deeded parcels within this approximate 716-acre area. In order for parcels to be buildable they must have been created by legal subdivision, meet the density requirements of the Comprehensive Plan and meet the regulations in the Unified Land Development Code (ULDC) or qualify under the Potentially Buildable Lot Review. They also must have an approved drainage plan before they can be issued a permit for the operation of a septic system, and receive a wetland fill permit from the South Florida Water Management District (SFWMD) and the Army Corps of Engineers (ACOE) prior to impacting any existing wetlands.

Only 26 of the 434 parcels were deeded into separate ownership before February 5, 1973 and are considered "grandfathered" with respect to the subdivision rule requirements for a legal subdivision. Unlike some of the Jupiter Farms areas, the owners of the Palm Beach Heights area failed to apply for and obtain an Affidavit of Exemption which could have exempted the Palm Beach Heights area from the subdivision rule. As a result, all other Palm Beach Heights parcels are considered an illegal subdivision. Of the 26 grandfathered parcels, two were owned by the same entity on February 5, 1973 and were grandfathered only as a single, combined parcel. Two of the 26 grandfathered parcels are now owned by Palm Beach County. None of the grandfathered parcels can meet the ULDC requirement of having useable access from an existing road, in this case, to either the Beeline Highway or Indiantown Road. While some road easements exist, they are principally over submerged lands and are considered unusable.


Eight parcels along the Beeline Highway and Indiantown Road, which were originally deeded between February 5, 1973 and June 16, 1992, may be able to meet the requirements listed under Zoning's Potentially Buildable Lot Review. However, unless they get an approved drainage plan from the SFWMD and/or the PBC Engineering Department, in addition to the necessary wetland

permits, these eight parcels also would be unbuildable. None of these parcels have received drainage approval from the Land Development Division. As a result, they may not be able to receive approval for septic tank usage based on the Florida Department of Health's criteria. The likelihood of receiving SFWMD or ACOE permits for wetland fill is considered remote and building in wetland areas without such permits would be in violation of federal and state rules and regulations.


Confirmation of Factors Listed Above Which Affect the Development Potential and Buildability of Parcels within Palm Beach Heights:

Signed By: 
Robert Robbins, Director
Department of Environmental Resources Management


Date: 4/29/17

Signed By: 
Patrick W. Rutter, Executive Director
Planning, Zoning and Building Department

Date: 5/2/17

Signed By: 
George Webb, County Engineer
Engineering and Public Works Department

Date: 5/11/17

Signed By: 
Timothy Mayer, Director
Division of Environmental/Public Health
Florida Department of Health in Palm Beach County

Date: 5/3/17