

OMB Granicus Review

Granicus Title	Sale of surplus land located north of Colony South Drive, east of South Florida Avenue, Tarpon Springs, to Nicole Graziano and Charles Kalbach				
Granicus ID#	26-0692A	Reference #	NA	Date	04/30/2026

Mark all Applicable Boxes:

Type of Review									
CIP		Grant		Other	X	Revenue		Project	

Fiscal Information:

New Contract (Y/N)	Y	Original Amount	NA
Fund(s)	0001	Amount of Change (+/-)	\$ 151.00
Cost Center(s)	100200	Total Amount	\$ 151.00
Program(s)	NA	Amount Available (FY26 Operating)	NA
Account(s)	NA	Included in Applicable Budget? (Y/N)	NA
Fiscal Year(s)	NA		

Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

Construction and Property Management (CPM) is seeking approval from the Board of County Commissioners of a Real Property Purchase and Sale Agreement with Nicole Graziano and Charles Kalbach (the buyers) for the sale of the County’s surplus land. The request provides authorization for CPM to handle the transaction. Identified as Parcel No. 14-27-15-17534-000-0141, the 0.06-acre parcel is located next to an adjoining property owned by the buyer. The land is located north of Colony South Drive in Tarpon Springs. The parcel was acquired in 2009 by a quit claim deed from the City of Tarpon Springs and declared as surplus via County Resolution 23-1 on January 17, 2023.

The sale price is \$151.00, reflecting the only bid received after County staff contacted all adjoining property owners to solicit bids. County staff determined the bid to be reasonable based on the Property Appraiser’s valuation. In addition to the sale price, the buyer pays all closing costs. The property is sold in “as-is” condition, with no warrantee or guarantee with respect to marketable title, physical and environmental condition of the property, feasibility of acquiring title insurance or any other matters. The County has no obligation or liability for the cost to correct any deficiencies or defects discovered by the buyer before or after the closing date. The closing will occur within 30 days of the full contract’s execution. Terms of the agreement are severable, however if removal of a provision renders the remainder to be deemed as impossible or impracticable, as deemed by the County, then the agreement will terminate.

Funding for this revenue is not included in the FY26 Budget. The sale proceeds of \$151.00 will be deposited to the General Fund to the benefit of the County. Furthermore, the County anticipates reduced potential for liability claims for the parcel once the sale is complete. There is neutral fiscal impact affiliated with the sale of this surplus property.

Analyst: Jasmine Prepetit

Ok to Sign: