

Meeting Date
July 7, 2015



AGENDA	
Section	New Business
Item No.	VI C 1

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval: Sale of Surplus Real Property by Private Sale and by Bidding Process
DEPT/OFFICE:	Central Services Department /Asset Management

Requested Action:

Request permission to advertise the availability of 459 surplus parcels of real property for sale private sale or by the bidding process, pursuant to Florida Statute 125.35 (1) (a), and the Code of Ordinances. A simple-majority vote of the Board of County Commissioners will approve the private sale process per Sec. 2-243, Code of Ordinances of Brevard County for parcels included in Table 1, attached. A super-majority vote will approve the bidding process per Sec. 2-244, Code of Ordinances of Brevard County for parcels included in Table 2.

Summary Explanation & Background:

There are 459 numerous surplus parcels of County-owned land that are not needed for County use. They are identified by Tax I.D. and Parcel I.D. numbers on the attached tables. Approval is requested to dispose of these surplus parcels of land utilizing the legally appropriate method, private sale or bidding process. Before offering for sale, the feasibility of transferring ownership will be evaluated to ensure that a parcel can be legally conveyed. Board approval of individual contracts will be requested for the acceptance of each sale amount for **private sales** (Table 1.) and for the **acceptance of the highest and best bid for the public auctions** (Table 2.).

Private Sale to Adjacent Property Owner. Brevard County Ordinance Section 2-243, Sale of real property by private sale to adjacent property owners, provides for a private sale when the Board finds:

- (1) The 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
- (2) The value of the 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 (3) The size, shape, location, and value of the parcel would make it of use only to one or more adjacent property owners.

Ordinance 2-243 provides that the County Manager or designee is authorized to negotiate the terms of the private sale for approval by the Board. All property owners adjacent to a surplus parcel included on Table 1 will be notified of the County's intent to sell. If two or more adjacent property owners are interested in purchasing the parcel, sealed bids will be accepted and opened in accordance with County Ordinance Section 2-243. The Board must approve the sale to the highest bidder, or may reject all offers.

Sale of Real Property by Bidding Process. Brevard County Ordinance Section 2-244, Sale of real property by a bidding process, provides that when the Board determines it in the best interest of the County to sell real property, it may direct the utilization of the procedures for requiring bids on the property per F.S. § 125.35. Parcels included on Table 2 will be sold to the highest responsive bidder, unless the Board rejects all bids because they are too low.

FY 2015/2016: Revenue from the sale of the property will be returned to the General Fund, Cost Center 30086, and the parcels re-inserted on the tax rolls. Given the limited number of staff and their routine workload, the sale of 459 all surplus parcels cannot be accomplished in one year, but will occur over the next several years.

Clerk to the Board instruction:

Exhibits Attached: Table 1. Properties Recommended for Private Sale to Adjacent Property Owners; Table 2. Real Property Recommended for Sale by Bidding Process. Aerial Photos of all parcels recommended for sale by bidding.

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager	Assistant County Manager	Department Director / Extension		Teresa Camarata Teresa Camarata, Central Services Director Extension 52543				
Stockton Whitten	Frank Abbate							



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
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July 8, 2015

MEMORANDUM

TO: Teresa Camarata, Central Services Director

RE: Item VI.C.1., Approval of Sale of Surplus Real Property by Private Sale and by Bidding Process

The Board of County Commissioners, in regular session on July 7, 2015, tabled consideration of sale of surplus real property by private sale and by bidding process, pursuant to Florida Statute 125.35(1)(a), and the Code of Ordinances, to a future Board meeting in two weeks.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

