



Pinellas County

Legislation Details (With Text)

File #: 19-942A **Version:** 1

Type: Real Estate Item **Status:** Passed

File created: 6/4/2019 **In control:** Real Estate Management

On agenda: 10/8/2019 **Final action:** 10/8/2019

Title: Declare fee owned County property as surplus and authorize its sale to the Landings at Tarpon Springs LLC, accepting the appraisal price as the purchase price.

Sponsors:

Indexes:

Code sections:

Attachments: 1. FE County Deed with Landings at Tarpon Springs - UNDATED, 2. FE Contract for Sale and Purchase with Landings at Tarpon Springs LLC, 3. Contract for Sale and Purchase Draft, 4. Appraisal for Tarpon Landings.pdf, 5. LOCATION MAP, 6. Exhibit "A" - Approved Sketch and Legal.pdf

Date	Ver.	Action By	Action	Result
10/8/2019	1	Board of County Commissioners	approved	
10/8/2019	1	Board of County Commissioners	approved	Pass

Subject:

Declare fee owned County property as surplus and authorize its sale to the Landings at Tarpon Springs LLC, accepting the appraisal price as the purchase price.

Recommended Action:

Approval of the contract for the sale and purchase at the appraisal price of \$6,700.00 and grant the authorization to sell the property to The Landings of Tarpon Springs, LLC.

- Complies with Florida State Statute 125.35(2).
- Market value of the property is less than \$15,000.00.
- Market value of the property by a fee appraiser is estimated to be \$6,700.00.

Authorize the Chairman to sign and the Clerk of the Court to record the County Deed in the Public Records of Pinellas County.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers
 5.2 Be responsible stewards of the public’s resources
 5.3 Ensure effective and efficient delivery of county services and support

Summary:

This action allows for the sale of a fee-owned parcel located at 21 and 113 Oscar Hill Road.

Background Information:

In preparation for new development, it was discovered that The Landings constructed a building on the parcel in 2003. The forty-foot wide parcel is located under a building at the Tarpon Marina

located on the north side of the Anclote River.

An independent appraisal of the property estimates the market value to be \$6,700.00. In accordance with the Board approved Real Estate Procedures, all County departments were queried regarding the necessity of acquiring said property; thereby determining that all departments were in agreeance.

In accordance with Florida State Statutes Chapter 125.35(2), "when the Board of County Commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property or when the Board of County Commissioners finds that the value of a parcel of real property is \$15,000 or less, as determined by a fee appraiser designated by the Board or as determined by the County Property Appraiser, and when, due to the size, shape, location, and value of the parcel, it is determined by the Board that the parcel is of use only to one or more adjacent property owners, the Board may effect a private sale of the parcel."

Fiscal Impact:

Projected Revenue - \$6,700.00 to be deposited into the General Fund. This revenue was not anticipated during the development of the FY20 Budget.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Administrative Services

Partners:

N/A

Attachments:

Contract for Sale and Purchase

County Deed

Exhibit "A" - Approved Sketch and Legal

Location Map