

Agenda Item: NB-3
Meeting Date: 05/17/12

MEMORANDUM

TO: City Commission

FROM: Robert DiSpirito, City Manager *RGD*

DATE: May 8, 2012

SUBJECT: Surplus Property Inventory & Sale Discussion

PRESENTER: Matthew Campbell, Assistant to the City Manager

RECOMMENDATION: City Commission approval to sell certain properties.

BUDGET IMPACT: An undetermined increase in revenue to the General Fund will occur following the sale of various surplus properties.

PAST ACTION: 1) March 20, 2012 City Commission surplus property workshop.
2) July 7, 2011 City Commission approval of Resolution 2011-14

NEXT ACTION: City appraisal, advertising and negotiated sale of City Commission approved parcels in accordance with the provisions outlined within Resolution 2011-14.

ATTACHMENTS: 1) Resolution 2011-14
2) City Surplus Real Property Inventory (Exhibit A)
3) City Real Property Inventory Maps

BACKGROUND: In conjunction with the City's preliminary budget planning exercises in current and prior years, staff has discovered that a number of underutilized, vacant, or unoccupied real properties exist within the City that, due to public ownership, are not on the current tax roll. This staff-compiled inventory reveals properties that have either been historically owned by the City, or have been acquired in recent years through foreclosure, conveyance from Pinellas County, or any other circumstance that has resulted in the City having legal or equitable title to such real property.

In early 2011, staff initiated the compilation of a City-owned, Real Property Inventory, and the drafting of Resolution 2011-14, which establishes guidelines to enable the City to identify, discuss, and potentially sell "surplus" real properties through an extensive City

Commission, staff and public involvement process. Resolution 2011-14 was approved by the City Commission on July 7, 2011.

On March 20, 2012, the City Commission reviewed and prioritized properties recommended by staff for surplus sale consideration. Of the original 30 properties identified by staff, 8 properties were recommended by the Commission for retention, with another 2 properties being reserved for future discussion. The two properties reserved for future discussion are identified as the 1) Curlew Creek & Brady Drive right-of-way (Page 15), and 2) the Copper Kettle right-of-way. All properties are identified in Exhibit "A" attached to this document.

Staff from the City Attorney's Office, Public Works, Planning & Development, Economic Development, Finance, Public Services, Water and the City Manager's Office has thoroughly reviewed the list of properties being recommended for sale. Subsequent steps following City Commission approval will include appraisal of the properties to be sold, to be followed by a two-week advertising period of available properties. As further stated in Resolution 2011-14, properties designated as "right-of-way" parcels will be offered to adjoining properties, as opposed to being released for open market sale. In addition to the level of detail provided in Exhibit A, a more generalized description of each of the properties that are recommended for sale consideration is as follows:

1. 641 Wood Street – This property was originally acquired by the City through Code Enforcement action following the home being condemned by the City's Building Official. It exists as an improved, vacant lot in the middle of an established, historic subdivision. Homes within the neighborhood where this lot is located routinely do not remain on the market for long, even in a declining housing market. According to the Pinellas Property Appraiser's Office, Just Market Value for this parcel is approximately \$129,000. An outstanding estimated mortgage balance of \$20,000 exists on this property that will be paid out of sale proceeds.
2. 1630 St. Catherine – This property was acquired by the City through Code Enforcement action, and exists as an abandoned, documented sinkhole property. Value is in the land, once sinkhole remediation occurs. Rehabilitation of the current home, or reconstruction of a new home on the parcel, will restore character and reduce blight in the existing neighborhood. A few remaining title issues will need to be resolved prior to sale occurring.

3. Lots 17, 18 and Part of 20, between Santa Anna & Alamo Drive – These properties are vacant, and sit on the border of the Lake Paloma Subdivision and Wilson Street, opposite the Coca-Cola plant. Due to the configuration of the Santa Anna parcel, only the Alamo Drive parcel would potentially afford construction of a small home that matches the character of the neighborhood, provided the City Engineering Department retains a drainage easement over the lots. Another alternative use for this site would be for a community garden, should the City not permit construction of a home over the future easement.
4. LB Skinner Subdivision parcel – This property is landlocked, and would only be of value to adjacent properties bordering Douglas Avenue and Palmetto Street.
5. Park Circle North ROW parcel – This parcel, in addition to its counterpart on Park Circle South, contains approximately 3,000 square feet apiece and would only be of value to adjacent properties bordering the cul-de-sac for Park Circle north and south. An adjacent property owner for 234 Florida Avenue has expressed an interest in acquiring the Park Circle North parcel.
6. Park Circle South ROW parcel (see above description).
7. Jackson Street NW and SW parcels (3 parcels) – These properties are located along the north and south sides of Jackson Street, north of Skinner Jackson Park, and south of the Lorraine Leland parcel. The subject area is a historic, grandfathered, non-conforming subdivision containing small homes in close proximity to Jackson Street, a narrow neighborhood road that runs from Douglas Avenue on the west to Dr. Martin Luther King, Jr. Boulevard on the east. Due to the existence of a majority of the homes on this street being on smaller, substandard lots, sale of these properties could result in the construction of one or two small in-fill homes to match the character of neighboring properties, or would be of value to neighboring properties.
8. 798 Terrace Road – *At the request of the City Attorney, this property is being temporarily de-listed at this time.* This property was acquired by the City through Code Enforcement action and remains vacant due to rumored sinkhole damage. Although the Commission originally recommended the sale of this property occur, the City Attorney has since indicated that recent critique of the original foreclosure action is requiring that the sale of this property be stalled until these issues are resolved. The potential for near-future re-habitation of this property is good, however it is currently vacant. A future sale of this property will encourage occupancy and restore the character of the existing neighborhood.

9. Curlew Creek & Brady Drive ROW parcel (*at the March 20, 2012 Workshop, this property was recommended for future discussion*). This property is landlocked and is located at the western boundary of a vacant property developed with horse stables located at 3250 Brady Drive. Future value of this property will be in its use for density purposes in conjunction with the larger parent property only. However, historic ROW issues at the northeast corner of Brady Drive East and Brady Drive South with a neighboring property owner have prevented the ability of a prior property owner of the parent tract to secure permits to develop the parent tract into estate-sized homes.
10. Heather Ridge Villas; Abandoned well site – This parcel is landlocked within the Heather Ridge Villas development, and would only be of interest to the same.
11. Michigan Blvd. Water Tower Site – This parcel occupies the internal “L” of an irregularly shaped parcel containing a single-family home on Michigan Boulevard. The adjoining property owning the bulk of the “L” has inquired with the City about purchasing the property, pending City Commission action.
12. Pinehurst Highlands Escheated (Property that has reverted to City ownership when no legal heirs or claimants have existed) parcels (2 parcels) – minimal “slivers” of property (3’ wide) along the eastern lot lines of Lots 49 & 88 abutting Pinehurst Road. Value is only to the abutting property owner.
13. Chesapeake Well Site #1 – abandoned well site within the Chesapeake Apartment Development on Evans Road. Value is only to the development.
14. Chesapeake Well Site #2 – abandoned well site within the apartment complex. Value is only to the development.
15. Escheated Property; Dunedin Lakewood Estates – minimal value to adjacent property owner.
16. Lake Highlander Mobile Home Park – abandoned well site of value only to the existing mobile home park.
17. Texas Avenue ROW – unimproved right-of-way between a church and the Dunedin High School; valuable only to church for additional parking or development density; value to school would be minimal, due to overall size of parcel.
18. Pinewood Escheated Parcel – a small piece of land that would be valuable only to adjoining properties north and south.
19. Acropolis Escheated Parcel – a small piece of land that would be valuable only to adjoining properties north and south.
20. Copper Kettle ROW – (*at the March 20, 2012 Workshop, this property was recommended for future discussion*). Right-of-way lot between 1820 & 1840 Copper Kettle Lane occupied by creek; value primarily to 1840 Copper Kettle Lane, and

minimally to 1820 Copper Kettle property owners due to shape of creek; Engineering Department easement required.

RESOLUTION 2011-14
REAL PROPERTY SALE POLICY

RESOLUTION 2011-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, ESTABLISHING PROCEDURES FOR THE SALE OF SURPLUS REAL PROPERTY; PROVIDING FOR STANDARDS AND PROCEDURES; REQUIRING COMPLIANCE WITH THE CITY CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Commission desires to set certain standards and procedures for the sale of surplus City property not required for present or future use by the public as guidance for the identification of such property and procedures to offer the property for sale; now therefore

**BE IT RESOLVED BY THE CITY OF DUNEDIN, FLORIDA, IN SESSION
AND DULY AND REGULARLY ASSEMBLED:**

Section 1. That the following procedures and standards are intended to be supplementary to the provisions of Division II of Chapter 2 of the Code of Ordinances of the City of Dunedin consisting of Section 2-141 through 2-144, inclusive. In the event of any conflict between the Ordinance and this Resolution, the terms of the Ordinance will prevail.

Section 2. That the City Administration will develop and maintain an inventory of real property owned by the City, obtained through foreclosure, conveyance from Pinellas County, gift or any other circumstance which results in the City having legal and/or equitable title to such real property. The City Manager shall annually, at the time of budget preparation, prepare such list of predominantly vacant or unoccupied real property for consideration by the City Commission for sale.

- a. The City Manager will inquire of all City departments or divisions using real property as part of its functions as to whether or not it is appropriate for the property to be declared surplus and offered for sale. The responses from such departments and divisions will be in writing and made part of the public record regarding the sale of such property.
- b. The City Manager shall accept suggestions from the public, the elected officials or City employees as to the possibility of declaring any particular real property surplus for the purposes of sale.
- c. The City Manager will recommend to the City Commission any real property that the City Manager deems is appropriate for sale and no longer needs to be retained for public purposes now or in the future. Such recommendation to the City Commission shall be accompanied by the appropriate information to fully acquaint the City Commission and the public with the location of such property, the character of such property, and any other additional information necessary for the City Commission to make a reasoned and informed decision. Following the

submission of such report by the City Manager to the City Commission and the public, the City Manager shall, in writing, request that consideration of the sale of the said surplus property be placed on a future Commission agenda. Such request shall be in the form of suggested inclusion on a proposed agenda or in such other manner as accomplishes the same result.

