

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>-\$0-</u></u>	<u><u>-\$0-</u></u>	<u><u>-\$0-</u></u>	<u><u>-\$0-</u></u>	<u><u>-\$0-</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes	_____	No	<u>X</u>	
Does this item include the use of federal funds?	Yes	_____	No	<u>X</u>	
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
		Program _____			

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Disposition of this property will eliminate the County's ongoing annual maintenance cost of \$600.

Fixed Assets Number H08994*

*A. Daniels, MGR., Finance, OFWB
7/24/23*

C. Departmental Fiscal Review: _____
[Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><i>Lara Mente 7/25/23</i> OFMB <i>JA 7/25</i> <i>EJW</i> <i>7-25-23</i></p>	<p><i>Ann J. Jarvelund 7/27/23</i> Contract Development and Control <i>7/27/23</i></p>
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B. Legal Sufficiency:

[Signature] *7/27/23*
Assistant County Attorney

C. Other Department Review:

Digitally signed by Sherry Howard
DN: cn=Sherry Howard, o=San Diego County, ou=San Diego County, email=sherry.howard@sdco.net
Sherry Howard
Department Director

This summary is not to be used as a basis for payment.

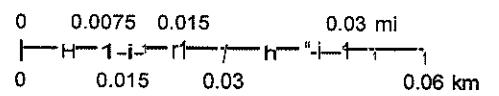
LOCATION MAP

38-43-44-21-15-139-0240



June 23, 2023

1:1,128



ATTACHMENT #1

Attachment #2
Resolution (5 pages)

RESOLUTION NO. 2023-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, PURSUANT TO FLORIDA STATUTE SECTION 125.38, WITHOUT CHARGE AND WITH MINERAL AND PETROLEUM RIGHTS RESERVATION WITHOUT RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City of Lake Worth Beach Community Redevelopment Agency, a Florida dependent special district (“CRA”), has made application to the Board of County Commissioners of Palm Beach County requesting that Palm Beach County convey 0.1550 acres of surplus real property to CRA for use by CRA for affordable housing purposes; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby finds that the aforementioned use constitutes a use for the community interest and welfare, such real property is required for such use and such real property is not needed for County purposes; and

WHEREAS, pursuant to Florida Statute Section 270.11, CRA has requested that such property be conveyed without reservation of and release the rights of entry and exploration relating to phosphate, mineral, metals and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby agrees to convey such property reserving phosphate, mineral, metals and petroleum rights but releasing any and all rights of entry and exploration relating to such rights.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The Board of County Commissioners of Palm Beach County shall convey to CRA without charge and by County Deed attached hereto as Exhibit “A” and incorporated herein

by reference, the real property legally described in such Deed, subject to a restrictive covenant limiting the use of such property to use as affordable housing through December 31, 2053.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The Motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Gregg K. Weiss, Mayor
Commissioner Maria Sachs, Vice Mayor
Commissioner Maria G. Marino
Commissioner Michael A. Barnett
Commissioner Marci Woodward
Commissioner Sara Baxter
Commissioner Mack Bernard

The Mayor thereupon declared the resolution duly passed and adopted this ____ day of _____, 2023.

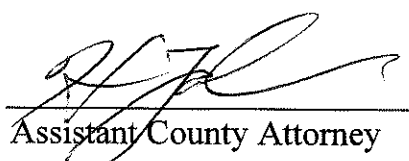
PALM BEACH COUNTY, a political
subdivision of the State of Florida

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: 
Assistant County Attorney

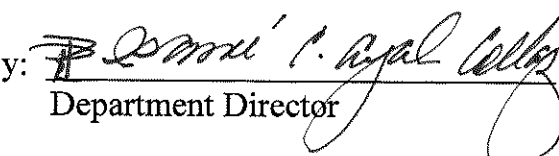
By: 
Department Director

Exhibit "A"

County Deed

PREPARED BY AND RETURN TO:
Della Lowery, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 38-43-44-21-15-139-0240
Closing Date: _____
Purchase Price: \$0 _____

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and **LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**, a Florida dependent special district, whose legal mailing address is 1121 Lucerne Avenue, Lake Worth Beach, FL 33460, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

TOWN OF LAKE WORTH LTS 24 & 25 BLK 139. THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 19662-2013 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK O 33312, PAGE 1951, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not be included and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

This County Deed is given subject to the following conditions and restrictions which are imposed by County upon the Grantee as follows:

1. The property is hereby restricted to use as a single family residential home occupied by, and affordable to, a person or family earning no more than one hundred forty percent (140%) of the "Area Median Income" for Palm Beach County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").
2. Any conveyance of the Property by the Grantee before December 31, 2053, shall specifically recite the Housing Use Restriction in any deed conveying the Property and shall include a reference to this County Deed by referencing the official record book and page number in which it is recorded. The Grantee shall obtain written approval of any subsequent purchaser from the Palm Beach County Department of Housing and Economic Development prior to conveyance.
3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns, having or hereafter acquiring any right, title, or interest in or to all or any portions of the real property described in this County Deed through December 31, 2053.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Gregg K. Weiss, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: _____
Chief Assistant County Attorney

