

MEMORANDUM

November 5, 2014

TO: Honorable Mayor and City Commissioners

FROM: Albert C. Galloway, Jr., City Attorney and
James Slaton, Public and Support Services Director

VIA: Kenneth Fields, City Manager

SUBJECT: Sale of real property not needed for municipal purposes

SYNOPSIS: The approval will allow for the sale of real property that has no municipal purpose to generate minor income.

RECOMMENDATION

The recommendation is for the City Commission to approve the sale of real property owned by the City which is not needed for municipal purposes. This matter will be considered by the CRA Board as well. The CRA Advisory Board has approved of the transactions contemplated by this Memorandum.

BACKGROUND

There are three parcels currently titled in the City of Lake Wales which, with City Commission approval, will be transferred to the CRA for the purposes contemplated by this Memorandum (The West 41.58 feet of Lot 25, GREENBRIAR PHASE I, Plat Book 67, Page 25, Public Records of Polk County, Florida; Lots 3 through 8, inclusive, Block EE, ALTA VISTA, Plat Book 5, Page 12, Public Records of Polk County, Florida; Tract A, CANDLELIGHT GROVES, Plat Book 58, Page 18, Public Records of Polk County, Florida).

Polk County Property Appraiser information sheets as to these three parcels are provided herewith.

The contemplated Intergovernmental transfer from the City to the CRA is authorized pursuant to §163.400, Fla.Stat., without consideration.

There is currently no ad valorem tax revenue flowing to the City as to these parcels. Additionally, the City is bearing the expense of maintaining these vacant parcels.

Upon approval by the City Commission and transfer of title to the CRA Board, these parcels will be advertised for sealed bid acquisition and staff will establish a minimum bid for transfer at a value that is in the public interest.

FISCAL IMPACT

Sale of the properties will generate minor income. More importantly, the properties will again produce ad valorem tax revenue for the City and the City will no longer bear maintenance responsibilities as to these parcels.

ALTERNATIVE

There is no alternative that will facilitate the contemplated improvement to the City's finances.

ATTACHMENTS

Information sheets identified by Property Appraiser's parcel ID number:

27-29-35-880010-000251

27-30-02-909610-005030

27-30-14-927030-000470

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Parcel Details: 27-29-35-880010-000251

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKE WALES CITY OF 100%

Mailing Address

Address 1 **201 W CENTRAL AVE**
 Address 2
 Address 3 **LAKE WALES FL 33853**

Site Address

Address 1 **518 GREENVIEW TER**
 Address 2
 City **LAKE WALES**
 State **FL**
 Zip Code **33853**

Parcel Information

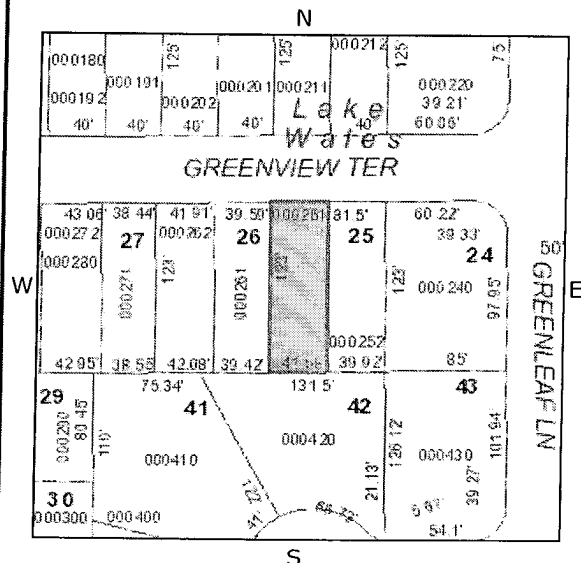
Neighborhood **6666.00**
 Show Recent Sales in this Neighborhood
 Subdivision **GREENBRIAR PHASE ONE PB 67 PG 25**
 Property (DOR) Use Code **Municipal (Other than Colleges, Parks & Re (Code: 8900))**
 Acreage **0.12**
 Taxing District **LAKE WALES/SWFWM (Code: 90320)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

