



Legislation Details (With Text)

File #: 20-0230

Type: Consent **Status:** Agenda Ready

In control: Board of County Commissioners

On agenda: 2/18/2020 **Final action:**

Title: APPROVAL OF A CONTRACT FOR ACQUISITION OF ALL OF BLOCK 8, OLYMPIA PLAT NO. 1, HOBE SOUND AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM MARC R. GAYLORD, P.A.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Contract_signed by Gaylord.pdf, 3. Beneficial Interest Affidavit.pdf, 4. Resolution Accepting Deed Designating ROW.pdf

Date	Ver.	Action By	Action	Result
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PLACEMENT: Consent

TITLE:

APPROVAL OF A CONTRACT FOR ACQUISITION OF ALL OF BLOCK 8, OLYMPIA PLAT NO. 1, HOBE SOUND AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM MARC R. GAYLORD, P.A.

EXECUTIVE SUMMARY:

This is a request for the approval of a contract for the acquisition of all of Block 8, Olympia Plat No. 1 in Hobe Sound for stormwater purposes as part of a redevelopment project and adoption of a resolution approving and accepting a Warranty Deed from Marc R. Gaylord, P.A., a Florida corporation.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Colleen J. Holmes, CLA
Title: Real Property Coordinator

REQUESTED BY: Susan Kores, Office of Community Development Manager

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

- Documents Prepared by: Real Property Division

- Parties: Martin County, Buyer
Marc R. Gaylord, P.A.,
a Florida corporation, Seller
- Purpose: Acquisition of property for stormwater
- New/Renewal/Modified: New
- Duration: Perpetual
- Benefits to Martin County: Stormwater management
- Costs to Martin County: \$60,000 plus closing costs
paid by CRA

Block 8, Olympia Plat No. 1 is located between SE Vulcan Avenue and SE Dixie Highway in Hobe Sound. The owner, Marc R. Gaylord, P.A., a Florida corporation, purchased the property in 2005 for \$110,000 and has offered to sell the property to the County for \$60,000. The purchase of this property is being funded by the Community Redevelopment Agency (CRA) as a part of a redevelopment project that will utilize the property for stormwater purposes. The property will be titled to the County as it is surrounded by County right-of-way and following its utilization in the CRA stormwater project, this property will have no future redevelopment purpose and will be maintained by the County.

The Hobe Sound Neighborhood Advisory Committee and the Community Redevelopment Agency have unanimously recommended approval of this purchase.

Real Property has verified title and there are no mortgages encumbering the premises.

Section 139.31 and 139.32 General Ordinances, Martin County Code require that any conveyance of interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the vacant land contract for the acquisition of all of Block 8, Olympia Plat No. 1, adopt a resolution approving and accepting a Warranty Deed from Marc R. Gaylord, P.A., a Florida corporation, designating Block 8, Olympia Plat No. 1 as right-of-way, and authorize the Chairman to execute any and all documents necessary to complete this transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from Consent Agenda and provide staff with direction.

FISCAL IMPACT:

RECOMMENDATION

The costs of acquisition will be paid by the Community Redevelopment Agency.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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