

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: March 3, 2026 [] Consent [X] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

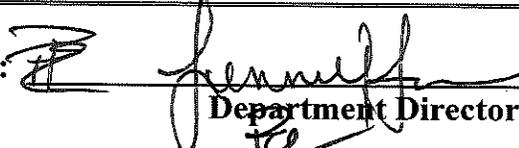
- A) approve a Termination of License Agreement for Use of County-Owned Property with the City of Belle Glade (City) for use of a portion of property located at 1601 W Canal Street N in Belle Glade (Property);
- B) adopt a Resolution authorizing the conveyance of 0.36 acres of land to the City without charge and with reservation of mineral and petroleum rights, but without rights of entry and exploration; and
- C) approve a County Deed in favor of the City.

Summary: On April 17, 2023, the County acquired title to the Property, which is located within the municipal boundary of the City, via tax deed. On September 11, 2023, the County granted the City a License Agreement (R2023-1764) for a term of 90 days to use a portion of the Property for the installation and maintenance of an outdoor advertisement sign. The License Agreement was extended for an additional five (5) years pursuant to a First Amendment (R2023-1765) approved by the Board of County Commissioners (BCC) on December 5, 2023. On January 8, 2025, the City requested that the County convey the Property to the City. The Property serves no present or future County purpose. The Property is being conveyed to the City without charge, pursuant to Florida Statutes, Section 197.592(3), which requires the conveyance of surplus property acquired by tax deed to municipalities in which it is located. This conveyance will relieve the County of potential liability and maintenance costs associated with the Property. The County will retain mineral and petroleum rights in accordance with Florida Statutes, Section 270.11, without rights of entry and exploration on the Property. Conveyance of the Property to the City will require the termination of the License Agreement, as it will no longer be needed upon transfer of ownership. **This conveyance must be approved by a Supermajority Vote (5 Commissioners). (Property & Real Estate Management) District 6 (HJF)**

Background and Policy Issues: The County acquired the Property through escheatment. The Property has a 2025 total assessed value of \$19,594. Since the Property does not exceed \$100,000 in value, an appraisal is not required under the County's Real Property Acquisition, Disposition and Leasing Ordinance. The Property is undeveloped and features a Belle Glade Torry Island Welcome Sign for the City; its use is authorized pursuant to the License Agreement that expires September 11, 2028. Conveyance of the Property to the City will require the termination of the License Agreement, as it will no longer be needed upon transfer of ownership. A Disclosure of Beneficial Interests is not required for transactions between the County and another governmental entity.

Attachments:

- 1. Aerial Map
- 2. Termination of License Agreement for Use of County-Owned Property
- 3. Resolution (w/ Exhibit "A")
- 4. County Deed
- 5. Letter from the City of Belle Glade dated January 8, 2025

Recommended By:  Department Director Date: 1/22/26

Approved By:  Deputy County Administrator Date: 2/2/26

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X

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

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

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

There is no fiscal impact associated with this item.
Asset to be retired pending BCC approval.
 Fixed Asset Number: H09067 PCN: 00-36-43-36-00-019-1180
at Columbia, MSU, F F A M O, OFMB 1/2/26

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><u><i>[Signature]</i></u> 1/23/26 OFMB <i>QA 1/23</i> <i>not 1/23</i></p>	<p><u><i>[Signature]</i></u> 1/26/26 Contract Development and Control <i>2/11/26</i></p>
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B. Legal Sufficiency:

[Signature] 1/27/26
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

Attachment #1
Location Map (1 page)

LOCATION MAP



PCN(s):
00-36-43-36-00-019-1180

District:
6

Acres:
0.36

Site Ownership:
PALM BEACH COUNTY

Address:
1601 W CANAL ST N
BELLE GLADE 33430

Zoning:
RM

As of 9/26/2025



**FACILITIES DEVELOPMENT
& OPERATIONS**
PALM BEACH COUNTY, FL



View of property from intersection W Canal St N & NW 16th St

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

Attachment 1

Attachment #2
Termination of License Agreement (3 Pages)

**TERMINATION OF LICENSE AGREEMENT
FOR USE OF COUNTY-OWNED PROPERTY**

THIS TERMINATION OF LICENSE AGREEMENT FOR USE OF COUNTY-OWNED PROPERTY (“Termination”) is made and entered into on _____, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, (“County”) and **CITY OF BELLE GLADE, FLORIDA**, a municipal corporation of the State of Florida (“City”), (“County” and “City” collectively referred to as the “Parties”).

