



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6590, **Version:** 1

Subject:

Approval: Sale of Surplus Real Property by Private Sale Process to an Adjacent Property Owner, Brevard County -District 2

Fiscal Impact:

Based on an independent appraisal, the value of this section of property surplused by the County is \$13,000. The proceeds from the sale will be returned to the Parks and Recreation Department - South Area, less the cost of postage, advertising, and administrative fees. This section of the parcel will be reclassified by the County's Property Appraiser from governmental use (exempt from ad valorem taxes on the County property roll) to commercial use and will be assessed on the County's ad valorem tax roll.

Dept/Office:

Central Services/Asset Management

Requested Action:

Request the Board of County Commissioners' permission to approve the following:

- (1) Private sale of County surplus property to an adjacent property owner pursuant to Section 125.35(2), Florida Statutes and Section 2-243(a), Brevard County Code of Ordinances; and
- (2) Authorize the County Manager or his designee to send notice of the County's intent to sell the section of this parcel to an adjacent property owner; and
- (3) To negotiate the terms of the private sale pursuant to Section 2-243(b), Brevard County Code of Ordinances.
- (4) The purchaser is to pay all the closing costs associated with the sale of the parcel; and
- (5) Authorize the Chair to sign closing documents.

Summary Explanation and Background:

On January 12, 2024, the County's Parks and Recreation Department (the Department) surplused a portion of the vacated right-of-way of Aspinwall Lane; see the Legal Description below. The only adjacent property owner, IR Tiki, LLC, approached the County about purchasing property, which the Department had surplused. The Public Works Department recommended that the adjacent property owner obtain an appraisal from a real estate appraisal firm that is a Member of the Appraisal Institute (MIA). The adjacent property owner contracted with Tuttle Armfield Wagner, Matthew W. Jehs, MIA, and based on this appraisal, it was valued at \$13,000. The property is 0.10 acres with a usable land area of 0.05 acres and a zoning classification of BU.

Legal Description

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AND BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ASPINWALL AVENUE (A 50' WIDE RIGHT-OF-WAY AS RECORDED IN PLAN OF TOWN

OF PINEDA, PLAT BOOK 1, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) WITH THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 1 (143' WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70020) AND RUN N71°09'22"E ALONG THE NORTH RIGHT-OF-WAY OF ASPINWALL AVENUE A DISTANCE OF 154.89 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 52 OF SAID PLAT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN S73°40'36"E A DISTANCE OF 43.41 FEET TO A POINT LYING ON THE CENTERLINE OF SAID ASPINWALL AVENUE OF SAID PLAT; THENCE RUN S71°09'22"W A DISTANCE OF 189.31 FEET TO SAID EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 1; THENCE RUN N21°16'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING. CONTAINING: 4,302.48 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

Parent Parcel ID 26-36-12-DE-4-1

Clerk to the Board Instructions: