

BOARD OF COUNTY COMMISSIONERS

DATE: January 27, 2015

AGENDA ITEM NO. 12

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature:

Subject:

Adoption of a Resolution to Declare a Portion of County-Owned Land Surplus, Establish a Base Bid, and Grant Authorization to Advertise and Sell.

Department:

Real Estate Management
Utilities

Staff Member Responsible:

Paul S. Sacco, Director
Robert Powell, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) DECLARE A PORTION OF COUNTY OWNED LAND SURPLUS, ESTABLISH A BASE BID IN THE AMOUNT OF \$170,000.00, ADOPT THE ATTACHED RESOLUTION AND GRANT AUTHORIZATION TO ADVERTISE AND SELL.

IT IS FURTHER RECOMMENDED THE BOARD AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

The subject property, Parcel Number 18/32/16/90882/006/0010, was acquired by Pinellas County in 1964 for Pinellas County Utilities. The reclaimed water lines installed by Pinellas County Utilities were removed from the property, and a well, also located on the property, was grouted in. Public Works has requested that any purchaser of the property grant a right of way easement for a corner clip consisting of 128 square feet. Other County departments do not need the property and have no objection to the parcel being declared surplus.

The property is located in unincorporated Pinellas County on the northeast corner of 6th Street West and 8th Avenue North in Tierra Verde. The parcel contains approximately 9,256 square feet and is zoned Single Family Residential District (R3) with a Land Use Designation of Residential Low (RL).

The \$170,000.00 value of the base bid was determined by an independent appraisal, performed in accordance with Florida Statute §125.35 and Chapter 3.3.2, of the "Real Estate Procedures".

The property is being sold in an "as is" condition, with no warranties and subject to the Board's approval.

Fiscal Impact/Cost/Revenue Summary:

Proceeds from this sale will be deposited to the Sewer Operating Fund.

Returning the property to private ownership will improve the tax base and provide increased future tax revenues.

The sale of this parcel will also eliminate any future cost for maintenance to the County.

Exhibits/Attachments Attached:

Contract Review Transmittal
Resolution
Fact Sheet
Location Map

NON-PURCHASING CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: 8th Avenue North Tierra Verde Surplus Parcel	
CONTRACT NO.: number	ESTIMATED EXPENDITURE / REVENUE: amount (Circle or underline appropriate choice above.)

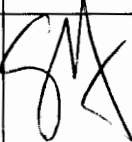
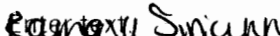
In accordance with Contract Administration and its Review Process, the attached documents are submitted for your review and comment. Please complete this Non-Purchasing Contract Review Transmittal Slip below with your assessment, and **forward to the next Review Authority on the list, skipping any authority marked "N/A."** Indicate suggested changes by noting those in "Comments" column, or by revising, in RED, the appropriate section(s) of the document(s) to reflect the exact wording of the desired change(s).

OTHER SPECIFICS RELATING TO THE CONTRACT:**INITIAL STAFF REVIEW**

Subject: BCC Agenda Item to Declare County Owned Property Surplus, Establish Base Bid, Authorize to Advertise and Sell

Parcel #: 18/32/16/90882/006/0010

PID#: 0018514

REVIEW SEQUENCE	DATE	INITIAL/ SIGNATURE	COMMENTS (IF ANY)	COMMENTS REVIEWED & ADDRESSED OR INCORPORATED
Originator: Real Property Div. Sean Griffin	12/10/14			
Real Estate Mgm't. Paul Sacco, Director	12/16/14	PS		
Utilities Robert Powell, Director	12/23/2014		APPROVED IN CATS	
Legal: Michael Zas, Managing Assistant County Attorney	12/29/2014		see edh see dwp see Resolution	
Assistant County Administrator or Executive Director: 	12/29/14	EL	See comments and changes to BCC memo	

Special Asst. to County Admin

Please return to Real Estate Management, Real Property Division
All inquiries should be made to Elizabeth Lewis ext.4-4136.

** See Contract Review Process

RESOLUTION NO.: _____

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF PINELLAS COUNTY TO
DECLARE AS SURPLUS, PARCEL NUMBER
18/32/16/90882/006/0010, TO ESTABLISH A
BASE BID IN THE AMOUNT OF \$170,000.00
AND TO GRANT AUTHORIZATION TO
ADVERTISE AND SELL.

WHEREAS, the subject property, referenced above, was acquired by Pinellas County (County) via Warranty Deed dated July 27, 1964, and recorded in Official Records Book 2008, Pages 640.