GREENBRIAR PHASE ONE PB 67 PG 25 LOT 25 W
 41.58 FT

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272935

Mapping Worksheet Info
 Section_272935.pdf

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Parcel Details: 27-30-02-909610-005030



Owners

LAKE WALES CITY OF 100%

Mailing Address

Address 1 **PO BOX 1320**
 Address 2
 Address 3 **LAKE WALES FL 33859-1320**

Site Address

Address 1 **0 3RD ST N**
 Address 2
 City **LAKE WALES**
 State **FL**
 Zip Code **33853**

Parcel Information

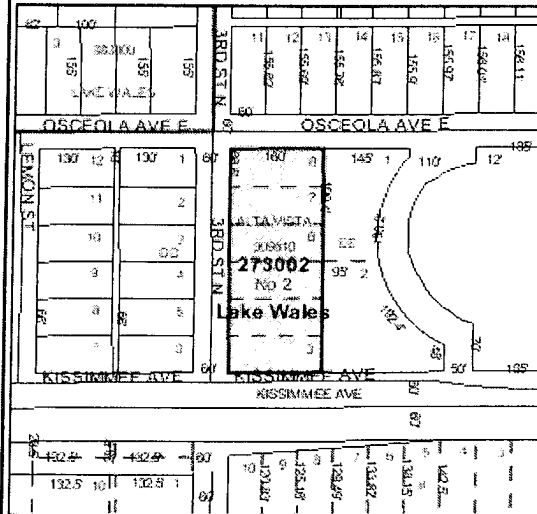
Neighborhood **6666.00**
 Show Recent Sales in this Neighborhood
 Subdivision **ALTA VISTA PB 5 PG 12**
 Property (DOR) Use **Vacant Municipal - vac land or misc impr of some value (Code: 7089)**
 Acreage **1.46**
 Taxing District **LAKE WALES/SWFWM (Code: 90320)**

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ALTA VISTA PB 5 PG 12 BLK EE LOTS 3 THRU 8

Area Map



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Mapping Worksheets (plats) for 273002

Mapping Worksheet Info
[Section_273002.pdf](#)

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Parcel Details: 27-30-14-927030-000470

TAX EST PRT CALC PRC TRIM

Owners

LAKE WALES CITY OF (CANDLELIGHT WATER 100%

Mailing Address

Address 1 **PO BOX 1320**
 Address 2
 Address 3 **LAKE WALES FL 33859-1320**

Site Address

Address 1 **0 CANDLELIGHT LOOP**
 Address 2
 City **LAKE WALES**
 State **FL**
 Zip Code **33859**

Parcel Information

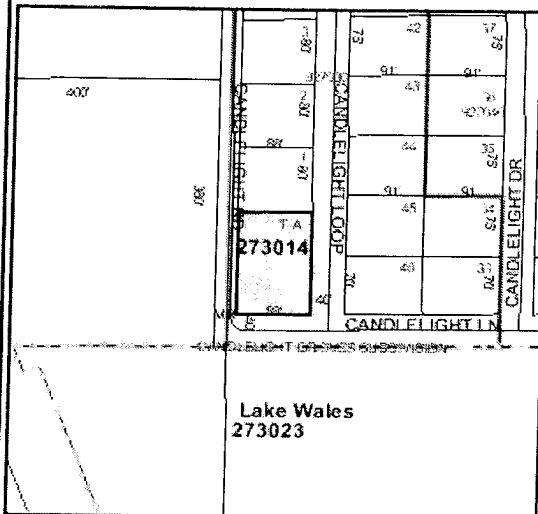
Neighborhood **6666.00**
 Show Recent Sales in this Neighborhood
 Subdivision **CANDLELIGHT GROVES SUB PB 58 PG 18**
 Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 7089)**
 Acreage **0.25**
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

Property Desc

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CANDLELIGHT GROVES PB 58 PG 18 TRACT A

Area Map



Recorded Plat

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Mapping Worksheets (plats) for 273014

Mapping Worksheet Info
 Section_273014.pdf