



Agenda Item Summary

File ID: 18-0678

CNST-16

Meeting Date: 9/11/2018

PLACEMENT: Consent

TITLE:

APPROVAL OF A CONTRACT FOR THE ACQUISITION OF A VACANT PARCEL IN HOBE SOUND AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM FRANK MONEAU AND TAMARA MONEAU, AS TENANTS IN COMMON

EXECUTIVE SUMMARY:

This is a request for the approval of a contract for the acquisition of vacant property in Hobe Sound adjacent to the Hobe Sound Scrub Preserve (former Hamm Property) off of Dixie Highway and for the adoption of a resolution approving and accepting a Warranty Deed from Frank Moneau and Tamara Moneau, as tenants-in-common.

DEPARTMENT: Public Works

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

REQUESTED BY: Terry Rauth, Public Works Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

- | | | |
|----|------------------------------------|---|
| 1. | Agreement/Contract drafted by: | Martin County |
| 2. | Parties to the Agreement/Contract: | Martin County - Grantee/Buyer
Frank and Tamara Moneau, as tenants-in-common - Grantor/Seller |
| 3. | Purpose of the Agreement/Contract: | Acquisition of Vacant Land for Dixie Hwy. access to Hobe Sound Scrub Preserve |
| 4. | New/Renewal/Modification: | New |
| 5. | Duration: | Perpetual |
| 6. | Benefits to Martin County: | Additional access for the Hobe Sound Scrub Preserve property |

7. Cost to Martin County: \$10,100 plus closing costs

On December 19, 2017, after several years of negotiations, Martin County acquired the Hobe Sound Scrub Preserve, formerly known as the Hamm Parcel, for the preservation of biologically important scrub areas.

In May, 2018, staff began communicating with Frank and Tarmara Moneau for the possible acquisition of the .06 acre parcel, which fronts Dixie Highway in Hobe Sound, for additional access and possible future impervious parking.

The acquisition of this property, along with the use of the adjacent fifteen (15') foot wide strip of Right of Way, along the northern portion of the property, will provide additional direct access to the Hobe Sound Scrub Preserve property off of Dixie Highway.

During Commissioner comments at the June 19, 2018 Board of County Commissioners meeting it was approved to use Commission District 3 funding of \$10,000 for the acquisition of this parcel.

Real Property has researched the title, confirmed ownership and there are no encumbrances on the property. The current assessed value of the property is under the minimum required by the Property Appraisers office and exempt from taxes.

Sec. 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 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 a contract, in the amount of \$10,100.00, for the acquisition of a vacant parcel in Hobe Sound and adopt a resolution approving and accepting a Warranty Deed from Frank Moneau and Tamara Moneau, as tenants-in-common and authorize the Chairman to execute any and all documents necessary to complete this transaction.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

\$10,100.00 purchase price plus closing costs.

Funding Source	County Funds	Non-County Funds
Commissioner District 3 Funding	\$10,000.00	
1102-1322-06100-537-0336A		
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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