cc: Asset Management
Finance
Budget

#	Tax ID #	Parcel ID	Area		Market Value per Property Appraiser
1	2403713	24-35-09-75-00001.0-0003.00	0.030	Acre	\$1,750.00
2	2403378	24-35-09-01-00028.0-0004.00	0.090	Acre	\$1,750.00
3	2403379	24-35-09-01-00028.0-0005.00	0.060	Acre	\$1,750.00
4	2818222	28 37037800000.0-0020.01	0.060	Acre	\$790.00
5	2000715	20G3403AI 8 1.11	0.220	Acre	\$750.00
6	2001458	20G3416AI 1 8.10	0.220	Acre	\$750.00
7	2454526	24 351302 P.1	0.910	Acre	\$710.00
8	2003806	20G34410100002G002402	1.340	Acre	\$670.00
9	2003807	20G34410100002G002403	1.340	Acre	\$670.00
10	2000898	20G3404AI000030000805	1.250	Acre	\$630.00
11	2001147	20G3414AI000080000601	1.250	Acre	\$630.00
12	2002346	20G3423AI 2 5.01	1.250	Acre	\$630.00
13	2001104	20G3414AI000060000601	1.220	Acre	\$610.00
14	2501144	25 360102 PK	1.220	Acre	\$610.00
15	2000883	20G3404AI000030000302	1.120	Acre	\$560.00
16	2402848	24 350601000000038100	2.500	Acre	\$500.00
17	2421045	24 362800005020200000	0.260	Acre	\$500.00
18	2422937	24 363000000330000000	0.140	Acre	\$500.00
19	2426838	24 363502000000005400	0.070	Acre	\$500.00
20	2444425	24 3718CF D 9	0.210	Acre	\$500.00
21	2507302	25 36100000758	0.020	Acre	\$500.00
22	2711398	27 370828 C 21.01	0.280	Acre	\$500.00
23	2825321	28371112000K2.0-0015.00	0.040	Acre	\$500.00
24	2310957	23 352400007510000000	4.040	Acre	\$400.00
25	2519356	25 371900 1	0.000	Acre	\$380.00
26	2402442	24 3505010002100002	0.620	Acre	\$310.00
27	2300071	23 343601000000028000	1.250	Acre	\$250.00
28	2300072	23 343601000000028100	1.250	Acre	\$250.00
29	2300074	23 343601000000028300	1.250	Acre	\$250.00
30	2400012	24 340101000000002400	1.250	Acre	\$250.00
31	2400101	24 340201000000001300	1.250	Acre	\$250.00
32	2400102	24 340201000000001400	1.250	Acre	\$250.00
33	2400105	24 340201000000001700	1.250	Acre	\$250.00
34	2400106	24 340201000000001800	1.250	Acre	\$250.00
35	2400109	24 340201000000002100	1.250	Acre	\$250.00
36	2400110	24 340201000000002200	1.250	Acre	\$250.00
37	2400111	24 340201000000002300	1.250	Acre	\$250.00
38	2400113	24 340201000000002500	1.250	Acre	\$250.00
39	2400114	24 340201000000002600	1.250	Acre	\$250.00
40	2400115	24 340201000000002700	1.250	Acre	\$250.00
41	2400116	24 340201000000002800	1.250	Acre	\$250.00
42	2400215	24 3402010000000013100	1.250	Acre	\$250.00
43	2400216	24 3402010000000013200	1.250	Acre	\$250.00
44	2400217	24 3402010000000013300	1.250	Acre	\$250.00
45	2400218	24 34020100000000134	1.250	Acre	\$250.00
46	2402928	24 350601 467	1.250	Acre	\$250.00
47	2402929	24 350601 468	1.250	Acre	\$250.00

Table 1. Properties Recommended for Private Sale to Adjacent Property Owner (Revised)