WITNESSETH:

WHEREAS, on September 11, 2023, County and City entered into a License Agreement For Use of County-Owned Property (R2023-1764) , as amended by First Amendment to License Agreement For Use of County-Owned Property dated December 5, 2023 (R2023-1765), (collectively the “License Agreement”) for use of the Premises as set forth and defined in the License Agreement;

WHEREAS, City has requested that County convey to the City the real property within which the Premises is located at 1601 W Canal Street N, Belle Glade, FL 33430 (the “Property”).

WHEREAS, County acknowledges and grants City’s request for the Property to be conveyed to City, which requires the termination of the License Agreement; and

WHEREAS, the Parties desire to terminate the License Agreement in accordance with the provisions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. County and City hereby terminate, cancel, and extinguish the License Agreement. Both parties shall be relieved of all further obligations under the License Agreement, except that City shall continue to be obligated for all obligations under the License Agreement which arose prior to such termination and/or which survive the termination of the License Agreement.
3. This Termination shall become effective upon execution by all Parties.

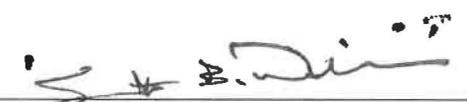
IN WITNESS WHEREOF, County has executed this Termination on the date first above written and City upon the date set forth below.

ATTEST:

By: 
Jessica Figueroa, CMC, City Clerk

CITY:

CITY OF BELLE GLADE, Florida, a
municipal corporation of the State of Florida

By: 
Steve B. Wilson, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



Glen J. Torcivia, City Attorney

Date: 10-21-25

**SIGNATURE PAGE to TERMINATION OF LICENSE AGREEMENT FOR USE OF
COUNTY-OWNED PROPERTY between PALM BEACH COUNTY and
CITY OF BELLE GLADE**

ATTEST:

MICHAEL A. CARUSO, CLERK of the
CIRCUIT COURT & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

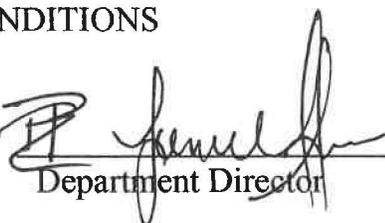
By: _____
Assistant County Attorney

COUNTY:

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

By: _____
Sara Baxter, Mayor

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____ 1/22/26
Department Director

Attachment #3
Resolution (4 Pages)

RESOLUTION NO. 20 _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO THE CITY OF BELLE GLADE PURSUANT TO FLORIDA STATUTE SECTION 197.592(3) WITHOUT CHARGE AND WITH MINERAL AND PETROLEUM RIGHTS RESERVATION WITHOUT RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the County owns the subject property within the municipal boundaries of the City of Belle Glade, which was acquired for delinquent taxes; and

WHEREAS, Florida Statutes Section 197.592(3) states that under certain conditions, the County is to convey to municipalities in which they are located, properties acquired by the County for delinquent taxes and that any liens of record held by the County on such properties shall not survive the conveyance to the municipalities; and

WHEREAS, the subject land has not been previously sold, acquired for infill housing, or dedicated by the Board of County Commissioners, and shall not be conveyed to the record prior fee simple title owner; and

WHEREAS, the conveyance of the property is required by Florida Statutes, the property serves no present or future County purpose, and is being conveyed free of charge to the City, therefore no appraisal was completed; and

WHEREAS, pursuant to Florida Statute Section 270.11, the City of Belle Glade has requested that such property be conveyed without reservation of and release the rights of entry and exploration relating to phosphate, mineral, metals and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County has agreed to convey such property reserving phosphate, mineral, metals and petroleum rights but releasing any and all rights of entry and exploration relating to such rights.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The Board of County Commissioners of Palm Beach County shall convey to the City of

Belle Glade without charge and by the County Deed attached hereto as Exhibit "A" and incorporated herein by reference, the real property legally described in such deed. Any liens of record held by the County on the subject land shall not survive the conveyance to the City of Belle Glade.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The Motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor	_____
Commissioner Marci Woodward, Vice Mayor	_____
Commissioner Maria G. Marino	_____
Commissioner Gregg K. Weiss	_____
Commissioner Joel G. Flores	_____
Commissioner Maria Sachs	_____
Commissioner Bobby Powell Jr.	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2026.

