



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6894, **Version:** 1

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### **Subject:**

Approval, Re: Notice and Sale of Surplus Real Property, Identified as Tax Parcel I.D. Number 23-36-22-00-766, by Private Sale Process to an Adjacent Property Owner - District 2.

### **Fiscal Impact:**

According to the Brevard County Property Appraiser's records, Parcel ID #23-36-22-00-766 has a 2023 market value of \$1,250.

### **Dept/Office:**

Central Services/Asset Management

### **Requested Action:**

Request the Board of County Commissioners:

- 1) authorize the County Manager or his designee to send notice of the County's intent to sell Parcel ID Number 23-36-22-00-766 to all adjacent property owners; and
- 2) approve the private sale of County surplus property identified as Tax Parcel I.D. Number 23-36-22-00-766; and
- 3) authorize the County Manager or his designee to negotiate the terms of the private sale pursuant to Section 2-243(b), Brevard County Code of Ordinances; and
- 4) accept a Stormwater Storage Easement over the entire transfer parcel; and
- 5) authorize the County Manager to sign any and all necessary documents to affect the sale.

### **Summary Explanation and Background:**

The subject property, Parcel ID #23-36-22-766, is a vacant containing approximately 0.11-acre parcel located in Section 22, Township 23 South, Range 36 East, on the east side of North Courtenay Parkway in Merritt Island. It was acquired in September 1990 as part of the widening project of North Courtenay Parkway. The Natural Resources Department has utilized the parcel as a stormwater storage area, and they have no objections to the sale, provided an easement over the entire parcel is reserved.

Section 125.35(2), Florida Statutes and Section 2-243, Brevard County Code of Ordinances, when the Board of County Commissioners ("Board") finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any development to be constructed on the property or when the Board finds that the value of a 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 when, due to the size, shape, location, and value of the parcel, it is determined by the Board that the parcel is of use only to one or more adjacent property owners, the Board may effect a private sale of the parcel. The Board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, within 10 working days after receiving such

mailed notice two or more owners of adjacent property notify the Board of their desire to purchase the parcel, the Board shall accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers.

An adjacent parcel owner contacted Brevard County to request the possible purchase of the subject parcel. Adding this parcel would create a more uniform square to the requestor's existing parcel. According to the Brevard County Property Appraiser's website, the subject parcel is vacant, contains approximately 0.11 acres, and has a value of \$1,250.00.

Public Works, the custodial department, approves this request.

This sale of surplus property follows the policies and procedures set forth in Section 125.35(2), Florida Statutes, and Section 2-243 Brevard County Code of Ordinances.

**Clerk to the Board Instructions:**