#	Tax ID #	Parcel ID	Area	Market Value per Property Appraiser
48	2402930	24 350601 469	1.250 Acre	\$250.00
49	2402931	24 350601 470	1.250 Acre	\$250.00
50	2500310	25 350701000000021100	1.250 Acre	\$250.00
51	2500406	25 350701000.00465.0	1.250 Acre	\$250.00
52	2500412	25 350701000.00471.0	1.250 Acre	\$250.00
53	2500413	25 350701000.00472.0	1.250 Acre	\$250.00
54	2500414	25 350701000.00473.0	1.250 Acre	\$250.00
55	2500415	25 350701000.00474.0	1.250 Acre	\$250.00
56	2500416	25 350701000.00475.0	1.250 Acre	\$250.00
57	2500417	25 350701000.00476.0	1.250 Acre	\$250.00
58	2500423	25 350701000.00498.0	1.250 Acre	\$250.00
59	2500425	25 350701000.00500.0	1.250 Acre	\$250.00
60	2500507	25 350801 325	1.250 Acre	\$250.00
61	2500508	25 350801 326	1.250 Acre	\$250.00
62	2500544	25 350801000000036200	1.250 Acre	\$250.00
63	2500696	25 350950 257	1.250 Acre	\$250.00
64	2500712	25 35095000002890.0	1.250 Acre	\$250.00
65	2500713	25 350950 290	1.250 Acre	\$250.00
66	2500780	25 350950000.00421.0	1.250 Acre	\$250.00
67	2500781	25 350950000.00422.0	1.250 Acre	\$250.00
68	2500782	25 350950000.00423.0	1.250 Acre	\$250.00
69	2500783	25 350950000.00424.0	1.250 Acre	\$250.00
70	2500784	25 350950000.00425.0	1.250 Acre	\$250.00
71	2500785	25 350950000.00426.0	1.250 Acre	\$250.00
72	2500786	25 350950000.00427.0	1.250 Acre	\$250.00
73	2500787	25 350950000.00428.0	1.250 Acre	\$250.00
74	2500788	25 350950000.00429.0	1.250 Acre	\$250.00
75	2500789	25 350950000.00430.0	1.250 Acre	\$250.00
76	2500796	25 350950000.00453.0	1.250 Acre	\$250.00
77	2500797	25 350950000.00454.0	1.250 Acre	\$250.00
78	2500798	25 350950000.00455.0	1.250 Acre	\$250.00
79	2500799	25 350950000.00456.0	1.250 Acre	\$250.00
80	2500800	25 350950000.00457.0	1.250 Acre	\$250.00
81	2500801	25 350950000.00458.0	1.250 Acre	\$250.00
82	2500802	25 350950000.00459.0	1.250 Acre	\$250.00
83	2500803	25 350950000.00460.0	1.250 Acre	\$250.00
84	2500804	25 350950000.00461.0	1.250 Acre	\$250.00
85	2500805	25 350950000.00462.0	1.250 Acre	\$250.00
86	2500806	25 350950000.00463.0	1.250 Acre	\$250.00
87	2500807	25 350950000.00464.0	1.250 Acre	\$250.00
88	2500813	25 350950000.00486.0	1.250 Acre	\$250.00
89	2500814	25 350950000.00487.0	1.250 Acre	\$250.00
90	2500815	25 350950000.00488.0	1.250 Acre	\$250.00
91	2500816	25 350950000.00489.0	1.250 Acre	\$250.00
92	2500817	25 35095000000.0490	1.250 Acre	\$250.00
93	2500818	25 35095000000.0491	1.250 Acre	\$250.00
94	2500819	25 35095000000.0492	1.250 Acre	\$250.00

Table 1. Properties Recommended for Private Sale to Adjacent Property Owner (Revised)