**PALM BEACH COUNTY, FLORIDA, a political
Subdivision of the State of Florida**

**MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT &
COMPTROLLER**

By: _____
Deputy Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
Howard J. Falcon, III
Chief Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Department Director

EXHIBIT "A"
TO RESOLUTION
COUNTY DEED

PREPARED BY AND RETURN TO:
Purvi Bhogaita, Division Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605
PCN: 00-36-43-36-00-019-1180
Closing Date: _____
Purchase Price: \$0.00

COUNTY DEED

This COUNTY DEED, made _____ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County"), and the **CITY OF BELLE GLADE**, a Florida Municipal Corporation, whose legal mailing address is 110 Dr. Martin Luther King Jr. Blvd. West, Belle Glade, FL 33430, ("City").

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

36-43-36, W 110 FT OF E 135 FT OF E 1/4 LYGN OF HILLSBORO CNL (LESS N 665 FT)

THE ABOVE BEING THE REAL PROPERTY DESCRIBED IN THE ESCHEATMENT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 34241, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

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

By: _____
Sara Baxter, Mayor

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Department Director

Attachment #4
County Deed (1 Page)

PREPARED BY AND RETURN TO:
Purvi Bhogaita, Division Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605
PCN: 00-36-43-36-00-019-1180
Closing Date: _____
Purchase Price: \$0.00

COUNTY DEED

This COUNTY DEED, made _____ by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County"), and the CITY OF BELLE GLADE, a Florida Municipal Corporation, whose legal mailing address is 110 Dr. Martin Luther King Jr. Blvd. West, Belle Glade, FL 33430, ("City").

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by City, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to City, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

36-43-36, W 110 FT OF E 135 FT OF E 1/4 LYG N OF HILLSBORO CNL (LESS N 665 FT)

THE ABOVE BEING THE REAL PROPERTY DESCRIBED IN THE ESCHEATMENT TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 34241, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Reserving, however, unto County, its successors and assigns an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

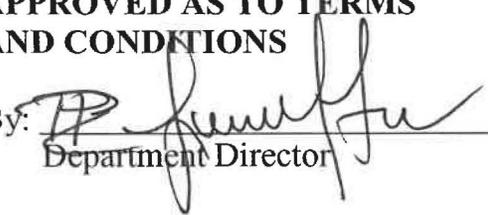
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

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

By: _____
Sara Baxter, Mayor

APPROVED AS TO TERMS
AND CONDITIONS

By:  _____
Department Director



City of Belle Glade

Office of the City Manager

A Municipal Corporation since
September 11, 1945

January 8, 2025

Tel: 561-996-0100
Fax: 561-516-0109

Ms. Verdenia C. Baker
Palm Beach County Administrator
301 North Olive Avenue, 11th Floor
West Palm Beach, Florida 33401

www.bellegladegov.com

RE: Request for Deed of County Owned Property
PCN:00-36-43-36-00-019-1180

Commissioners

Steve B. Wilson
Mayor

Joaquin Almazan
Vice Mayor/Treasurer

Tequella Collins

Dr. Robert L. Rease

Lomax Harrelle
Interim City Manager

Dear Ms. Baker:

I am hereby respectfully requesting that Palm Beach County grant the City of Belle Glade the deed of county-owned property: 1601 W Canal St N, Belle Glade, FL 33430.

This property is located on State Road 715 and Canal Street N, which leads to our Torry Island Belle Glade Marina (Attachment A). This property has served us to place our Belle Glade Torry Island welcome sign, which allows us to inform and showcase to the public where our Torry Island is located and all the attractions, notable landmarks, important facts, and the overall character of our community (Attachment B). It has served as an essential informational tool and an opportunity to advertise our City's best features.

