

COMMISSION AGENDA
10.26.10 # 25

BOARD OF COUNTY COMMISSIONERS

DATE:
AGENDA ITEM NO.

Consent Agenda Regular Agenda Public Hearing

County Administrator's Signature: *WMS for RSL*

Subject:

Declare County-owned properties surplus, establish new base bids, and grant authorization to advertise and sell.

Properties: North County Utilities Customer Service Center 2431 Tampa Road Palm Harbor, FL 34683
South County Utilities Customer Service Center 8202 113th Street North Seminole, FL 33772

Department:

Real Estate Management, Real Property Division
Utilities

Staff Member Responsible:

Paul S. Sacco, Director *Arthur W. Hughes for Paul S. Sacco*
Kevin Becotte, Interim Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) REDECLARE COUNTY-OWNED PROPERTIES AS SURPLUS, ESTABLISH BASE BIDS IN THE AMOUNT OF \$715,000 FOR THE NORTH COUNTY UTILITIES CUSTOMER SERVICE CENTER (NORTH CENTER) AND \$425,000 FOR THE SOUTH COUNTY UTILITIES CUSTOMER SERVICE CENTER (SOUTH CENTER), AND GRANT AUTHORIZATION TO ADVERTISE AND SELL.

Summary Explanation/Background:

At the August 19, 2008 Board Meeting, the Board approved Agenda Item No. 31 which previously declared the North Center and South Center properties as surplus and established their base bids. However, subsequent advertising produced no bids. The two (2) year approval period has now elapsed, (as outlined in Chapter 3.3.2. "Real Estate Procedures," as adopted by the BCC on August 21, 2001) and updated appraisals obtained in the current year indicate a reduction in the recommended base bid is required.

The North Center (Parcel No. 07/28/16/00000/210/1900) consists of approximately 53,412 square feet (sf) (1.23 acres) of land with approximately 2,950 sf of structure. Operating, utility and maintenance costs for the building approximate \$15,504.00 annually. This parcel is located within the unincorporated area of Pinellas County, and is zoned Commercial Parkway District with a land use designation of Residential/Office/Retail. The prior base bid in 2008 was set at \$1,395,000 determined by independent appraisal. A new appraisal dated June 2010 now sets the value for base bid as \$715,000.

The South Center (Parcel No's. 28/30/15/75078/007/0040; 28/30/15/75078/007/0050; 28/30/15/75078/007/0060) consists of approximately 28,676 sf (0.66 acres) of land with approximately 2,184 sf of structure. Operating, utility and maintenance costs for this Center approximate \$14,795.00 annually. The three South Center parcels are located within the city limits of Seminole, and are zoned Office District with a land use designation of Residential Office General. The value for base bid in 2008 was set at \$745,000. The new appraisal dated June 2010 establishes value as \$425,000 for base bid determination.

The re-evaluation of the base bids was determined by independent appraisals, performed in accordance with Florida Statute 125.355 and Chapter 3.3.2. "Real Estate Procedures," as adopted by the BCC on August 21, 2001.

County departments have been queried for possible real estate needs, and have no objection to the properties being declared surplus and sold.

Fiscal Impact/Cost/Revenue Summary:

Proceeds from the sale of these parcels will be placed in the Pinellas County Utilities Water Enterprise Fund.

Exhibits/Attachments Attached:

Contract Review
Resolution
Location Maps

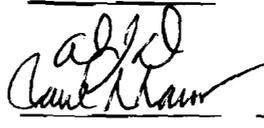
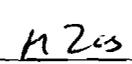
RESOLUTION REVIEW FORM

Type of Resolution: Proposed Resolution to declare County-owned properties as surplus, establish base bids, and grant authorization to advertise and sell.

Estimated Revenue or Expenditure: Potential revenue generation upon sale of properties.

