

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** County Owned Property 997 SR 436, Altamonte Springs

**DEPARTMENT:** Administrative Services **DIVISION:** Support Services/Land Mgmt

**AUTHORIZED BY:** Jamie Croteau, Director **CONTACT:** Meloney Lung, Manager **EXT.** 5256

Agenda Date <u>05/24/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:** Staff is seeking direction on a County owned .18 Acre (7,696 sq. ft.) parcel, to include a 4,250 sq. ft. office building which is identified as Parcel # 18-21-30-510-0A00-0280, 997 SR 436, Altamonte Springs.

**BACKGROUND:** Seminole County acquired this property as part of the CR 427, Phase I Right of Way Project, ROW Parcel # 106. The total property taking was 12,050 sq. ft. (which included the 4,250 sq. ft. office building) from Robert Bruce and Susan Pringle through a Purchase Agreement dated May 18, 1992 for \$810,000, and Warranty Deed dated June 17, 1992 transferring ownership to Seminole County. Prior to and during road construction, the Seminole County Sheriff's Office used the site as a Sheriff's Substation. The Sheriff's Office has relocated and no longer required use of the property. All parking was utilized for the road widening project leaving 7,696 sq. ft. of which is a 4,250 sq. ft. office building; thus making the current configuration of the property virtually useless. The property was offered in accordance with the requirements set forth in Florida Statutes 125.35, Mr. Rishell (adjacent property owner) who was offered First Right of Refusal per the agreement dated July 15, 2002.

The BCC approved the property for surplus on May 25, 2004. We received a bid from Mr. Stein and per the First Right of Refusal Interest with Mr. Rishell, dated July 14, 2004 the property was offered to him at \$125,474. Mr. Rishell declined. At the conclusion of the competitive bid process Mr. Stein's bid of \$125,464 was approved by the BCC at the August 10, 2004 BCC meeting. Prior to closing, the building sustained hurricane damage in the estimated amount of \$66,334. After several negotiations between County staff and Mr. Stein failed, on April 26, 2005 the BCC approved revoking Mr. Stein's bid and returned his bid bond.