Currently, this property is zoned RM—Multi-Family (Medium Density) (00-Unincorporated); however, given its size, it is insufficient to build and/or develop (Attachment C). By transferring the deed to the City of Belle Glade, the property will remain non-buildable and continue to serve as our welcome sign to our Torry Island. The City will also be held responsible for the maintenance of this property.

110 Dr. Martin Luther King, Jr. Blvd., West, Belle Glade, FL 33430

We appreciate any consideration you can give us regarding this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lomax Harrelle". The signature is written in black ink and is positioned above the printed name.

Lomax Harrelle,
City Manager

LH:ZM:ed

Enclosures

cc: Honorable Mayor and City Commission
Zayteck Marin, Assistant to the City Manager
Diana Hughes, Director of Finance
Steven Cramer, Planning & Zoning Director



ATTACHMENT A



Airboat Rides

Campground

Observation Tower

Bird Watching

World Class Fishing

Boat Ramp

Belle Glade Municipal Golf Club

NOW OPEN
The Drawbridge Restaurant

Torry Island 2 Miles



ATTACHMENT C

Property Detail

Location Address : 1601 W CANAL ST N

Municipality : UNINCORPORATED

Parcel Control Number : 00-36-43-36-00-019-1180

Subdivision :

Official Records Book/Page : 34241 / 20

Sale Date : APR-2023

Legal Description : 36-43-36, W 110 FT OF E 135 FTOF E 1/4 LYG N OF HILLSBORO CNL (LESS N 665 FT)

Owner Information

Owner(s)

PALM BEACH COUNTY

Mailing Address

PREM DIVISION C/O 2633 VISTA PKWY
ROYAL PALM BEACH FL 33411 5605

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2023	\$0	34241 / 00020	TAX DEED	PALM BEACH COUNTY
JUL-2011	\$0	24627 / 00282	SUMMARY ORDER	WEST VIRGINIA R
JAN-1980	\$100	03213 / 01721		WEST MARGARET E
JAN-1978	\$100	02961 / 01280		

Exemption Information

Applicant/Owner(s)	Year	Detail
	2024	

Property Information

Number of Units : 0

*Total Square Feet : 0

Acres : .36

Property Use Code : 0000—VACANT

Zoning : RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$19,594	\$19,066	\$14,760	\$12,300	\$12,300
Total Market Value	\$19,594	\$19,066	\$14,760	\$12,300	\$12,300

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$19,594	\$14,883	\$13,530	\$12,300	\$12,300
Exemption Amount	\$19,594	\$14,883	\$13,530	\$12,300	\$12,300
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$25	\$25	\$25	\$25	\$25
TOTAL TAX	\$25	\$25	\$25	\$25	\$25

ATTACHMENT C

CFN 20230124591
OR BK 34241 PG 20
RECORDED 4/17/2023 10:18 AM
AMT: \$0.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 20 - 20; (1 pgs)



ESCHEATMENT TAX DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

Tax Deed Certificate Number 319-2016

Property Control No. 00-36-43-36-00-019-1180

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statute.

Now, on this 17th day of April, 2023 the undersigned Clerk of the Circuit Court & Comptroller conveys to Palm Beach County through its Board of County Commissioners, whose address is: C/O Property & Real Estate Management Division, 2633 Vista Parkway, West Palm Beach, FL 33411-5605 together with all hereditaments, buildings, fixtures, and improvements of any kind and description, the following legally described land situated in Palm Beach County, Florida:

36-43-36, W 110 FT OF E 135 FT OF E 1/4 LYG N OF HILLSBORO CNL (LESS N 665 FT)

Joseph Abruzzo, Clerk of the Circuit Court & Comptroller
Palm Beach County, Florida

BY: Tanya Coldren
Tanya Coldren, Deputy Clerk



Witness:
Jane Cooney
Jane Cooney
Rebecca Aedo
Rebecca Aedo

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2023 by Tanya Coldren a Deputy Clerk, who is personally known to me or who has produced N/A as identification.

Deborah A. Compitello
NOTARY PUBLIC STATE OF FLORIDA
Deborah A. Compitello

My Commission Expires: January 25 2026



DEBORAH A. COMPITELLO
Commission # HH 194822
Expires January 25, 2026
Bonded Thru Budget Notary Services