- d. Upon such report being provided to the City Commission, it shall then be inappropriate for any elected official to disclose or use information not available to members of the general public regarding such property with any individual who may potentially choose to bid on such property and, in the event that such a disclosure or use of information takes place, it shall be the duty of the City Commissioner to declare a conflict and remove himself or herself from any further proceedings regarding the proposed sale.
- e. In the event that the City Commission determines that it is desirable to sell a piece of surplus property, it shall make the determination at a public meeting and thereafter proceed in the manner required by Section 2-144 of the Code of Ordinances and the provisions of this Resolution.
- f. Any unsolicited requests to purchase City property that have not been recommended to the City Commission as being surplus by the City Manager shall, pursuant to Section 2(a) of Section 2-144 of the Code of Ordinances, be brought to the City Commission. It shall then direct the City Manager to follow the procedures of the City Code of Ordinances and the requirements of this Resolution, and such direction shall satisfy the requirements set forth in subparagraph (a) of Section 2-144 of the Code of Ordinances.
- g. All property intended to be offered for sale to the public shall be appraised, at City cost, prior to such property being offered for purchase. In the event such property is sold, the City shall be reimbursed at closing for the cost of the appraisal. This provision is more demanding than the appraisal requirements set forth in subparagraph (b) of Section 2-144 of the Code of Ordinances and, therefore, upon a 4/5ths approval of the full City Commission, such appraisal requirement may be administered in accordance with such Ordinance.
- h. The sale of any real property owned by the City requires the affirmative vote of four-fifths (4/5ths) of the full City Commission pursuant to Section 1.02 of the City Charter.
- i. Any City-owned property which is used as a City Marina or which is identified as recreation/open space on the City's regulatory land use

plan map as of January 1, 2006, or as so designated at any time thereafter, may not be sold, except in compliance with the requirements of Section 1.04 of the City Charter. In the report to the City Commission, the City Manager shall confirm to the City Commission whether or not the property intended to be sold must be sold pursuant to the provisions of Section 1.04 of the City Charter.

- j. When considering the sale of real property, the City Manager shall specifically discuss in the City Manager's report to the City Commission whether or not the disposition by sale or gift of the City property to a public agency will serve a greater public purpose than selling the property to a private purchaser. The City Commission shall take this recommendation into consideration when determining the appropriate disposition of the real property. Any real property gifted or sold to a public agency may be sold under the conditions of appropriate deed restrictions, with or without a reverter clause, to insure that the property is used for the purposes for which it is sold or donated by the City. Such decisions shall be legislatively determined by the City Commission to be of a paramount public purpose.
- k. During the consideration of the sale of public property, the elected officials and City staff shall be made specifically aware of the provisions of Chapter 112, Part III of the Florida Statutes or any other ethics statutes or requirements, including federal statutes and the common law, of the obligation to avoid conflicts of interest for the elected officials or employees or any other person. Any such ethical conflicts or other conflicts of interest will be made known to the City Commission and to the public. Any City Commissioner having a conflict of interest shall not participate in any manner whatsoever in the decision to sell public property.
- l. At the time of consideration of the sale of public property to a specific person or entity, such person or entity shall execute an affidavit in the form provided by the City Attorney's office. This form shall be an affidavit of disclosure of beneficial interest and shall provide (1) that the affiant has personal knowledge of the foregoing facts, (2) that the affidavit is given under the penalty of perjury, (3) that it is the purpose of the affidavit to fully reveal the legal, equitable or beneficial interests of any persons or entities having an interest in the subject property upon sale, and if any written or unwritten understandings exist between the purchaser and any elected official or employee of the City of Dunedin regarding the ownership or use of such property. The affidavit of disclosure must be fully executed and received by the City Manager not later than ten (10) days immediately preceding the decision of the City Commission to sell or not sell the property to the purchaser, and shall accompany any contract offer of purchase. Upon receipt of such affidavit, the members of the City Commission shall

determine whether or not the conflict of interest exists regarding his or her participation in a decision to sell the real property.

- m. That all costs of closing shall be paid by the purchaser in the closing statement. The purchaser shall reimburse the City for the cost of the appraisal. Conveyance of the real property will be by Special Warranty Deed or Quit Claim Deed as determined by the City Attorney. All submerged or riparian lands shall be conveyed by Quit Claim Deed.
- n. All properties shall be sold in "as is" condition. Prospective purchasers will be encouraged to fully inspect the property. A 30 day due diligence period may be agreed to by the City Commission in appropriate circumstances.
- o. The purchaser shall determine whether or not it desires to have title insurance. If title insurance is desired, it will be provided as directed by the City Attorney. The cost of title insurance will be borne by the purchaser. Any ad valorem taxes, assessment or other lien on the property shall be paid by the purchaser or title to the property will be accepted with those liens and encumbrances to which the property is subject.
- p. A deposit of not less than 10% of the proposed purchase price will be required as a condition of the contract for sale.
- q. In the event that the City Commission determines that certain real property will be offered for sale, the City Commission will determine how the availability of such property is to be made known to the public. At a minimum, however, notice that a property will be offered for sale shall be published once each week for two (2) consecutive weeks in a newspaper of general circulation in Pinellas County, Florida. In appropriate circumstances, the City Commission may agree to a private sale if the nature or location of the property would appear to be useful only to a limited number of potential purchasers or to one purchaser only. However, the City Commission shall not authorize a private sale to a potential purchaser when the property appears to be useful only to someone other than the potential purchaser. For example, if the City has determined that a land locked "sliver" of real property between two parcels is surplus, the "sliver" cannot be sold by private sale to a potential purchaser that has no ownership interest in the two parcels that surround the "sliver". The contract for a private sale may be negotiated between the City and the purchaser, but shall require the approval by 4/5ths vote of the City Commission and all other provisions of this Resolution that are reasonably applicable shall require compliance. In appropriate and unusual circumstances, certain of the requirements of this Resolution may be waived by 4/5ths vote of

the full City Commission except for any provisions relative to a conflict of interest and the affidavit of disclosure.

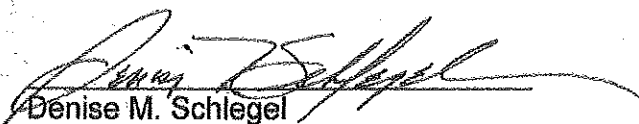
Section 3. That this Resolution shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 7TH DAY OF JULY, 2011.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

EXHIBIT A
CITY SURPLUS REAL PROPERTY INVENTORY

EXHIBIT A

City Surplus Real Property Inventory May 17, 2012

Property Sale & Retention List

Pg. #	Property	Description	Est. Area	Parcel No.	General Location	Sr. Staff Recomm. 7/11	City Recomm. 3/20/12	Notes
1	Greenbriar Facility	Meets & Bounds	1.77 acres	36/28/15/00000/240/0400	NW Corner of Virginia St. & Greenbriar Blvd.	Retain; D. Hutchens	Retain	
2	641 Wood St.	E 37' Lot 8 & W 1/2 Lot 9, Blk M Grove Terrace Sub	9,261 sf.	34/28/15/33984/013/0090	SS Wood St. b/w NY Ave. to W and Orange Ave. to E	Surplus	Surplus Sale	Legal*
3	1630 St. Catherine Dr.	Lot 40, Cardinal Manor, 1st Addit.	7,800 sf	23/28/15/13428/000/0400	WS St. Catherine Dr., N/O San Salvador Dr.	Surplus	Surplus Sale	Legal**
4	Santa Anna & Alamo	Lots 17, 18 & Pt of 20, Blk 45, Dunedin Isles No. 1, Less San Christopher R/W (Retain Drainage Easement)	15,300 sf	22/28/15/23310/045/0170	NS San Christopher, b/w Santa Anna on W and Alamo Ln on E	Surplus; retain easement	Surplus Sale	
5	Hobbit Rd. Tract	Undeveloped part of Vanech Park lying east of Jerry's Branch of Curlew Cr.	7.5 acres	24/28/15/00000/310/0100	WS of Belcher & n/o Laurelwood Ln. & Hobbit Rd.	Retain	Retain	
6	Landlocked Tract	Substandard vacant lot E 50' Lot 1 L.B. Skinner Sub	2,200 sf	27/28/15/82314/000/0010	ES of Douglas Ave., n/o Skinner & s/o Palmetto St.	Surplus	Surplus Sale	Value to adjacent properties only
7	Neilsen ROW	Unimproved ROW (currently used as parking lot) Meets & Bounds	1.15 acres	35/28/15/00000/240/0400	ES of Patricia Ave., s/o of Cedarwood Ave. & w/o Beltrees St.	Retain; R. Ironsmith	Retain	
8	Park Cir. South	Unnumbered lot adjacent to Lots 97, 99, 100 & 101, Belle Terre Sub	2,997 sf	N/A	S/O of Florida Ave. & NS of Park Circle S at circle	Surplus	Surplus Sale	Value to adjacent properties only
9	Park Cir. North	Unnumbered lot adjacent to Lots 102, 103, 104 & 106, Belle Terre Sub	2,997 sf	N/A	N/O of Florida Ave. & SS of Park Circle N at circle	Surplus	Surplus Sale	Value to adjacent properties only
10	FBC W. Parking Lot	Substandard Parking lot, Lot 23, C.S. Andrews Sub	6,784 sf	34/28/15/01044/000/0230	NW Corner of Wood St. & Highland Ave.	Retain; R. Ironsmith	Retain	

