



Pinellas County

Staff Report

File #: 22-0412A, Version: 1

Subject:

Declare 15 County-owned parcels as surplus and grant authorization to advertise and dispose of the parcels.

Recommended Action:

Recommend the adoption of the attached resolution to declare 15 County-owned parcels (Parcels) as surplus and grant authorization to advertise and dispose of the Parcels in accordance with Section 125.35 Florida Statutes and County Real Estate Policy and Procedures.

- Colliers International is engaged to provide advisory services to identify and recommend County-owned Parcels for disposition.
- County departments reviewed recommendations made by Colliers to either support disposition or to retain Parcels for departmental use.
- Out of approximately 1200 Parcels owned by the County approximately 110 are potential surplus. The remainder are either park lands, properties containing County buildings providing services and properties required for future projects.
- Staff will continue to submit Parcels to the Board of County Commissioners until all potential surplus Parcels are disposed.
- Declaring the Parcels surplus and proceeding with sale, donation or transfer will provide income to the for County for Parcels no longer required for public use and potentially transfer the property back on to tax rolls.
- Once declared surplus, Facilities & Real Property staff will work with Housing & Community Development staff to assess suitability for affordable housing projects, and with Economic Development staff to assess suitability for industrial uses, before listing properties for sale.

It is further recommended that the Board of County Commissioners authorize the Clerk of the Circuit Court to record the resolution 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

5.4 Strive to exceed customer expectations

Summary:

Declaring the Parcels surplus and proceeding with disposition will provide immediate income to the County if sold, and long-term income for all Parcels returned to the County tax roll.

Background Information:

County hired Colliers to provide advisory services to identify and recommend County-owned Parcels for disposition. During its analysis, Colliers developed a systematic approach of analyzing County-

owned vacant land for its current or future utilization for County purposes and categorized Parcels by opportunity; Affordable Housing, Economic Development, or Other (County to retain or transfer to municipality).

In addition to the Colliers analysis, Real Property Staff is developing a database of all County-owned parcels, determining custodial ownership, and validating current and future County purpose, acquisition funding source, and other attributes that will provide a useful tool to systematically monitor the use of County parcels. Preliminary numbers indicate that of the approximately 1,200 parcels owned by the County, approximately 110 are potential surplus. The potential surplus parcels range from small, irregular parcels remaining after a CIP project that will be privately sold to adjacent property owners, to single- and multi-family residential, to commercial-use properties.

Staff will submit Parcels to the Board of County Commissioners (Board) until all potential surplus Parcels are determined to be retained, property is sold, donated, or transferred. Staff will maintain a database of all parcels declared surplus by resolution of the Board.

Declaring the subject Parcels surplus and proceeding with advertisement to competitively bid, effect a private sale to adjacent owners, transfer to another County entity or other qualified organization, as provided in the Policy, will provide immediate income to the County for un-utilized Parcels and long-term revenue through the potential addition to the tax rolls.

Fiscal Impact:

According to Pinellas County Property Appraiser Office (PCPAO) valuation, the Parcels represent potential revenue more than \$1.3M. Revenue generated by the sales will go to the General Fund. Staff will reserve the revenues from these and future sales for future real property investments, subject to Board approval. The potential revenue was not budgeted for in FY22.

Staff Member Responsible:

Joe Lauro, Director, Administrative Services
Diana Sweeney, Deputy Director, Administrative Services

Partners:

N/A

Attachments:

Resolution
Exhibits A1-A15
Surplus Properties Presentation