



# Pinellas County

## Staff Report

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File #: 22-1941A, Version: 1

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### **Subject:**

Declare 19 County-owned parcels as surplus and grant authorization to advertise and dispose of the parcels and declare one County-owned parcel as surplus and authorize its sale.

### **Recommended Action:**

Recommend the adoption of the attached resolution to declare 19 County-owned parcels (Parcels) as surplus and grant authorization to advertise and dispose of the Parcels and recommend the adoption of the attached resolution to declare one County owned parcel and grant authorization for the Board Chairman to execute the Contract for Sale and Purchase Agreement and Deed in accordance with Section 125.35 Florida Statutes and County Real Estate Policy and Procedures.

- Colliers International was 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.
- Declaring the Parcels surplus and proceeding with sale, donation, or transfer will provide income to the County for Parcels no longer required for public use and potentially transfer the property back on to tax rolls.
- Potential revenue generated from the sale of the Parcels is approximately \$1.8M. Staff will reserve the revenues from these and future sales for future real property investments, subject to Board approval.

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 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.

### **Background Information:**

The 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.

Facilities and Real Property staff will work with Housing and Community Development and Economic Development staff to assess suitability of the Parcels for their respective programs before advertising the properties for sale.

**Fiscal Impact:**

According to the Pinellas County Property Appraiser's office, the valuation of these Parcels represents approximately \$1.8M. Revenue generated from the sale of these Parcels is estimated to be \$1.8M and will go to the General Fund in FY23.

This additional revenue was not budgeted for and will increase General Fund Reserves by \$1.8M. Staff will reserve the revenues from these and future sales for future real property investments, subject to Board approval.

**Staff Member Responsible:**

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

**Partners:**

N/A

**Attachments:**

Resolution  
Purchase and Sale Agreement  
Deed  
Exhibits A1-A20  
Surplus Properties Presentation