Pg. #	Property	Description	Est. Area	Parcel No.	General Location	Sr. Staff Recomm. 7/11	City Recomm. 3/20/12	Notes
11	Jackson St. NW	Substandard Vacant lot Part of Lot 7, Sarah J. Lewis Sub	4,100 sf	27/28/15/51588/000/0710	Near NW Corner of Douglas Ave. & Jackson St., on NS of Jackson St.	Surplus	Surplus Sale	
12	Jackson St. SW	Substandard Vacant lot Pat of Lot 7, Sarah J. Lewis Sub	3,200 sf	27/28/15/51588/0000/0700	Near SW Corner of Douglas Ave. & Jackson St., on SS of Jackson St.	Surplus	Surplus Sale	
13	798 Terrace Rd.	Lot 21, Blk C, Lakeside Terrace Sub	7,100 sf	26/28/15/48762/003/0210	NS of Terrace Rd at Gladys Cir.	Surplus	Surplus Sale	Temp. Retain***
14	Vacant PW Yard	Part of Lots 34 & 35, Less Fire Station	2.83 acres	30/28/16/07254/0000/0340	ES of Belcher Rd., N/O Evans Rd.	Retain; D. Hutchens	Retain	
15	Curlew Cr. & Brady Dr.	Unimproved ROW Meets & Bounds	21,627 sf	24/28/15/00000/120/0330	SW Corner of Brady Dr. N & S, immediately E/O Curlew Cr.	Surplus	Future Discussion	
16	Abandoned Well Site	Heather Ridge Villas Meets & Bounds	625 sf	25/28/15/70146/100/0400	NW Corner of Patton Dr. & Nimitz Dr., E/O Dinner Bell Ln.	Surplus	Surplus Sale	Value to adjacent properties only
17	Hermosa Dr. ROW	ROW lying north of Lots 22-40 \$ Tract "D" Country Woods Sub	2.15 acres	N/A	Unimproved, paper street along entire north boundary of Country Woods	Retain; D. Hutchens	Retain	
18	Michigan Blvd Old Water	Meets & Bounds	4,500 sf	23/28/15/00000/230/0400	SS of Michigan Blvd. at Princeton Ave., W/O Ed Eckert Dr.	Surplus	Surplus Sale	
19	Brae Moor Pond Site	S 180.77' of Lot 11, Brae Moor Estates	21,692 sf	23/28/15/10739/0000/0111	Near NW Corner of Brae Moor Dr. & Burnham Ln.	Retain; K. Fogarty	Retain	
20	Escheated ROW parcel	E 3' of Lot 49, Pinehurst Highlands	342 sf	23/28/15/69381/000/0491	Eastern 3' of Lot 49 abutting Pinehurst Rd.	Surplus	Surplus Sale	Value to adjacent properties only
21	Escheated ROW parcel	E 3' of Lot 88, Pinehurst Highlands	342 sf	23/28/15/69381/000/0881	Eastern 3' of Lot 88 abutting Pinehurst Rd.	Surplus	Surplus Sale	Value to adjacent properties only
22	Chesapeake Well Site	Meets & Bounds	625 sf	30/28/16/00000/220/0100	25' x 25 sq. ft. area approx. 50' NW of Primrose Ln. & S/O 2295 & 2203 Republic Dr.	Surplus	Surplus Sale	Value to adjacent properties only
23	Escheated Property	W 6' of Lot 56, Dunedin Lakewood Estates	600 sf	35/28/15/23400/000/0561	NE Corner of Oakwood Dr. & Grovewood Dr.	Surplus	Surplus Sale	Value to adjacent properties only

Pg. #	Property	Description	Est. Area	Parcel No.	General Location	Sr. Staff Recomm. 7/11	City Recomm. 3/20/12	Notes
24	Abandoned Well Site	Meets & Bounds	1,764 sf	23/28/15/00000/440/0200	42' x 42' sf area that is split between the western 1/4 of Lots 269 & 270, L. Highlander MHP	Surplus	Surplus Sale	Value to adjacent properties only
25	Texas Ave. ROW	Unimproved ROW of TX Ave lying N/O Lots 1, 3 & 4, Dunedin Pines	6,600 sf	By Plat	NE Corner of Falcon Dr. and Pinehurst Rd., immediately south of DHS parcel, and N/O Church	Surplus	Surplus Sale	Value to adjacent properties only
26	Jackson St. NE	Substandard Vacant Lot, Part of Lot 7, Sarah J. Lewis Sub	1,600 sf	27/28/15/51588/000/0704	40' x 40' lot near NW corner of MLK, Jr. Ave. & Jackson St., on N/S of Jackson St.	Surplus	Surplus Sale	Value to adjacent properties only
27	Chesapeake Well Site	Meets & Bounds	625 sf	30/28/16/00000/220/0200	25' x 25' vacant well site near SE corner of Chesapeake Apartments and Evans Rd.	Surplus	Surplus Sale	Value to adjacent properties only
28	Pinewood Escheated Property	S 5' of N 10' of Lot 10, Dunedin Lakewood Estates	520 sf	35/28/15/23400/000/0101	Northern lot line of 771 Pinewood Dr., b/w Lakewood and Parkwood Dr.	Surplus	Surplus Sale	Value to adjacent properties only
29	Acropolis Escheated Property	S 5' of N 97.6' of E 115' of NE 1/4 of SE 1/4 of 34/28/15, less road ROW	500 sf	34/28/15/00000/410/0300	Southern lot line of 361 Acropolis Dr.	Surplus	Surplus Sale	Value to adjacent properties only
30	Copper Kettle ROW	Ranchwood Estates, Lot 41	11,040 s	25/28/15/73557/000/0410	ROW lot between 1820 & 1840 Copper Kettle Ln.	Surplus, retain easement	Future Discussion	Value to adjacent properties only

* 641 Wood Street - Outstanding mortgage balance of approx. \$20K to be paid out of sale proceeds.

** 1630 St. Catherine - Remaining title issues to resolve prior to sale occurring.

*** 798 Terrace - Property temporarily de-listed at recommendation of City Attorney due to remaining foreclosure issues.

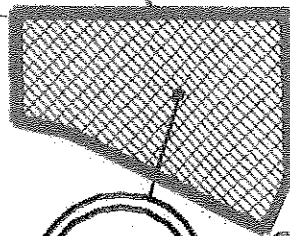
LEGEND	
Retain	<input type="checkbox"/>
Sell	<input type="checkbox"/>
Future Disc.	<input type="checkbox"/>

**CITY REAL PROPERTY INVENTORY
MAPS**

36/28/15/00000/240/0400
Greenbriar Facility
Meets & Bounds
77,101 SF mol

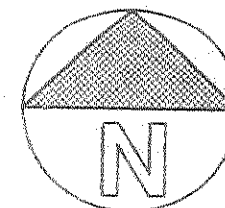


RIAR BLVD



RIAR BLVD

NIA ST



2
D ST



34/28/15/33984/013/0090 WOOD ST
641 Wood Street (Vacant)
E 37' Lot 8 & W 1/2 Lot 9, Blk M
Grove Terrace Sub
9,261 SF mol

ST

AVE

SCOTLAND ST

23/28/15/13428/000/0400
Apparent Sinkhole House
1630 St Catherine Dr W
Lot 40, Cardinal Manor, First Addition
7,800 SF mol

SAN HELEN DR



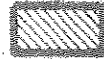
ST. ANNE DR

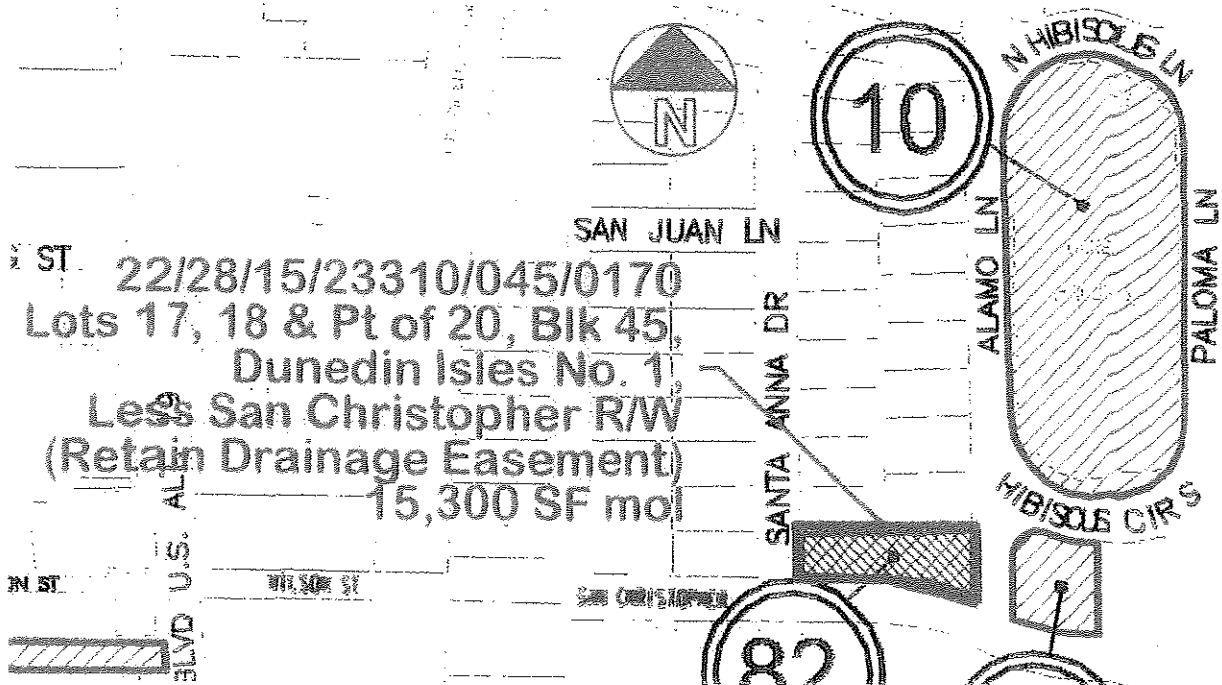
ST. CATHER

CARDINAL DR

ST. MARY DR

ST. CATHERINE DR W





24/28/15/00000/310/0100
Undeveloped part of Vanech Park
lying east of Jerry's Branch
of Curlew Creek
Meets & Bounds
7.5 Ac mol

