



Legislation Details (With Text)

File #: 23-0496

Type: Consent **Status:** Agenda Ready

In control: Board of County Commissioners

On agenda: 3/7/2023 **Final action:**

Title: FINAL APPROVAL OF A VACANT LAND CONTRACT AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR THE ACQUISITION OF A ONE -ACRE LOT IN PALM BEACH HEIGHTS, FOR CONSERVATION PURPOSES

Sponsors:

Indexes:

Code sections:

Attachments: 1. PalMar acq - Barnes - 3845.pdf, 2. Resolution 2-1-23.pdf, 3. Special Warranty Deed Draft.pdf, 4. Conditionally Signed Contract.pdf

Date	Ver.	Action By	Action	Result
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PLACEMENT: Consent

TITLE:

FINAL APPROVAL OF A VACANT LAND CONTRACT AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A SPECIAL WARRANTY DEED FOR THE ACQUISITION OF A ONE-ACRE LOT IN PALM BEACH HEIGHTS, FOR CONSERVATION PURPOSES

EXECUTIVE SUMMARY:

This is a request for final approval of a Vacant Land Contract and adoption of a resolution approving and accepting a Special Warranty Deed from Charles Ronald Barnes and Milton Donald Barnes for the acquisition of a vacant one-acre parcel in the amount of \$5,000, located in Palm Beach Heights (Pal-Mar) for conservation purposes.

DEPARTMENT: Public Works

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

REQUESTED BY: John Maehl, Ecosystems 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
Charles Ronald Barnes- Grantor
Milton Donald Barnes - 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 in the Pal-Mar area
7. Cost to Martin County:
\$5,000 plus closing costs

Pal-Mar is roughly a 28,000+ acre wetland dominated system of environmentally sensitive lands in southern Martin County and northern Palm Beach County. The Pal-Mar area is a mosaic of wetland dominated habitats including cypress sloughs, open marshes, and hydric pine flatwoods. Due to a lack of development, Pal-Mar has some of the highest quality wetland systems in Martin County and possibly the greater Everglades system. Pal-Mar is part of a very large Greenway system that extends from the Atlantic Ocean to Lake Okeechobee. A portion of Pal-Mar is within the headwaters to Cypress Creek, which is one of the most important tributaries to the Wild and Scenic Northwest Fork of the Loxahatchee River.

Pal-Mar is made up of: (1) the Pal-Mar Water Control District (PMWCD), established pursuant to Special Law, Chapter 2005-307 and Chapter 298, Florida Statutes; and (2) the John C. and Mariana Jones Hungryland Wildlife and Environmental Area (Hungryland). PMWCD is located in both Martin and Palm Beach counties. Hungryland includes PMWCD property in addition to the Culpepper Ranch and Pal-Mar East (Nine Gems) properties that are east of Pratt Whitney Road.

In January 2023, Mr. Charles Barnes contacted County staff to discuss the sale of a vacant parcel to Martin County. Through negotiations, staff and Mr. Barnes have agreed to \$5,000 for the one-acre parcel. The parcel is located within the unimproved portion of Pal-Mar with no open road access. The Ecosystem Restoration & Management Department has approved the use of Conservation Funds for the purchase of these parcels.

Sections 139.31 and 139.32, General Ordinances, Martin County Code, require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by

resolution of 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, and legal staff have identified and addressed legal risks and developed strategies for legal defensibility, as applicable.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board (i) approve that certain Vacant Land Contract for the acquisition of a one-acre parcel in Palm Beach Heights (Pal-Mar) from Charles Ronald Barnes and Milton Donald Barnes; (ii) adopt a Resolution approving and accepting a Special Warranty Deed for such parcel and (iii) authorize the Chairman to execute any and all documents necessary to complete this transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

Funding Source	County Funds	Non-County Funds
Purchase Price	\$5,000	
Closing Costs	\$1,000 +/-	
Subtotal		
Project Total	\$6,000 +/-	

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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