#	Tax ID #	Parcel ID	Area		Market Value per Property Appraiser
95	2500820	25 35095000000.0493	1.250	Acre	\$250.00
96	2500821	25 35095000000.0494	1.250	Acre	\$250.00
97	2500822	25 35095000000.0495	1.250	Acre	\$250.00
98	2500823	25 35095000000.0496	1.250	Acre	\$250.00
99	2500860	25 35170100000.00026	1.250	Acre	\$250.00
100	2500862	25 35170100000.00026	1.250	Acre	\$250.00
101	2500863	25 35170100000.00029	1.250	Acre	\$250.00
102	2500902	25 351701 96	1.250	Acre	\$250.00
103	2508576	25 361600000120000000	0.030	Acre	\$160.00
104	2313323	23 353101000000025800	1.250	Acre	\$130.00
105	2313391	23 353101000000035600	1.250	Acre	\$130.00
106	2313438	23 3531010000000420	1.250	Acre	\$130.00
107	2313456	23 353101000000044500	1.250	Acre	\$130.00
108	2313462	23 353101000000045500	1.250	Acre	\$130.00
109	2313463	23 353101000000045600	1.250	Acre	\$130.00
110	2313464	23 353101000000045700	1.250	Acre	\$130.00
111	2313465	23 353101000000045800	1.250	Acre	\$130.00
112	2313469	23 353101000000046200	1.250	Acre	\$130.00
113	2402717	24 3506010000000238	1.250	Acre	\$130.00
114	2402718	24 350601 239	1.250	Acre	\$130.00
115	2402741	24 35060100268	1.250	Acre	\$130.00
116	2402742	24 35060100269	1.250	Acre	\$130.00
117	2402743	24 350601000000027000	1.250	Acre	\$130.00
118	2402744	24 350601000000027100	1.250	Acre	\$130.00
119	2402926	24 350601 465	1.250	Acre	\$130.00
120	2402927	24 350601 466	1.250	Acre	\$130.00
121	2402932	24 350601 471	1.250	Acre	\$130.00
122	2402947	24 350601 492	1.250	Acre	\$130.00
123	2414225	24 361800007.00000.0	0.220	Acre	\$110.00
124	2703587	27 3624 506	0.120	Acre	\$110.00
125	2509837	25 361700 750.1	0.050	Acre	\$100.00
126	2713679	27 3711780000D0000900	0.010	Acre	\$100.00
127	2835112	28 372606 J 6	0.020	Acre	\$100.00
128	2931123	29 37 09 75 00002.0 0004	0.130	Acre	\$80.00
129	2300082	23 343601000000029400	0.330	Acre	\$70.00
130	2402949	24 350601 494	0.630	Acre	\$60.00
131	2402950	24 350601 495	0.630	Acre	\$60.00
132	2402951	24 350601 496	0.630	Acre	\$60.00
133	2519385	25 372000 250	2.260	Acre	\$10.00
134	2713162	27 3711290000A0000000	0.320	Acre	\$10.00
135	2727334	27 3725060000A.0	0.520	Acre	\$10.00

Table 1. Properties Recommended for Private Sale to Adjacent Property Owner (Revised)

#	Tax ID #	Parcel ID	Area		Market Value per Property Appraiser
1	2519675	25 3723DD 13 10	0.860	Acre	\$975,000.00
2	2601596	26 3612DE 32 6	5.150	Acre	\$594,500.00
3	2519647	25 3723DD 13 4	0.290	Acre	\$390,000.00
4	2105371	21 3528 254.0	5.000	Acre	\$217,150.00
5	2609389	26 372776 74	0.120	Acre	\$140,000.00
6	2401734	24 35 04 01 00025.0-0012	1.000	Acre	\$116,440.00
7	2105399	21 35 28 00 512	2.180	Acre	\$71,140.00
8	2427033	24 363532 D 10	0.140	Acre	\$35,460.00
9	2314053	23 35 33 15 12.01	1.330	Acre	\$35,000.00
10	2308192	23 352201 132 16	2.530	Acre	\$30,360.00
11	2304497	23 3514JZ 354 13	1.790	Acre	\$27,750.00
12	2958263	29 3833HC 2 803	1.890	Acre	\$27,410.00
13	2305916	23 3521JN 162 13	1.730	Acre	\$26,820.00
14	2308825	23 352201 155 10	2.000	Acre	\$24,000.00
15	2303213	23 3514JZ 289 13	1.410	Acre	\$21,860.00
16	2303664	23 3514JZ 315 12	1.030	Acre	\$15,970.00
17	2316566	23 362325 000 0014	1.370	Acre	\$15,000.00
18	2108124	21 353200 7513	0.900	Acre	\$14,850.00
19	2304466	23 3514JZ 352 11	1.790	Acre	\$14,110.00
20	2422789	24 36 30 CA 00.0-0009.01	0.150	Acre	\$12,000.00
21	2308597	2335220100148.0-0005.00	0.260	Acre	\$11,000.00
22	2004345	20G344116000700001600	0.160	Acre	\$4,000.00
23	2920706	29 36 36 KL 01394.00011	0.023	Acre	\$3,500.00
24	2103617	21 35 17 03 00.0-0023.00	0.150	Acre	\$2,320.00
25	2915027	29 36 26 KS 02581.00012	0.230	Acre	\$2,300.00
26	2317306	23 363025 P	0.120	Acre	\$970.00
27	2825063	28 37 11 FJ 00008.0 00001	0.900	Acre	\$850.00