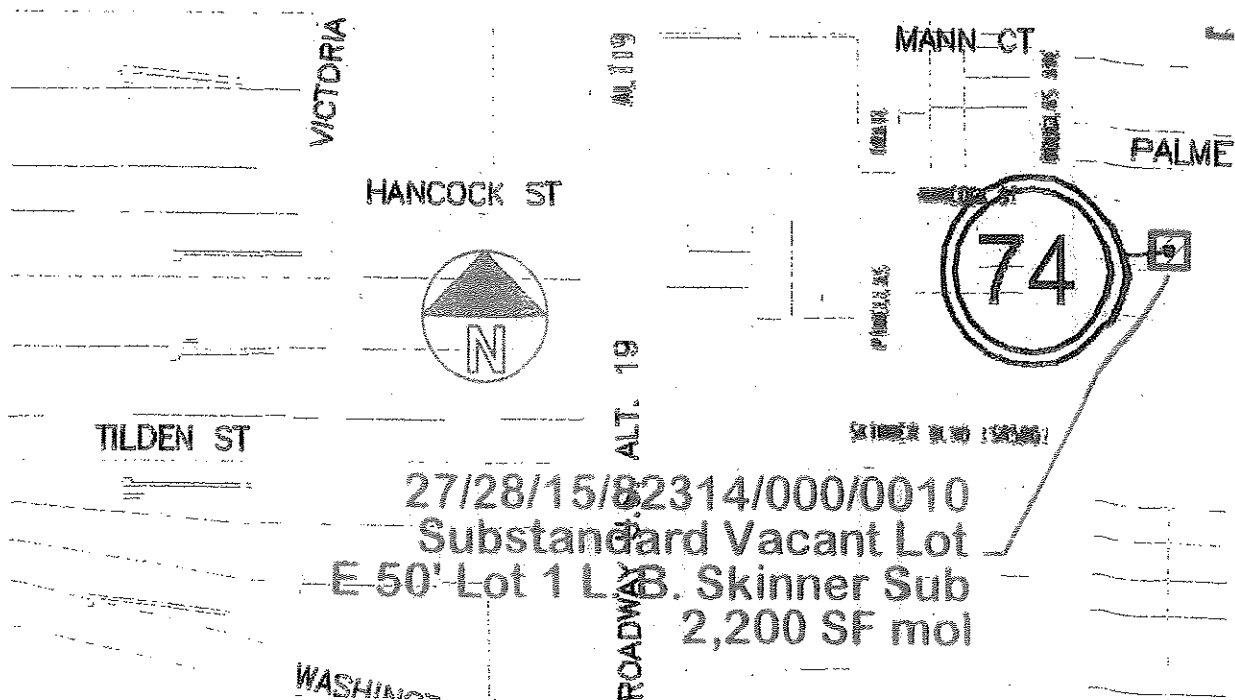
CT

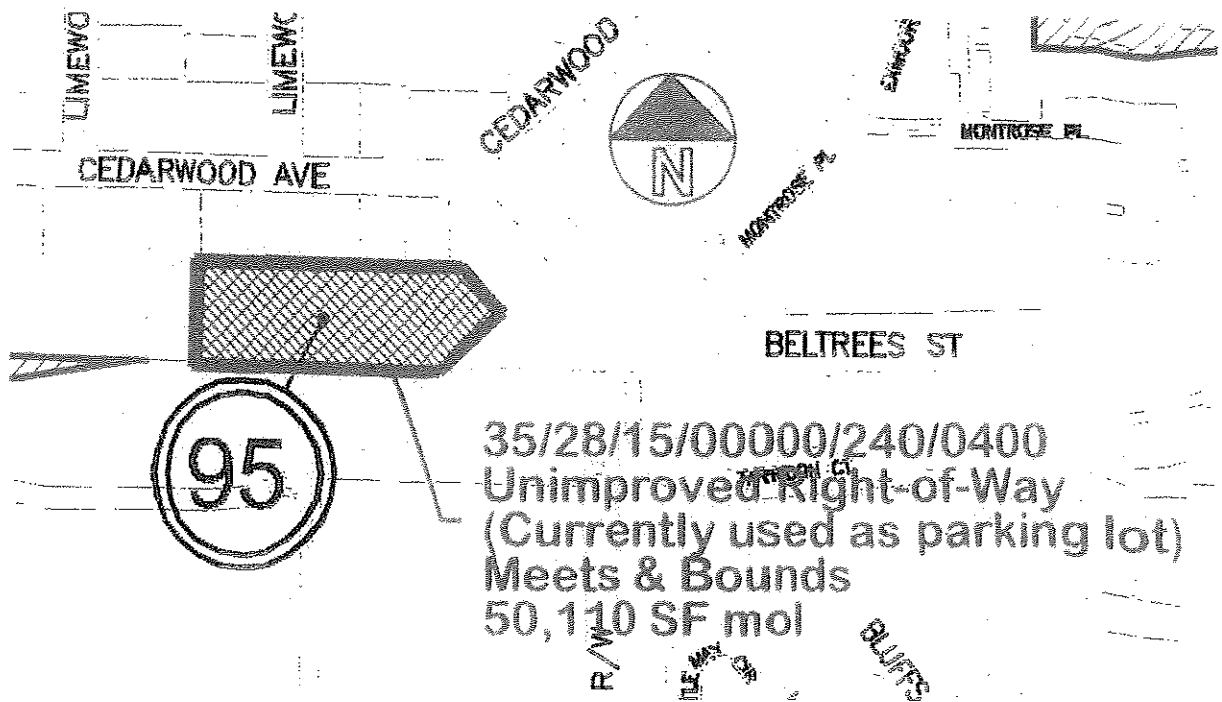


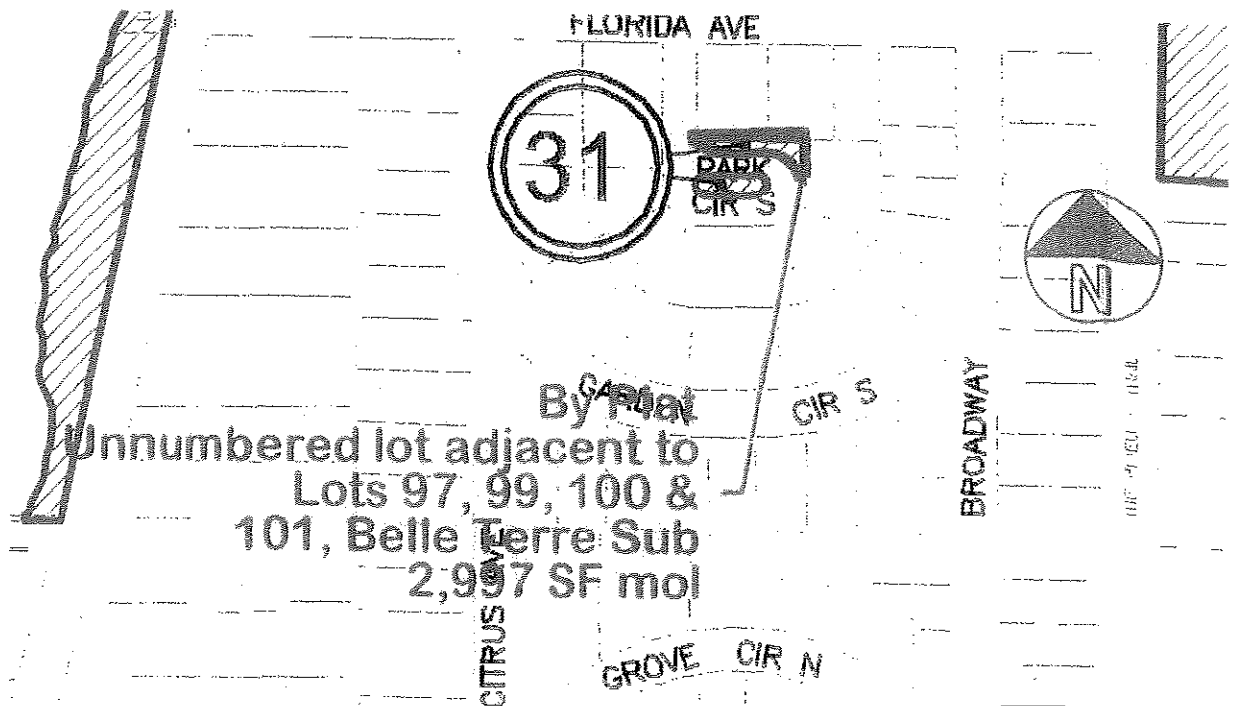
TIMBERVIEW DR CHA
CHA

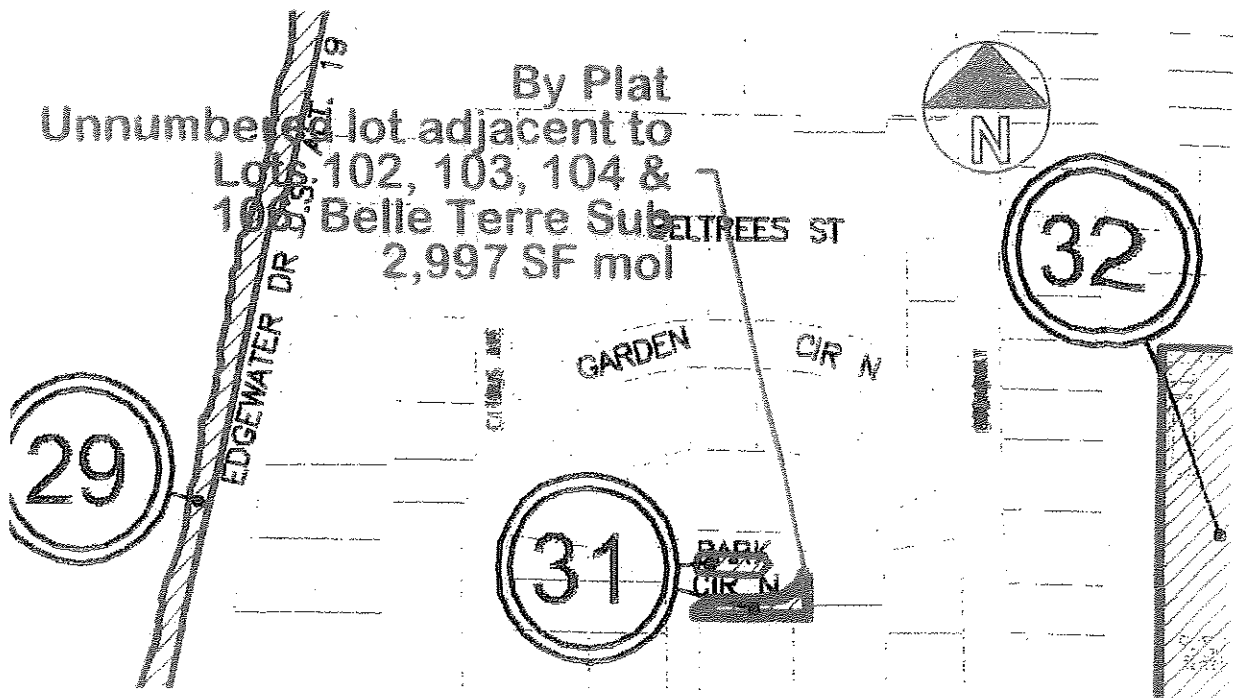
NARNIA CT

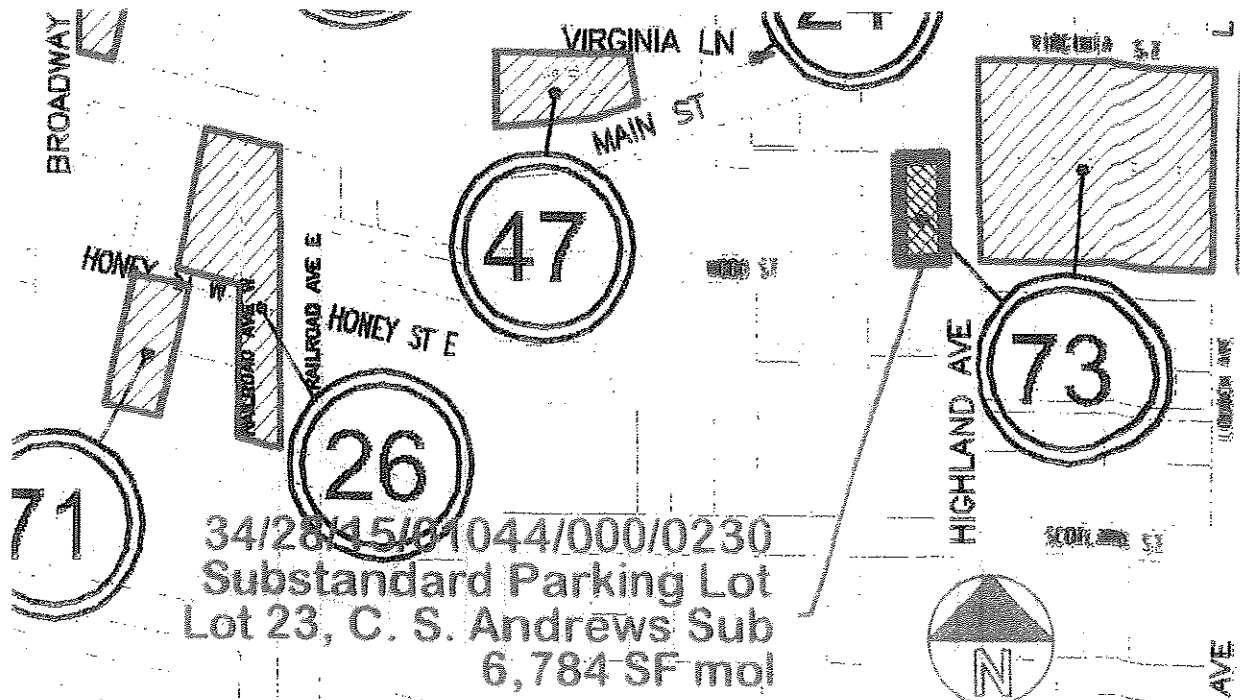
HOBBIT RD

