



Legislation Details (With Text)

File #: 22-0739
Type: Departmental
Status: Passed
In control: Board of County Commissioners
On agenda: 5/3/2022
Final action: 5/3/2022
Title: APPROVAL OF THE ACQUISITION OF A VACANT PARCEL IN POINCIANA GARDENS AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM KAREN M. ELROD

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map.pdf, 2. Resolution.pdf, 3. Warranty Deed.pdf, 4. PA Sheet.pdf

Date	Ver.	Action By	Action	Result
5/3/2022	1	Board of County Commissioners	approved	Pass

PLACEMENT: Departmental

TITLE:

APPROVAL OF THE ACQUISITION OF A VACANT PARCEL IN POINCIANA GARDENS AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM KAREN M. ELROD

EXECUTIVE SUMMARY:

This is a request for the approval of the acquisition of a vacant parcel in Poinciana Gardens for conservation and adoption of a resolution approving and accepting a Warranty Deed from Karen M. Elrod.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Carla T. Segura, FRP
Title: Real Property Manager

REQUESTED BY: John Maehl, Ecosystem Restoration and Management Manager

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

1. Agreement/Contract drafted by: Martin County
2. Parties to the Agreement/Contract: Martin County - Grantee
Karen M. Elrod- Grantor

- | | | | |
|----|----------------------------|--|---|
| 3. | | Purpose of the Agreement/Contract: | Acquisition of Vacant Land for Conservation efforts |
| 4. | New/Renewal/Modification: | | New |
| 5. | Duration: | | Perpetual |
| 6. | Benefits to Martin County: | Additional conservation lands adjacent to the Atlantic Ridge Ecosystem | |
| 7. | Cost to Martin County: | | \$2,500.00 plus closing costs |

Poinciana Gardens, located in Hobe Sound, consists of mostly single-family residential homes, as well as vacant undeveloped parcels located within the western portion of Poinciana Gardens. These vacant undeveloped parcels are adjacent to the Atlantic Ridge Ecosystem. In 2016, Martin County acquired 80 surplus parcels from the Board of Trustees of the Internal Improvement Trust Fund (TIITF) for conservation purposes. Currently, Martin County owns approximately 38 acres of vacant land within Poinciana Gardens.

In November 2021, Karen M. Elrod contacted County staff to discuss the sale of her vacant parcel to Martin County. The Martin County Property Appraiser shows a market value of the .203-acre parcel as \$2,500. The parcel is located in the unimproved portion of Poinciana Gardens with no open road access. The Ecosystem Restoration & Management Department has approved the use of Conservation Funds for the purchase of this parcel, as it is beneficial for conservation efforts along the headwaters of the Northern Tributaries to the Loxahatchee River and will assist in providing a natural area buffer to the St. Lucie Inlet State Park.

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 acquisition of the vacant .203-acre parcel in Poinciana Gardens, adopt a resolution approving and accepting a Warranty Deed from Karen M. Elrod and authorize the Chairman to execute any and all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

Deny and provide staff with alternative direction.

FISCAL IMPACT:

RECOMMENDATION

\$2,500.00 purchase price. Minimal recording fees and closing costs

Funding Source	County Funds	Non-County Funds
3206-1322-06100-537-2155	\$2,500.00	
Subtotal		
Project Total	\$2,500.00	

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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