Table 2. Real Property Recommended for Sale by Bidding Process

Parcel ID: 25-37-23-DD-00013.0-0010.00
Tax ID: 2519675
Market Value Total: \$975,000



Parcel ID: 26-36-12-DE-00032.0-0006.00
Tax ID: 2601596
Market Value Total: \$594,500



Parcel ID:	25-37-23-DD-00013.0-0004.00
Tax ID:	2519647
Market Value Total:	\$390,000



Parcel ID:	21-35-28-00-00254.0-0000.00
Tax ID:	2105371
Market Value Total:	\$217,150



Parcel ID: 26-37-27-76-00000.0-0074.00
Tax ID: 2609389
Market Value Total: \$140,000



Parcel ID:	24-35-04-01-00025.0-0012.00
Tax ID:	2401734
Market Value Total:	\$116,140



Parcel ID:	21-35-28-00-00512.0-0000.00
Tax ID:	2105399
Market Value Total:	\$71,140



Parcel ID:	24-36-35-32-0000D.0-0010.00
Tax ID:	2427033
Market Value Total:	\$35,460



Parcel ID:	23-35-33-01-00015.0-0012.01
Tax ID:	2314053
Market Value Total:	\$35,000



Parcel ID: 23-35-22-01-00132.0-0016.00
Tax ID: 2308192
Market Value Total: \$30,360



Parcel ID:	23-35-14-JZ-00354.0-0013.00
Tax ID:	2304497
Market Value Total:	\$27,750



Parcel ID:	29-38-33-HC-00002.0-0008.03
Tax ID:	2958263
Market Value Total:	\$27,410