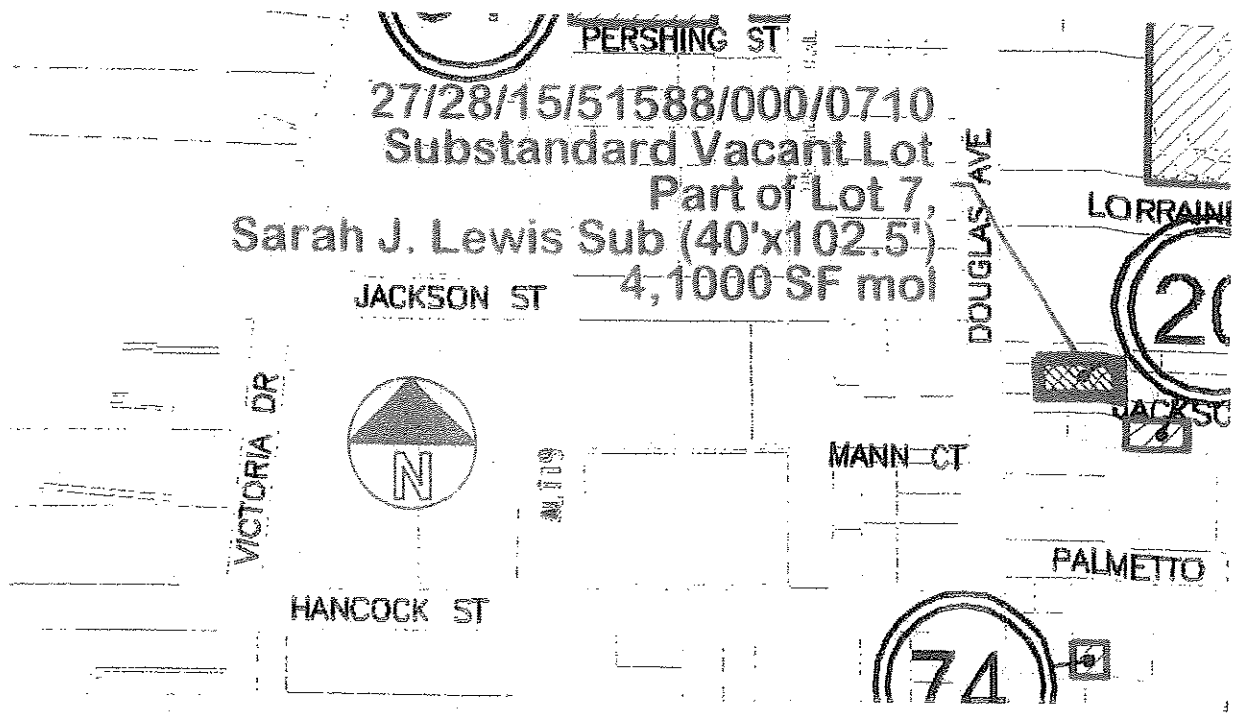


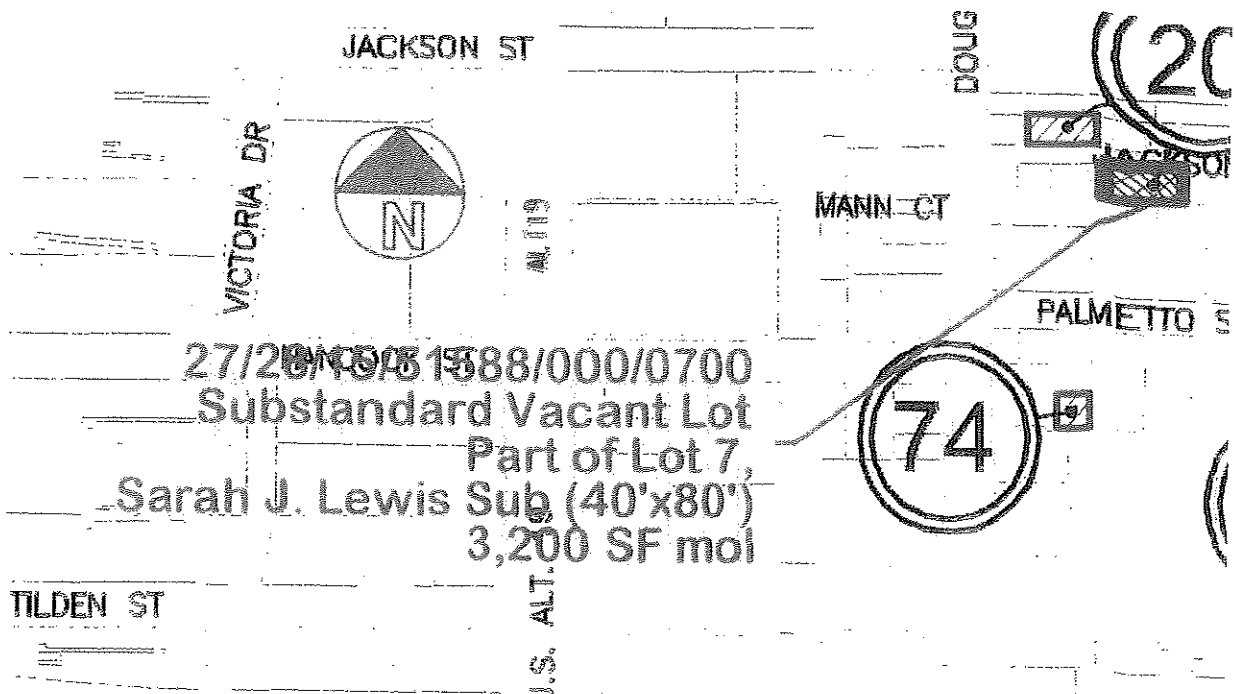


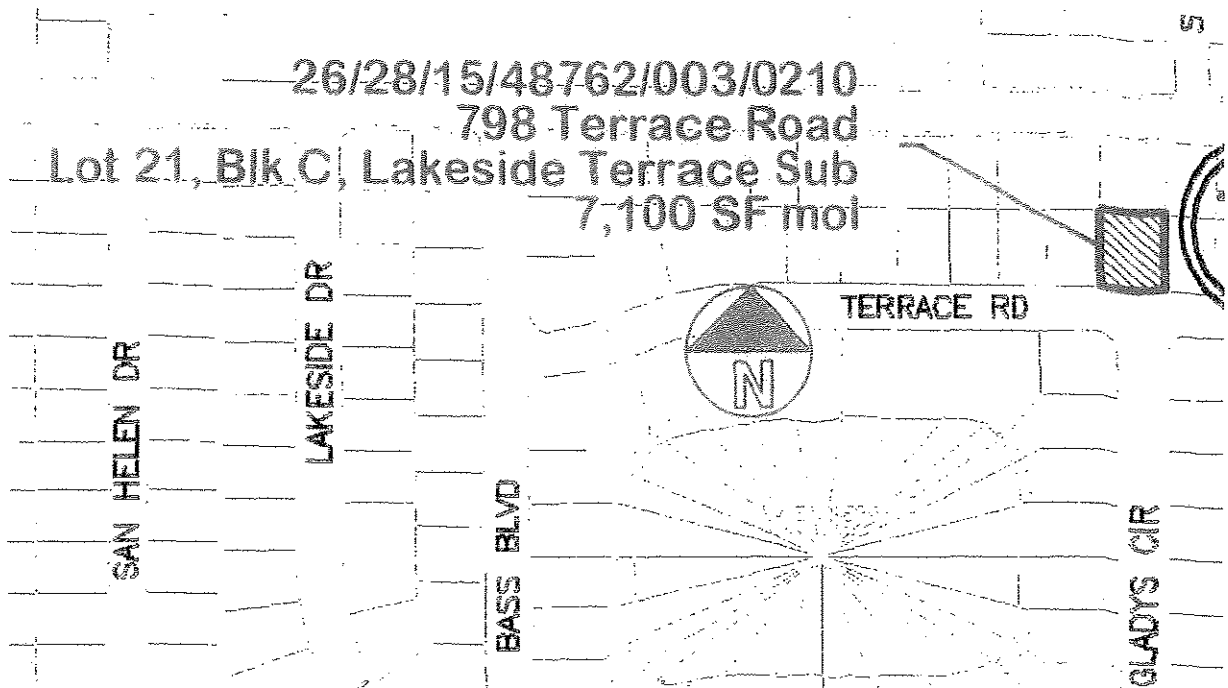






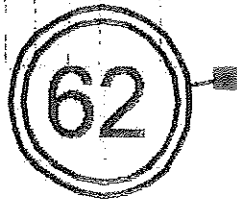






30/28/16/07254/000/0340
Public Works Yard (Vacant)
Part of Lots 34 & 35
Less Fire Station
2.83 Ac mol