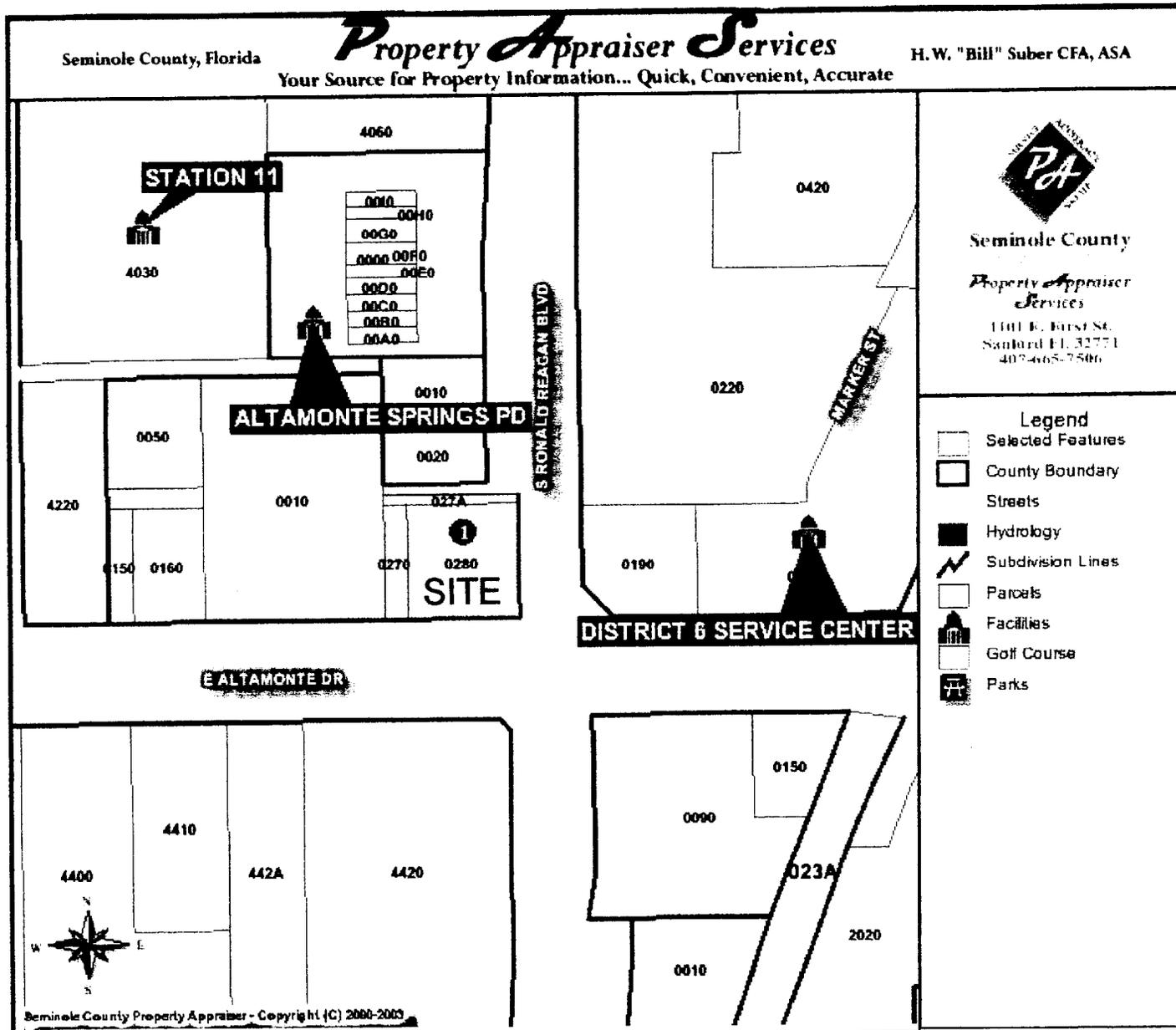
District # 4, Commissioner Henley

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>[Signature]</u>
CM: <u>[Signature]</u>
File No. <u>RASSS01</u>

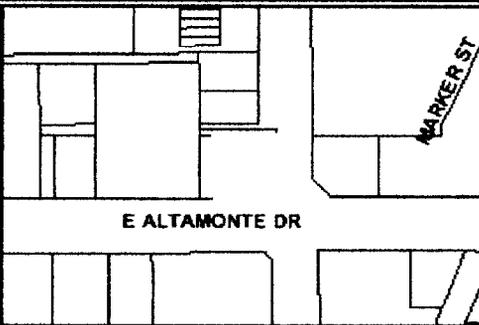
The following are several options that are available for the property:

1. Demolish the building and reconfigure the property into a County owned green space. This would allow for widening of CR 427 in the future.
2. Demolish the building and offer vacant lot as surplus.
3. Donate or conduct a land exchange with the City of Altamonte Springs.

Staff is recommending option 1, retaining the property for future growth. This would require demolishing the building and foundation, installing a solar powered irrigation system, and the placement of sod. The cost of this project is estimated to be \$20,000. After consulting with Public Works it has been determined that funds are available in the CR 427 Right of Way funds.



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1821305100A000280	SEMINOLE B C C	1101 E 1ST ST	SANFORD	FL	32771

<p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7506</p>																																																					
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 18-21-30-510-0A00-0280      Tax District: A1-ALTAMONTE                  Owner: SEMINOLE B C C      Exemptions: 85-COUNTY                  Own/Addr: COUNTY SERV BLDG                  Address: 1101 E 1ST ST                  City,State,ZipCode: SANFORD FL 32771                  Property Address: 997 436 E                  Facility Name:                  Dor: 11-STORES GENERAL-ONE S</p>		<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$101,103                  Depreciated EXFT Value: \$800                  Land Value (Market): \$78,463                  Land Value Ag: \$0                  Just/Market Value: \$180,366                  Assessed Value (SOH): \$180,366                  Exempt Value: \$180,366                  Taxable Value: \$0                  Tax Estimator</p>																																																			
<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1992</td> <td>02442</td> <td>0644</td> <td>\$810,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1988</td> <td>01949</td> <td>0237</td> <td>\$287,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>11/1987</td> <td>01916</td> <td>1307</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/1987</td> <td>01846</td> <td>0031</td> <td>\$35,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>02/1986</td> <td>01723</td> <td>1070</td> <td>\$47,700</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1984</td> <td>01563</td> <td>0472</td> <td>\$190,000</td> <td>Improved</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/1992	02442	0644	\$810,000	Improved	WARRANTY DEED	03/1988	01949	0237	\$287,000	Improved	QUIT CLAIM DEED	11/1987	01916	1307	\$100	Improved	QUIT CLAIM DEED	03/1987	01846	0031	\$35,000	Improved	QUIT CLAIM DEED	02/1986	01723	1070	\$47,700	Improved	WARRANTY DEED	07/1984	01563	0472	\$190,000	Improved	<p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$0                  2004 Taxable Value: \$0                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>									
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.                  *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																					