

Item # 61

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Proposed Property Exchange: Bill Ray Nissan / Spring Hammock Preserve

DEPARTMENT: Planning & Development **DIVISION:** Community Resources

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Colleen Rotella **EXT.** 7351

Agenda Date: 06/24/2003 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Request Board direction regarding proposed property exchange.
(Bill Ray Nissan, Applicant).

Commissioner Morris – District 2

BACKGROUND:

Bill Ray Nissan has approached the County regarding a need to expand the dealership which is located on US 17-92. In order to remain competitive it is necessary for the dealership to expand in its present location or be forced to re-locate. Given the County's efforts to revitalize and expand the US 17-92 corridor, the applicant has asked the County consider an exchange of an estimated 4.5 acres directly behind the dealership which is within Spring Hammock Preserve. In exchange, the applicant will provide the County with similar property also located within the Spring Hammock Preserve on CR 419 boundary but currently under private ownership. The property is estimated between 5-15 acres with half interests shared between the County and a private owner.

The County Attorney's Office has determined that a swap of property could be considered by the Board. Planning staff has discussed the proposed exchange with the County's Bond Counsel who has no objection to the swap assuming the size and/or value of property being exchanged is comparable. Should the Board consider the request, the applicant requests any exchange not be finalized until the property is evaluated for a plan amendment and rezoning which would be required in order for the dealership to expand.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: [Signature]
CM: [Signature]
File No. - rpdc01

Should the Board conceptually approve the request, staff will proceed with appropriate due diligence of the exchange, preparation of an agreement including terms of an exchange and direct Bill Ray Nissan to submit a Plan Amendment / Rezone application for consideration.

Attachment(s); site map



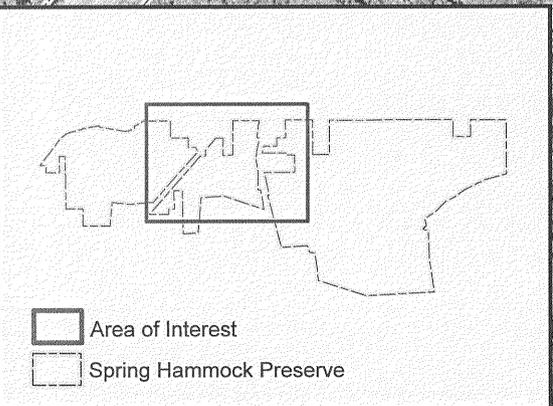
Proposed Exchange

Nissan

US 17-92

SR 419

Exchange Site



- Area of Interest
- Spring Hammock Preserve

Spring Hammock Preserve