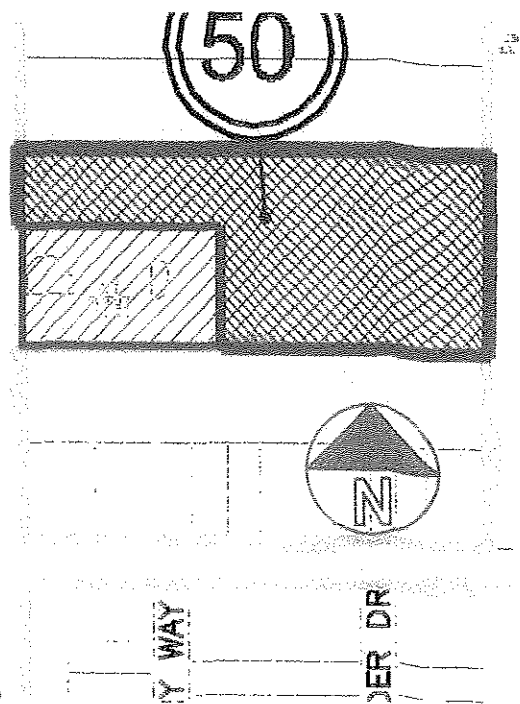
ANDREWS CT

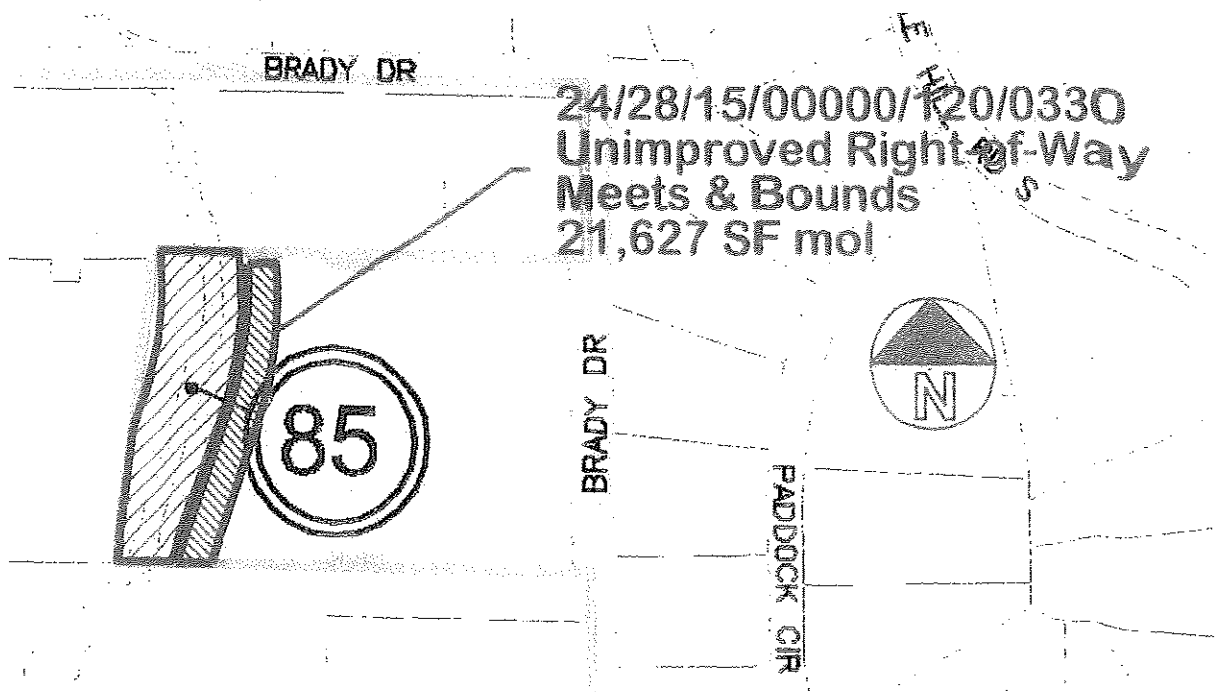


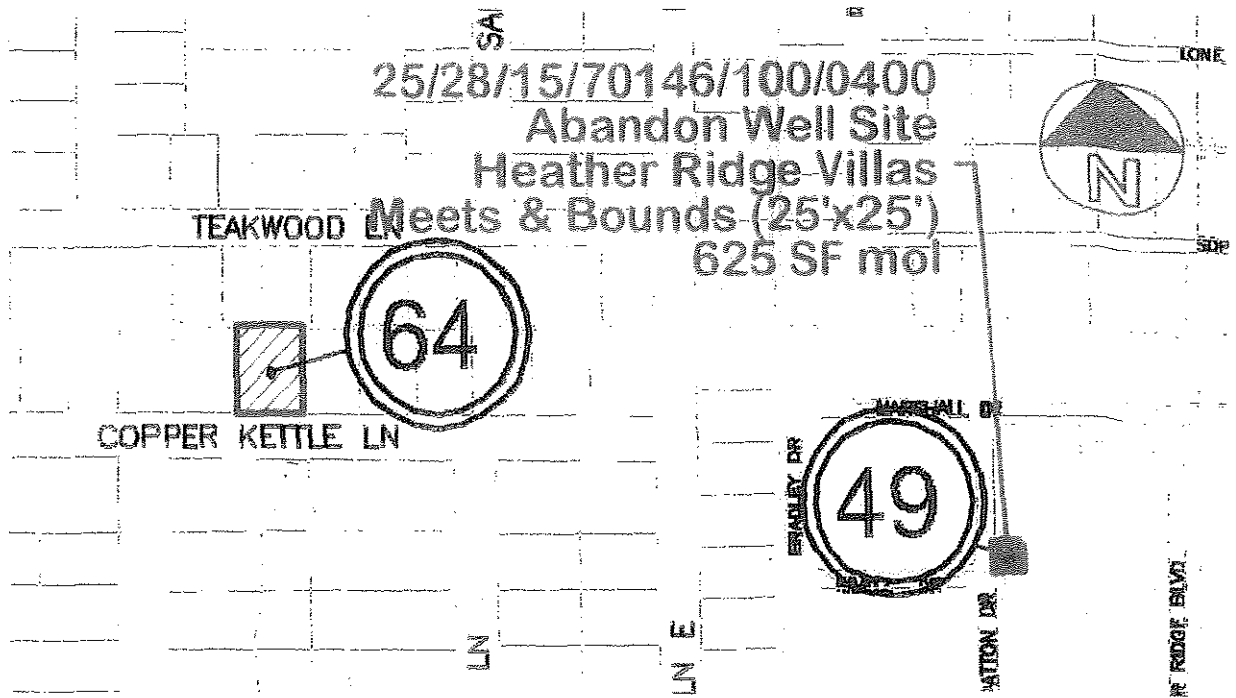
EVANS RD

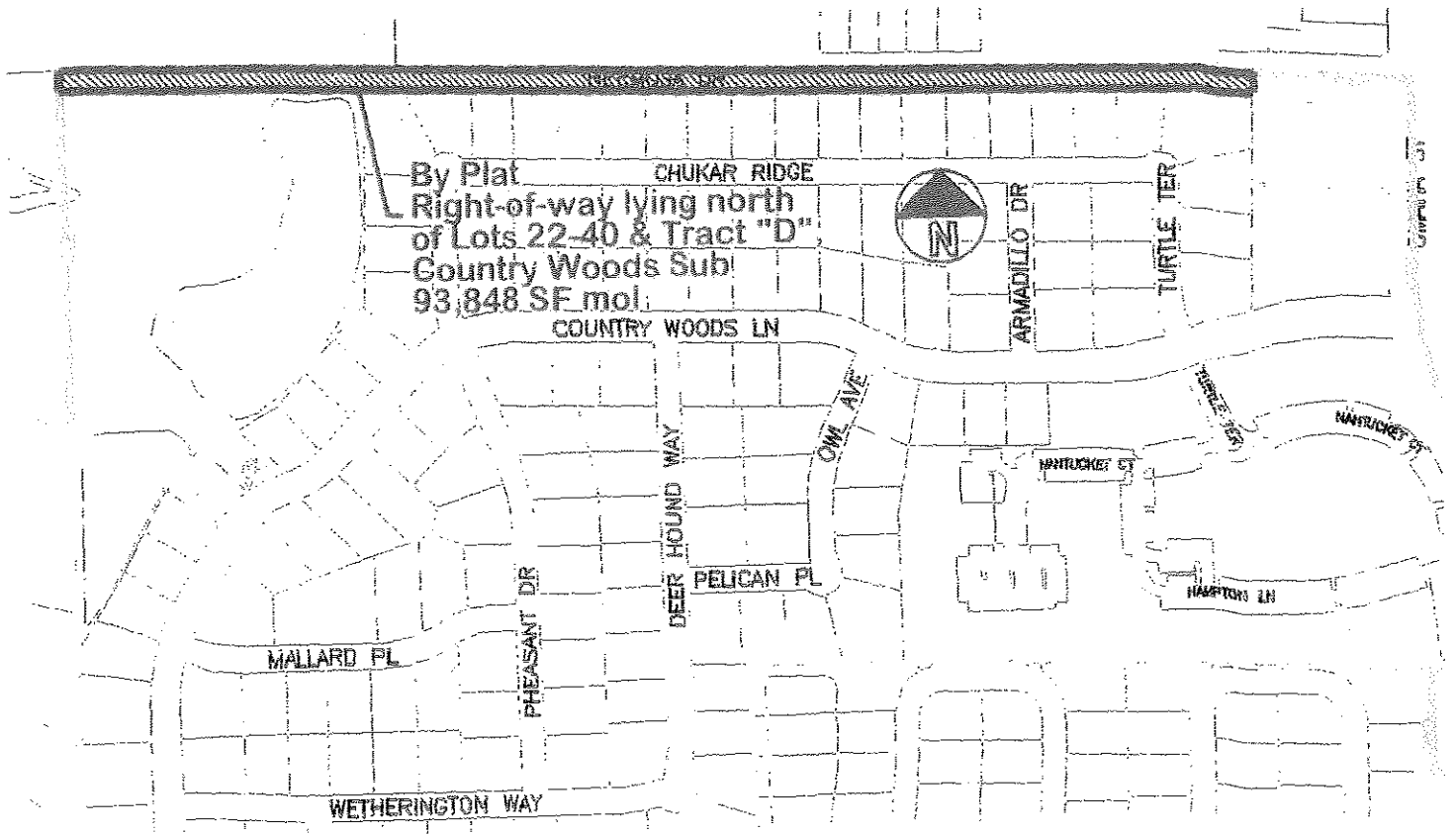
BLM ST

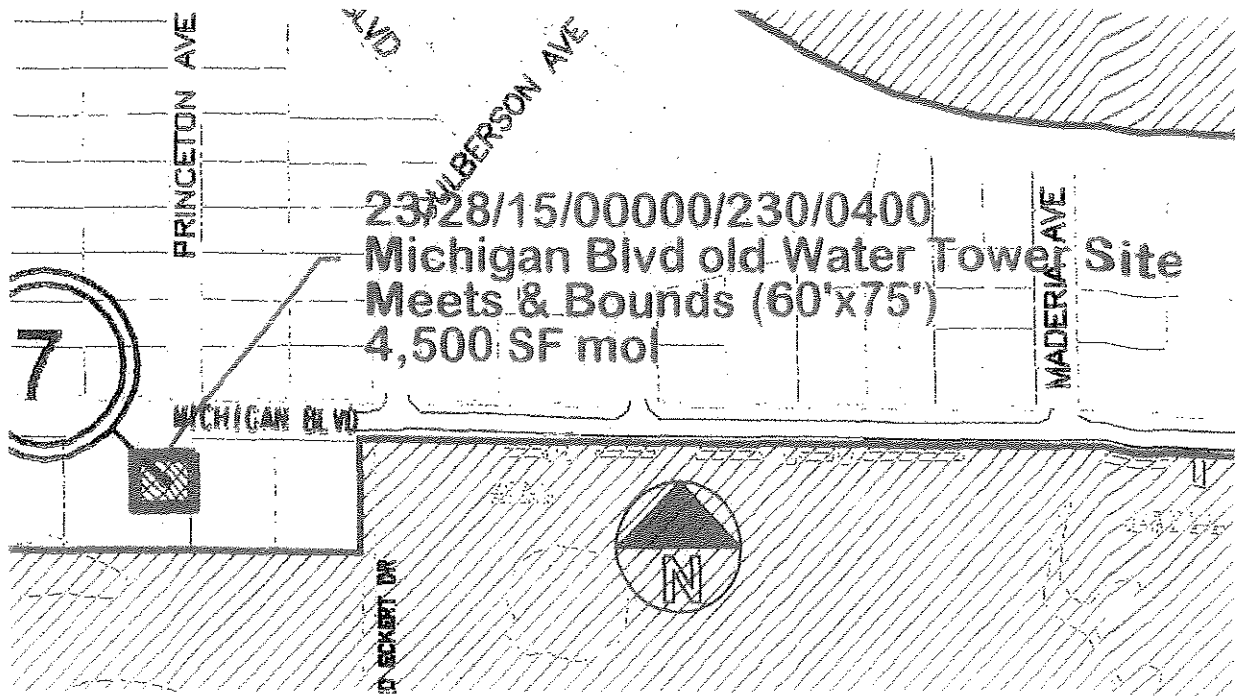
501

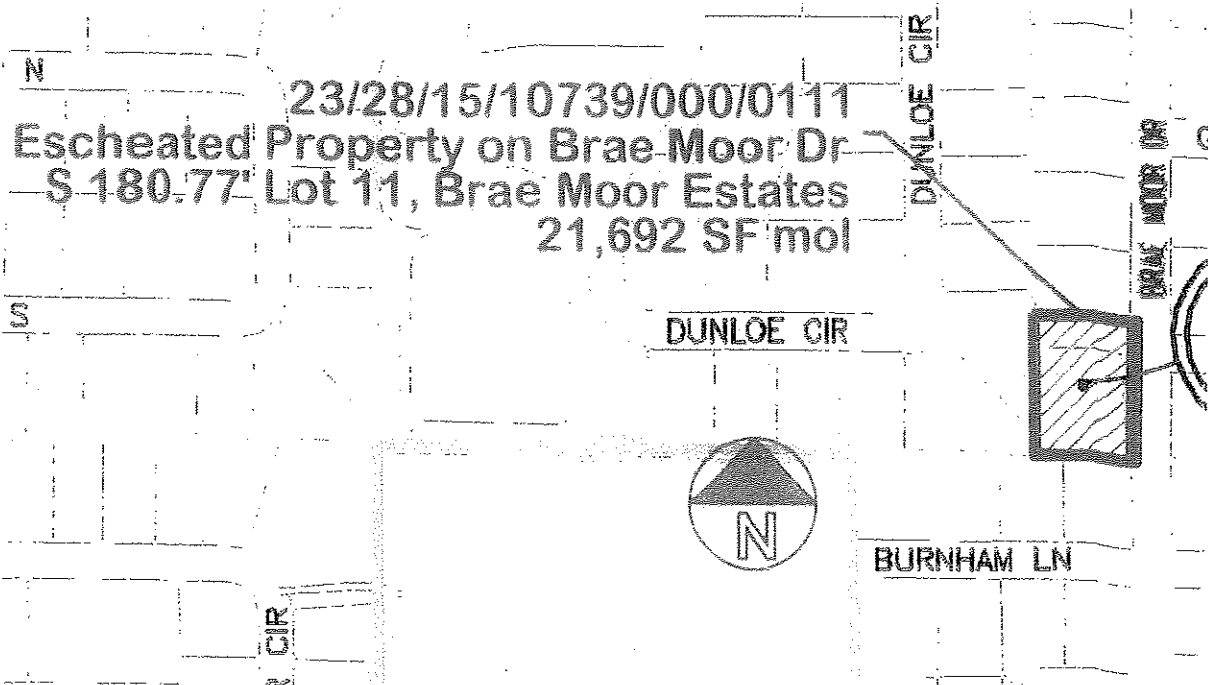


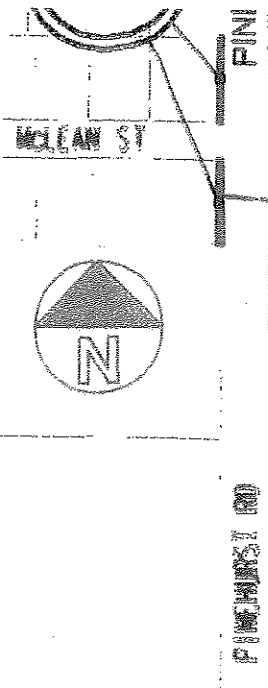












23/28/15/69381/000/0491
Escheated Property
E 3' Lot 49, Pinehurst Highlands
342 SF mol

DUNEDIN HIGH SCHOOL



23/28/15/69381/000/0881
Escheated Property
E 3' Lot 88, Pinehurst Highlands
342 SF mol

REPUBLIC DR

53

2000



30/28/16/00000/220/0100
Chesapeake Well Site (Vacant)
Meets & Bounds (25'x25')
625 SF mol

2 31

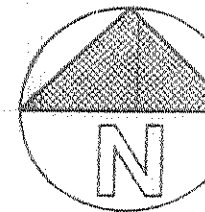
MANOR DR S

35/28/15/23400/000/0561

Escheated Property on Grovewood Dr
W 6' Lot 56, Dunedin Lakewood Estates
600 SF mol

OAKWOOD DR

KN

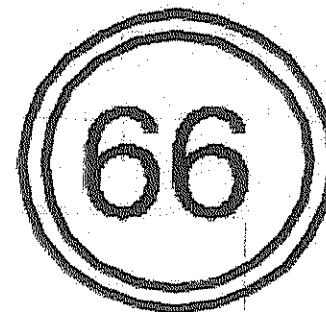


HI

VINE AVE

MANOR DR

PATRICIA AVE



LYNDHURST ST

23/28/15/00000/446/0200
Abandon Well Site near
Lake Highlander MHP
42'x42' Meets & Bounds
1,764 SF mol