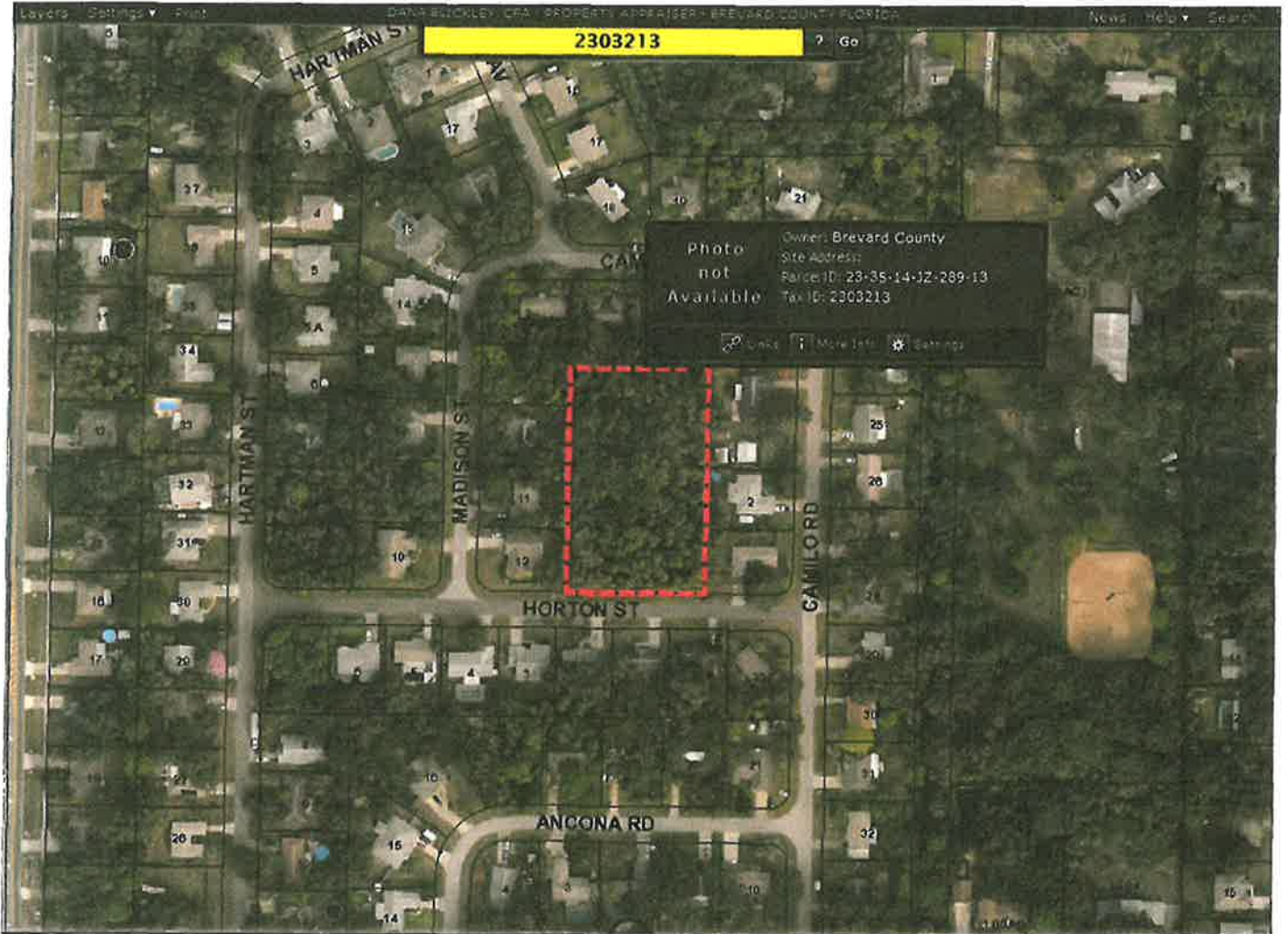
Parcel ID: 23-35-21-JN-00162.0-0013.00
Tax ID: 2305916
Market Value Total: \$26,820



