



Pinellas County

Staff Report

File #: 25-1167A, Version: 1

Subject:

Sale of surplus land at McMullen Booth Road and Kapok Kove Drive in Clearwater to Savoy LLC.

Recommended Action:

Approval of a Contract for Sale and Purchase (Contract) to sell vacant land at the southwest corner of McMullen Booth Road and Kapok Kove Drive in Clearwater to Savoy LLC, the execution of a County Deed to the buyer at closing, and the County's acceptance of a Utility and Drainage Easement from the buyer at closing.

- Sale property consists of a portion (the western 47 feet) of Parcel No. 09-29-16-45108-000-0380, consisting of approximately 0.086 acre, being sold to the sole adjoining property owner, for a sale price of \$16,163.00.
- Authorize the Board Chairman to sign the Contract and County Deed, and to accept a Utility and Drainage Easement from the buyer at closing.
- Authorize Real Property Division staff to handle the transaction.
- Given long-running discussions about its disposition, revenue from the sale of this surplus property was not included in the Fiscal Year 2026 adopted budget. The proceeds will be deposited into the General Fund.

Strategic Priorities:

Resilient Infrastructure and Environment

1.2 Maintain and enhance County infrastructure

Smart Service Delivery

4.2 Achieve and maintain a high level of customer satisfaction

Summary:

Resolution No. 22-35 dated May 10, 2022, declared the parent parcel surplus. The County is selling the 0.086-acre portion of the parcel to the sole adjoining property owner, Savoy LLC, for a sale price of \$16,163.00. The County is retaining a utility and drainage easement over the south 10 feet of the parcel.

Background Information:

The parent tract was acquired by the County in 1985 for right-of-way purposes, for McMullen Booth Road. The parent tract was declared surplus by Resolution 22-35. Transportation does not need the entire parent tract for right-of-way. The parcel is not a buildable lot. County staff determined that the western 47 feet of the parent tract is eligible for a private sale to the sole adjoining property owner. The Property Appraiser valued the sale property at \$16,163.00. As a condition of the sale, Public Works requires the retention of a utility and drainage easement along the south 10 feet of the property. Closing to occur within 90 days after contract execution. Buyer pays recording costs for the County Deed and all other closing costs.

Fiscal Impact:

Sale proceeds will be deposited into the General Fund.

Staff Member Responsible:

William Greer, Director, Construction and Property Management
Kelli Hammer Levy, Director, Public Works

Partners:

N/A

Attachments:

Resolution
Contract for Sale and Purchase
County Deed
Utility and Drainage Easement
Location Map