



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 21-1072

DEPT-6

Meeting Date: 9/14/2021

PLACEMENT: Departmental

TITLE:

STATUS AND DISCUSSION REGARDING FUNDING AND ACQUISITION STRATEGIES FOR INDIVIDUALLY OWNED PARCELS WITHIN PAL-MAR-PALM BEACH HEIGHTS

EXECUTIVE SUMMARY:

Per the Board's request, this is a status update and discussion regarding the funding and acquisition strategies for individually owned parcels within Pal-Mar-Palm Beach Heights.

DEPARTMENT: Public Works

PREPARED BY: **Name:** John Maehl

Title: Ecosystems Restoration and Management Manager

REQUESTED BY: Taryn Kryzda, County Administrator

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On April 27, 2021 staff presented an update and informational presentation of the current status regarding acquisition efforts of available real estate parcels with the Pal-Mar area, which includes lots within the unrecorded platted area referred to as Palm Beach Heights. Martin County has purchased properties from willing sellers and tax deeds within the Pal-Mar area. Prior Board authorizations required the purchase prices to be capped at the assessed value per the Martin County Property Appraiser records. In light of the current robust real estate market, staff informed the Board of the challenges faced with the current acquisition process for individually owned parcels because of the price cap. The Board requested staff bring back an agenda item to discuss funding and strategies for acquiring Pal-Mar area properties.

Martin County currently owns 512.39 acres solely and 3,045 acres jointly with South Florida Water Management District within the Pal-Mar area. Staff is requesting direction from the Board as to its desire to increase acquisition opportunities within the Pal-Mar area by authorizing staff to negotiate competitive purchase prices, some of which could be over Property Appraiser assessed value.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board provide staff with the ability to negotiate prices for the acquisition of individually owned lots within Pal-Mar-Palm Beach Heights area, and submit any negotiated purchase and sale agreements to the Board for its consideration and authorize the Chair to execute any and all items necessary to complete these transactions.

ALTERNATIVE RECOMMENDATIONS

In addition to the primary recommendation, authorize staff to explore options with private property owners to allow consolidation County owned tracts of land and bring back options for the Board's consideration.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Resolution | |

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