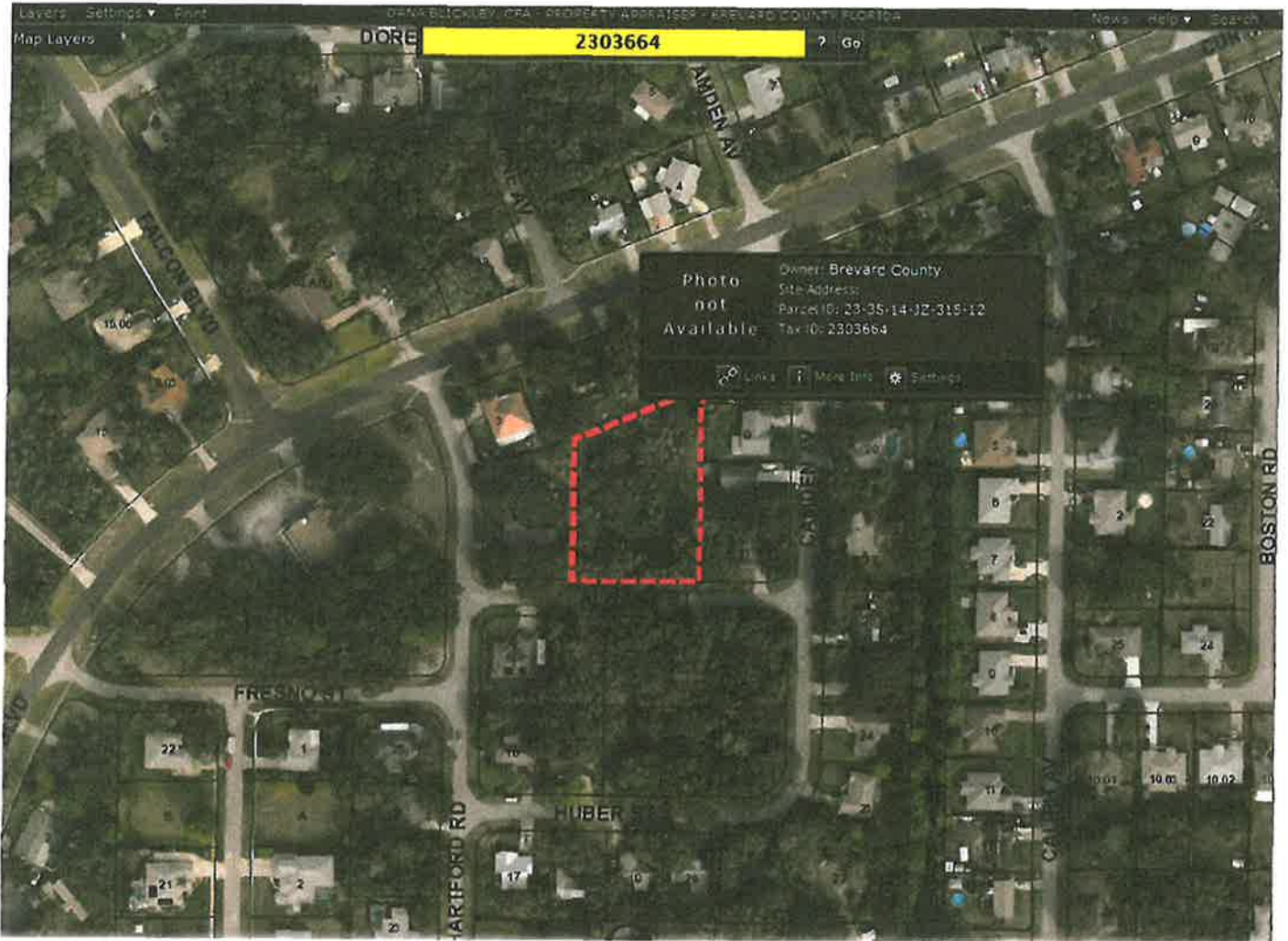
Parcel ID:	23-35-22-01-00155.0-0010.00
Tax ID:	2308825
Market Value Total:	\$24,000



Parcel ID:	23-35-14-JZ-00289.0-0013.00
Tax ID:	2303213
Market Value Total:	\$21,860



Parcel ID:	23-35-14-JZ-00315.0-0012.00
Tax ID:	2303664
Market Value Total:	\$15,970



Parcel ID:	23-36-23-25-00000.0-0014.00
Tax ID:	2316566
Market Value Total:	\$15,000



Parcel ID: 21-35-32-00-00751.3-0000.00
Tax ID: 2108124
Market Value Total: \$14,850



Parcel ID:	23-35-14-JZ-00352.0-0011.00
Tax ID:	2304466
Market Value Total:	\$14,110



Parcel ID:	24-36-30-CA-00000.0-0009.01
Tax ID:	2422789
Market Value Total:	\$12,000



Parcel ID:	23-35-22-01-00148.0-0005.00
Tax ID:	2308597
Market Value Total:	\$11,000



Parcel ID:	20G-34-41-16-00070.0-0016.00
Tax ID:	2004345
Market Value Total:	\$4,000