\\pbcgov.org\FDO\Common\PREM\PMDispositions\2023 - Lake Worth Beach - 417 S D Street\417 South D Lake Worth Beach

Deed 6.26.23 HF approved.docx

Attachment #3
Deed (2 pages)

PREPARED BY AND RETURN TO:
Della Lowery, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 38-43-44-21-15-139-0240
Closing Date: _____
Purchase Price: \$0 _____

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WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

TOWN OF LAKE WORTH LTS 24 & 25 BLK 139. THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 19662-2013 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK O 33312, PAGE 1951, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not be included and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

This County Deed is given subject to the following conditions and restrictions which are imposed by County upon the Grantee as follows:

1. The property is hereby restricted to use as a single family residential home occupied by, and affordable to, a person or family earning no more than one hundred forty percent (140%) of the "Area Median Income" for Palm Beach County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").
2. Any conveyance of the Property by the Grantee before December 31, 2053, shall specifically recite the Housing Use Restriction in any deed conveying the Property and shall include a reference to this County Deed by referencing the official record book and page number in which it is recorded. The Grantee shall obtain written approval of any subsequent purchaser from the Palm Beach County Department of Housing and Economic Development prior to conveyance.
3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns, having or hereafter acquiring any right, title, or interest in or to all or any portions of the real property described in this County Deed through December 31, 2053.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Gregg K. Weiss, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: 
Chief Assistant County Attorney

(OFFICIAL SEAL)

Attachment #4
Lake Worth Beach CRA Letter (1 page)

Palm Beach County
Property and Real Estate Management Division
Facilities Development and Operation Dept.
2633 Vista Parkway
West Palm Beach, FL 33411

June 6, 2023

Re: 417 South "D" Street

Dear Purvi Bhogaita:

The Lake Worth Beach Community Redevelopment Agency (CRA), in coordination with our non-profit and for-profit partners have built over 400 affordable units in the CRA District over the last ten years. We were fortunate enough to first have Federal Neighborhood Stabilization money to spend and now were awarded Community Project Funding from Congresswoman Frankel. With these and CRA TIF funds, we plan on developing more affordable rental and home ownership opportunities for households wishing to live in Lake Worth Beach.

We have been extremely blessed to have great partners in this endeavor, including Palm Beach County and the Community Land Trust (CLT) of Palm Beach and the Treasure Coast. To ensure another homebuyer can purchase a home, we are asking the County to please donate a lot located at 417 S. "D" Street.

Once donated to the CRA, we will work with the City to alleviate the cleaning assessments and fines on the property. After the land is unencumbered, we will transfer the lot to the CLT so they can produce a home for a larger family making less than 140% of AMI.

We truly appreciate the positive working relationship we have with the County and Staff. If you have any questions or need further information, please feel free to contact me.

Sincerely,



Joan Oliva
Executive Director
Lake Worth Beach CRA

Cc: Cindee LaCourse-Blum
David Tolces, CRA Attorney
Johnathon Brown, County Housing & Economic Development Director

Attachment #5
Lake Worth Beach Community Redevelopment Agency Resolution No. 23-04
(1 page)

LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

RESOLUTION NO. 23-03

A RESOLUTION OF THE LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ACCEPTING THE COUNTY DEED FROM PALM BEACH COUNTY FOR THE ACQUISITION OF THE PROPERTY LOCATED AT 417 SOUTH D STREET, LAKE WORTH BEACH, FLORIDA (ALSO DESCRIBED AS FOLIO NUMBER 38-43-44-21-15-139-0240); AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO EXECUTE ALL APPROPRIATE AND NECESSARY DOCUMENTS TO COMPLETE THE ACCEPTANCE OF THE COUNTY DEED INCLUDING THE CLOSING STATEMENT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF THE LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY OF LAKE WORTH BEACH, FLORIDA:

SECTION 1: That the Board of the Lake Worth Beach Community Redevelopment Agency approves and accepts the County Deed from Palm Beach County for the conveyance of the land located at 417 South D Street, Lake Worth Beach, Florida. A copy of the County Deed is attached hereto as Exhibit "A", and incorporated herein by reference.

SECTION 2: That the Chair and the Executive Director are hereby authorized and directed to execute any appropriate documents to complete the sale on behalf of the Lake Worth Beach Community Redevelopment Agency including but not limited to any closing statement.

SECTION 3: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS 11 day of July, 2023.


Brendan Lynch, Chair

ATTEST

Joan Oliva, Executive Director

PREPARED BY AND RETURN TO:
Della Lowery, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 38-43-44-21-15-139-0240
Closing Date: _____
Purchase Price: \$0 _____

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ATTEST:

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Gregg K. Weiss, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: _____
Chief Assistant County Attorney