



Legislation Text

File #: 050874, Version: 0

Request to Declare as Surplus Property Located in the 3800 Block of Waldo Road (B)

This item involves a request for the City Commission to approve the surplusing and sale of property to adjacent property owners. The property in question previously was CSX rail right-of-way and is not a developable parcel by itself.

The City acquired the vacant property known as Tax Parcels 08198-000-000 and 08198-007-000 located in the 3800 block of Waldo Road by Special Warranty Deed in August 2002 (OR Book 2526, Page 560). CSX Transportation, Inc., granted the parcels to the City for further development of the City of Gainesville and for the benefit of the public. The acquisition cost of \$201,000 was for a multi-parcel acquisition of 77.05 acres. No grant money was used for this acquisition. The City has received requests from two adjacent property owners to declare a 0.45-acre portion of Tax Parcel 08198-007-000, a 17.68-acre parcel, as surplus. Two property owners have offered a total sum of \$8,000.00 for portions of the property requested to be declared surplused, lying adjacent to their prospective properties.

In and of itself this property is not conducive to development. Staff believes that it would be in the City's best interest to declare a 0.45-acre portion of this property as surplus and return this property to the tax roll by selling the property to the adjacent property owners, retaining a drainage/utility easement over the north 40 feet of the southern portion and the south 25 feet of the northern portion. The estimated tax assessed value of these two portions is \$5,000. If the City Commission approves the surplus of this 0.45-acre portion of Tax Parcel 08198-007-000, then a minor subdivision will be processed prior to the exchange of the property.

Expenses incurred will be paid from Public Works operating funds and will be reimbursed from the sale proceeds, with the remainder deposited into the General Fund.

Recommended Motion: The City Commission: 1) declare a 0.45-acre portion located in the 3800 block of Waldo Road of Tax Parcel 08198-007-000, as surplus; 2) authorize the City Manager to execute Purchase and Sale Agreements for two portions of Tax Parcel 08198-007-000 to the adjacent property owners, retaining a drainage/utility easement over the north 40 feet of the southern portion and the south 25 feet of the northern portion; 3) authorize the City Manager to prepare two Special Warranty Deeds, subject to approval by the City Attorney; and 4) authorize the Mayor to execute, and the Clerk to attest, two Special Warranty Deeds to convey the property located in the 3800 block of Waldo Road, Tax Parcel 08198-007-000, to the two adjacent property owners, retaining a drainage/utility easement over the north 40 feet of the southern portion and the south 25 feet of the northern portion .

Alternative Recommendation A: The City Commission deny the request for surplusing and sale of the property to the adjacent property owners and keep the property off the tax rolls.