WHEREAS, the property was acquired with funds from the County's Utilities Department; and

WHEREAS, after due consideration, the County has determined that the property is not needed for any County purposes; and

WHEREAS, this Board has determined that it is in the best interest of the County to return this property to the tax rolls; and

WHEREAS, in accordance with Section 125.35, Florida Statutes, Pinellas County desires to declare this property surplus; and

WHEREAS, the County desires to sell the property, as identified in Exhibit A; and all mineral rights as allowed by Florida Statutes 270.11; and

WHEREAS, the County proceeds from the sale will be deposited back to the County's Sewer Operating Fund.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this _____ day of _____ 20_____, that this Board declare this property surplus, grant authorization to advertise and sell, and record this resolution in the Public Records of Pinellas County, Florida.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

**APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY**

By: M Zas
Attorney

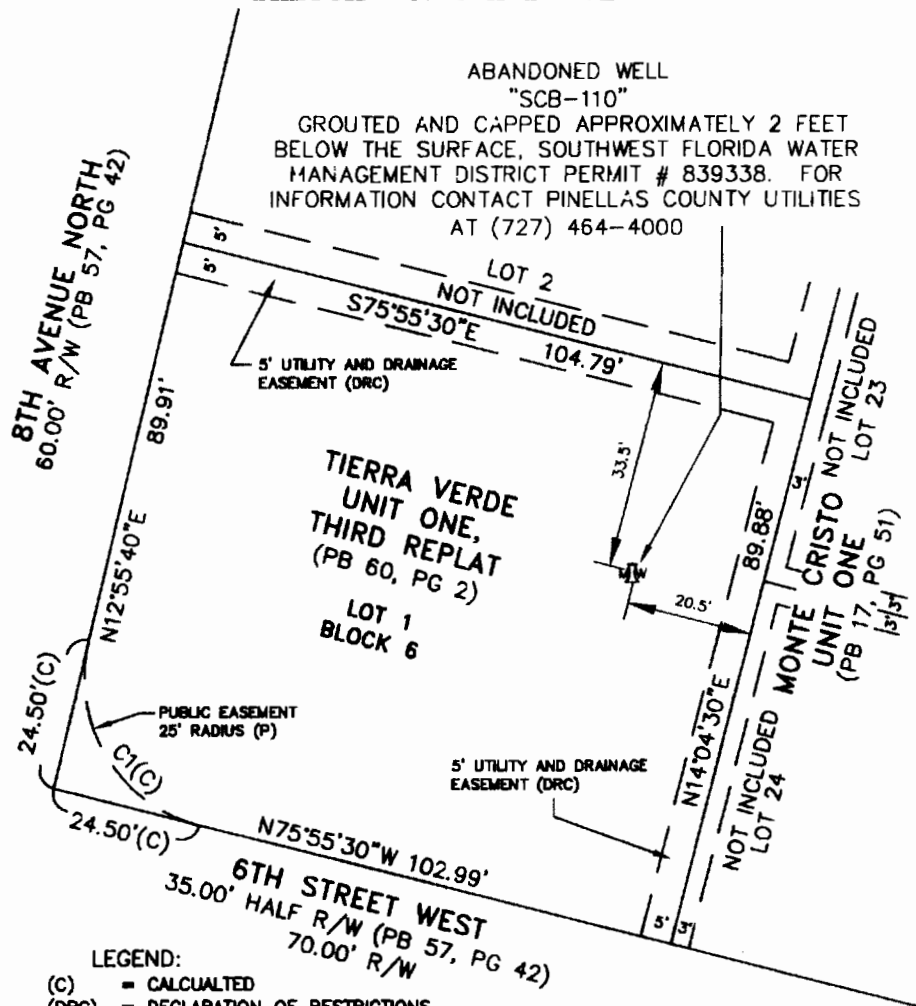
SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST

DESCRIPTION:
LOT 1, BLOCK 6
TIERRA VERDE UNIT ONE, THIRD REPLAT
PLAT BOOK 60, PAGE 2

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
License #2610

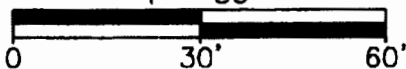
SKETCH--NOT A SURVEY



LEGEND:

- (C) = CALCULATED
- (DRC) = DECLARATION OF RESTRICTIONS
AND COVENANTS
- (P) = PER RECORDED PLAT
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT OF WAY

SCALE IN FEET
1" = 30'



CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	25.00'	38.77'	35.00'	S31°29'55"E	88°51'10"

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE PER PLAT BOOK 60, PAGE 2 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited.
Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor.

CALCULATED BY: JMA	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief. By: King Engineering Associates, Inc. <i>[Signature]</i> DATE 12/11/14 JAMES D. GREER, LAND SURVEYOR CERTIFICATE NUMBER: 5189 STATE OF FLORIDA, PHONE # (813) 880-8881
CHECKED BY: JDG	
S.F.N.:	
2054	

SEA

EXHIBIT A

Parcel No. 18/32/16/90882/006/0010

SHEET 1 OF 1

FACT SHEET

SUBJECT:

Declare a Portion of County-Owned Land Surplus, Establish a Base Bid, and Grant Authorization to Advertise and Sell

PARCEL NUMBER:

18/32/16/90882/006/0010

PROPERTY DATA:

The property is a vacant parcel located in unincorporated Pinellas County on the northeast corner of 6th Street and 8th Avenue, Tierra Verde, containing approximately 9,256 square feet. The parcel is zoned Single Family Residential District (R3), with a Land Use Designation of Residential Low (RL).

APPRAISAL DATA:

The \$170,000.00 value was determined by an independent appraiser on August 7, 2014. The appraised value establishes the minimum base bid.

COMMENTS:

Proceeds from the sale will be deposited to the Sewer Operating Fund.

Other County departments were queried for possible real estate needs and have no objection.

8th Avenue North
Tierra Verde Surplus Parcel
PID No.: 0018514



Map & Subject (s) are for
Reference Only
NOT TO SCALE

Pinellas County
Real Estate Management
Real Property Division