BONNIE CIR

BONNIE CIR

ANNE MARIE DR

ANNE MARIE DR

1st ST

KOBLENLY CIR

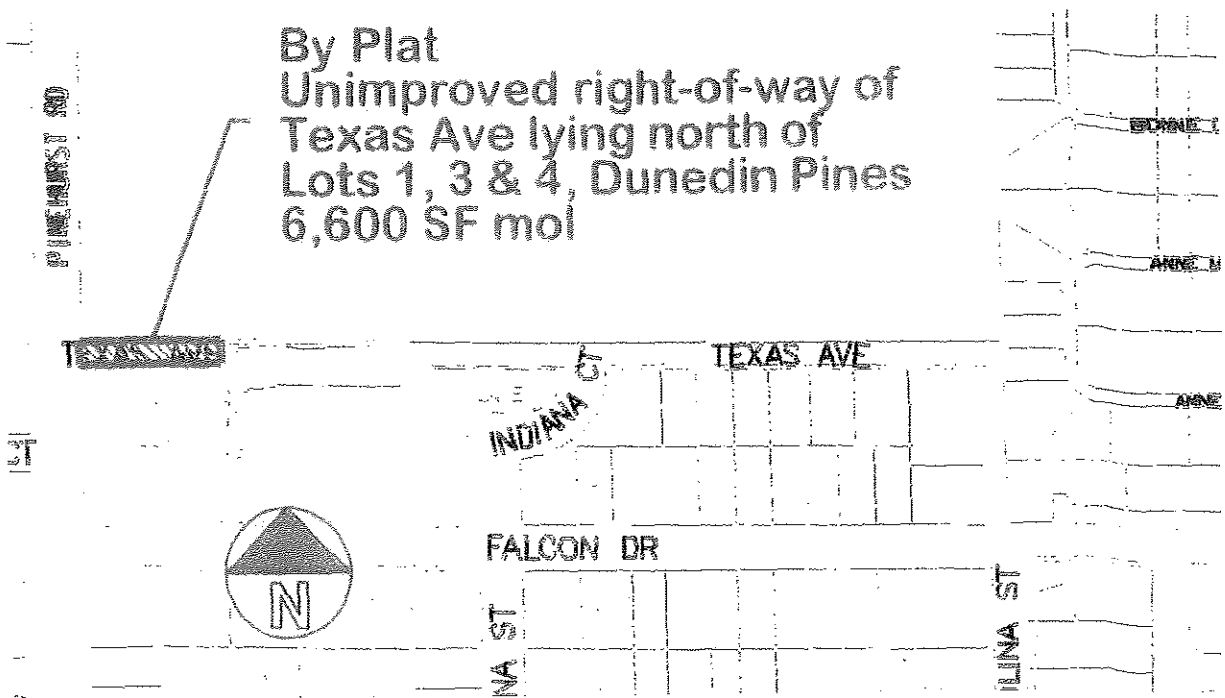
EAST GATE DR

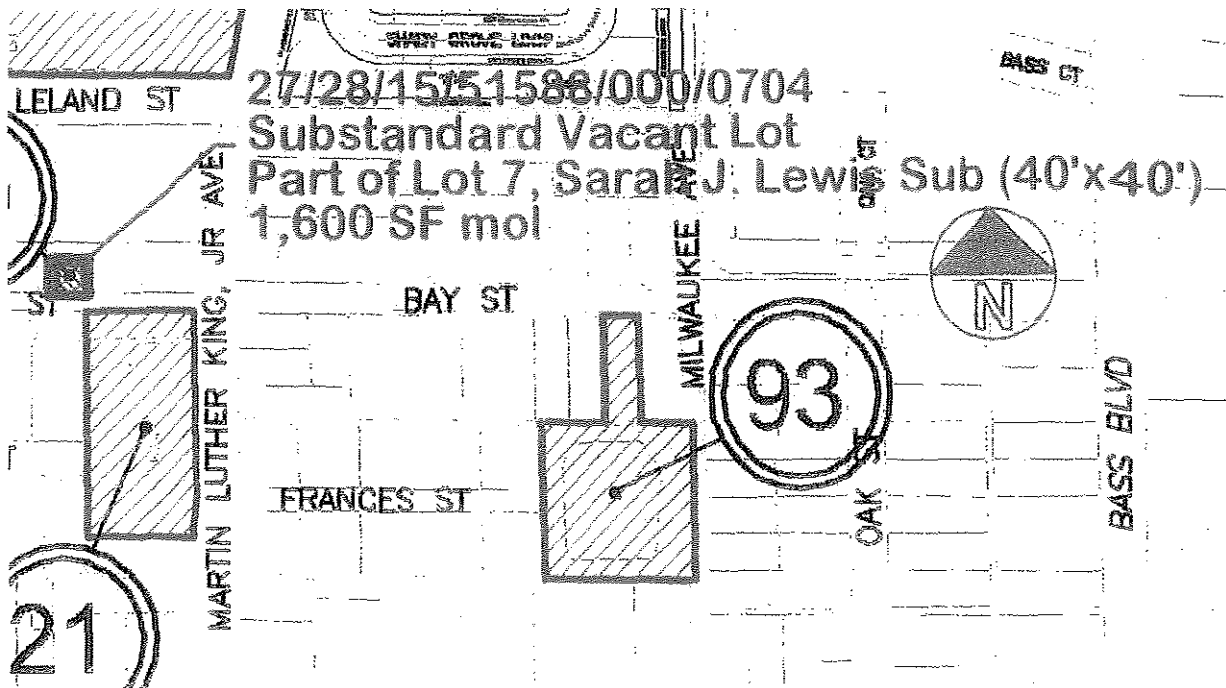
SOUTH GATE DR

AMBERLEA DR.

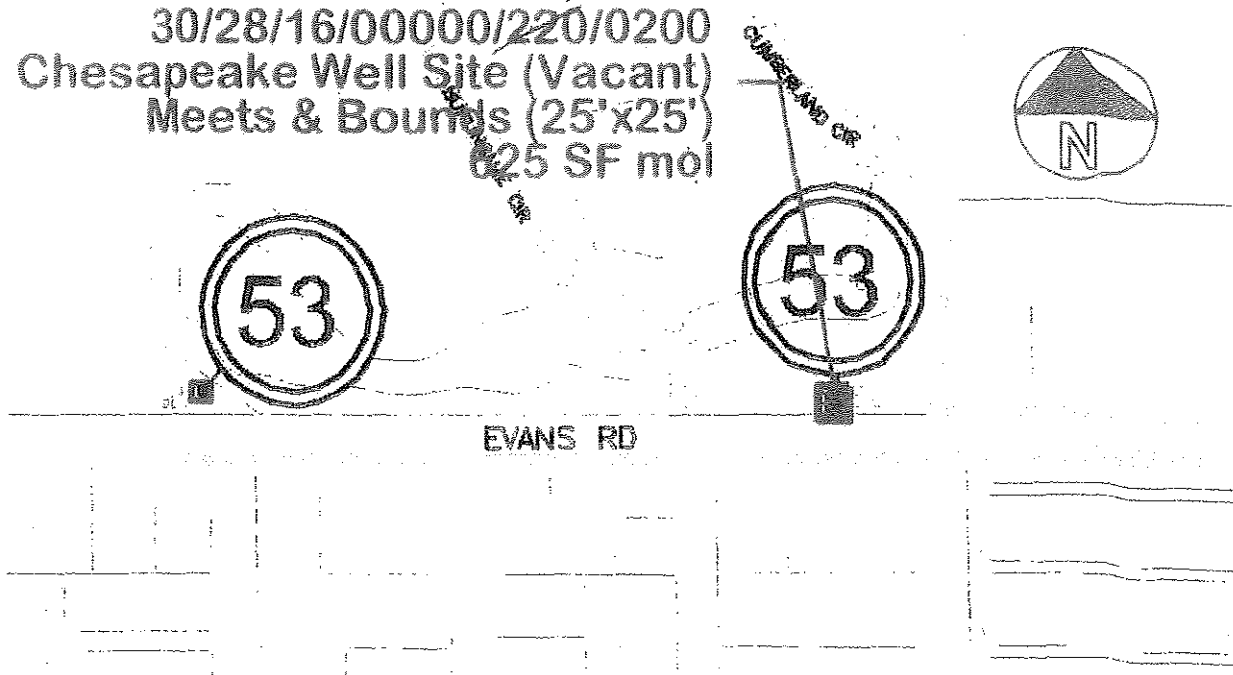


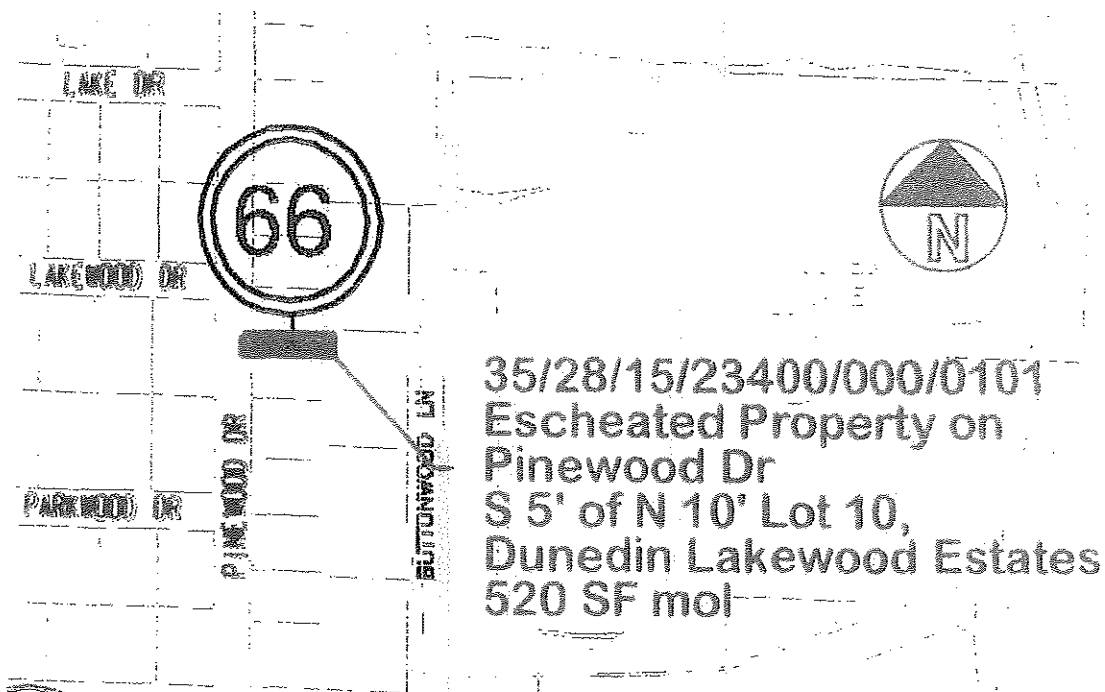
BRYAN DR





210
30/28/16/00000/220/0200
Chesapeake Well Site (Vacant)
Meets & Bounds (25'x25')
625 SF mol

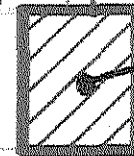
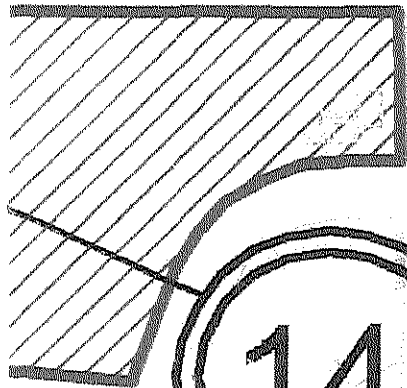




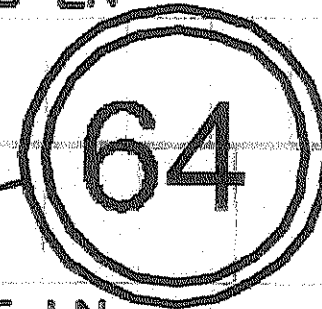
25/28/15/73557/000/0410
Lot 41, Ranchwood Estates
(93'x120')
11,160 SF mol

PL

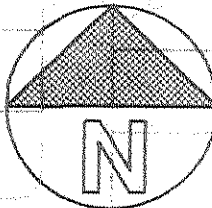
TEAKWOOD LN



COPPER KETTLE LN



SA



N

LINE