Available Budget: N/A

The attached documentation is submitted for your review and comment. Upon finalization of your review, please complete this Review Form below and forward to the next Review Authority on the list.

| <u>REVIEW AUTHORITY</u> | <u>REVIEW DATE</u> | <u>SIGNATURE</u> | <u>COMMENTS</u> | <u>COMMENTS ADDRESSED ORIGINATOR'S INITIALS & DATE</u> |
|--|--------------------|---|---|--|
| <u>Originating Department</u> Real Estate Management Dave DelMonte Paul Sacco | 8-23-10 8/23/10 |  | | |
| <u>Using Department</u> Utilities Kevin Becotte | 9/17/10 |  | | |
| <u>Asst. County Administrator</u> Mark Woodard | 9/28/10 |  | → Add carrying cost vs. JAD #8 to memo if available 10-12-10 | |
| <u>County Attorney</u> Michael Zas | 9/24/10 |  | see changes to resolution 1/8 | |

Please return to Jeanne Armstrong by September 3, 2010. All inquiries should be made to Jeanne Armstrong, at ext. 45323. Thank you.

RESOLUTION NO. 10-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DECLARING PARCEL NUMBER 07/28/16/00000/210/1900, LOCATED AT 2431 TAMPA ROAD, AND PARCEL NUMBERS 28/30/15/75078/007/0040, 28/30/15/75078/007/0050, AND 28/30/15/75078/007/0060, LOCATED AT 8202 113TH STREET NORTH, AS SURPLUS, ESTABLISHING BASE BIDS AND AUTHORIZING THE ADVERTISEMENT AND SALE OF SAME.

WHEREAS, the County purchased the property described in Exhibit A, and holds title to by Corporate Warranty Deed dated June 6, 1994, and recorded in Official Records Book 8689, Pages 2113-2114, for use as a North County Utilities Customer Service Center; and

WHEREAS, the County purchased the properties described in Exhibit B, and holds title to by Warranty Deed dated February 21, 1997, and recorded in Official Records Book 9616, Pages 2177-2178, for use as a South County Utilities Customer Service Center; and

WHEREAS, the County has determined that there no longer exists a need for these properties and now desires to sell the properties identified in Exhibits A and B in accordance with Florida Statutes, Section 125.35 (2010); and

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

WHEREAS, the proceeds from the sale of the properties will be deposited to the Pinellas County Utilities Water Enterprise Fund.

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 the aforementioned property surplus, and establish the base bids for the advertisement and sale of same, 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 AND FORWARDED
OFFICE OF COUNTY ATTORNEY

BY M Zas
Attorney

Exhibit "A"

LEGAL DESCRIPTION

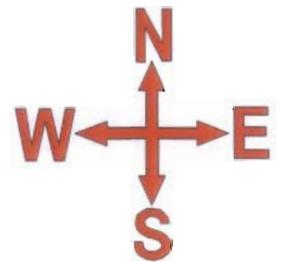
FROM THE NORTH 1/4 CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, RUN S0°27'10"W ALONG THE CENTER LINE OF U.S. RTE. 19 FOR A DISTANCE OF 1420.04 FEET; THENCE S89°14'44"W 29.83 FEET; THENCE N86°33'16"W ALONG THE CENTERLINE OF STATE ROAD NO. 584 FOR A DISTANCE OF 544.51 FEET; THENCE N0°31'44"E 33.0 FEET FOR A POINT OF BEGINNING. FROM THIS POINT OF BEGINNING RUN N0°31'44"E 290.02 FEET; THENCE S89°32'50"E 192.41 FEET; THENCE S0°27'10"W 137.65 FEET; THENCE S1°17'24"W 162.34 FEET; THENCE N86°33'16"W 190.68 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 17 FEET FOR PUBLIC RIGHT-OF-WAY, LYING AND BEING IN PINELLAS COUNTY, FLORIDA.

Exhibit "B"

LEGAL DESCRIPTION

Lots 4, 5 and 6, Block 7, SECOND ADDITION TO RIDGEWOOD, according to the Plat thereof recorded in Plat Book 43, Pages 32 and 33, of the Public Records of Pinellas County, Florida, LESS that portion of Lot 4 conveyed to the State of Florida by deed recorded in Official Records Book 3656, Page 154, of the Public Records of Pinellas County, Florida.

North County Center
2431 Tampa Road
Palm Harbor, FL



South County Center
8202 113th Street North
Seminole, FL