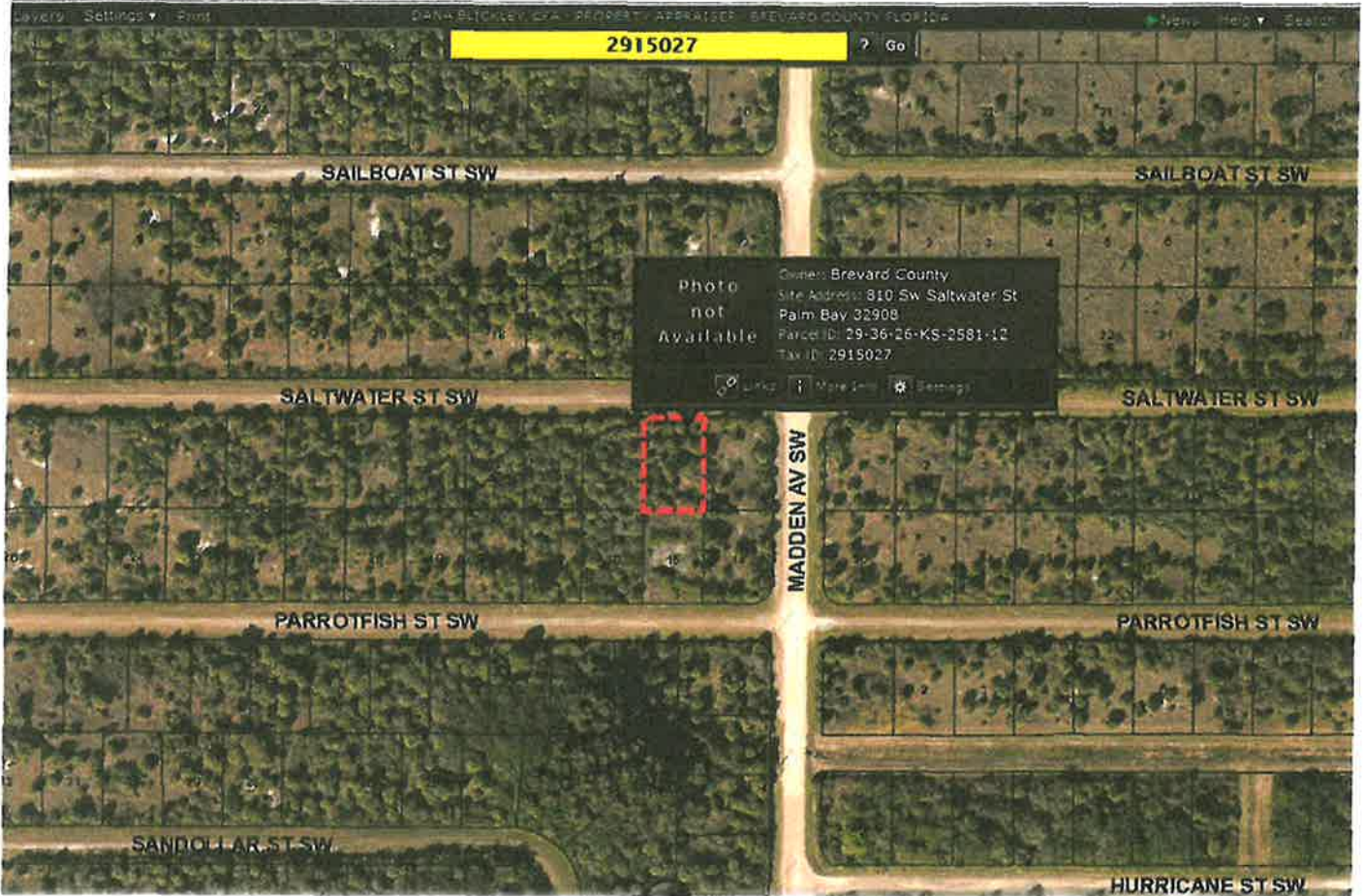
Parcel ID:	29-36-36-KJ-01394.0-0011.00
Tax ID:	2920706
Market Value Total:	\$3,500



Parcel ID:	21-35-17-03-00000.0-0023.00
Tax ID:	2103617
Market Value Total:	\$2,320



Parcel ID:	29-36-26-KS-02581.0-0012.00
Tax ID:	2915027
Market Value Total:	\$2,300



Parcel ID:	23-36-30-25-0000P.0-0000.00
Tax ID:	2317306
Market Value Total:	\$970



Parcel ID:	28-37-11-FJ-00008.0-0001.00
Tax ID:	2825063
Market Value Total:	\$850

