



Inspector General Insights

Background: The Board of County Commissioners (BCC) Real Property Management staff circulated a list of fourteen (14) County owned surplus properties to County staff. Barring a documented need for any of the 14 properties, Real Property Management intended to submit the list to the BCC to secure authorization for disposal of the properties pursuant to Florida Statute 125.35.2.

Objective: The Office of Inspector General (OIG) reviewed the list of surplus properties to:

1. Identify the type of property
2. Compare the in-house staff property valuation to the market value established by the Collier County Property Appraiser
3. Identify the potential for County use
4. Determine whether the properties were recorded as County fixed assets.

Scope: Our scope was limited to the following fourteen (14) properties earmarked by Real Property Management staff for disposal as surplus.

ROW #	FOLIO	Address	Improved Status	Acres	Value	Zoning	Notes	County Asset	Property Appraiser - Market Value
1	38728960009	DeSoto Blvd N	Vacant	0.31	\$3,500	E - Non-Developable		Yes	\$4,650
2	38903720006	4221 70th Ave NE	Vacant	1.59	\$26,000	E - Developable		No; County assumed property after unpaid code enforcement liens.	\$24,350
3	40366080009	22nd Ave NE	Vacant	0.61	\$5,500	E - Non-Developable		Yes	\$100
4	41105960004	1020 Desoto Blvd	Vacant	1.64	\$30,000	E - Developable		No; conveyed to County in 2004.	\$17,548
5	56401280004	Rose Ave	Vacant	0.09	\$14,000	RMF-6	Adjoining lot to #6	Yes	\$7,052
6	56401320003	302 Rose Ave	Vacant	0.09	\$14,000	RMF-6	Adjoining lot to #5	Yes	\$20,434
7	70920600002	Harbor Rd	Vacant	0.1	\$39,000	RSF-4		Yes	\$41,662
8	61482840005	3080 Francis Ave	Vacant	0.19	\$59,000	RMF-6 - GTMUD-R	Adjacent to Shadowlawn Elementary School	No; property records reflect a 1956 acquisition	\$132,480
9	51693520001	Spruce St	Vacant	0.07	\$15,000	RMF-6 - Non-Developable		Yes	\$51,175
10	66220840000	15th St SE	Vacant	0.12	\$3,800	MH		Yes	\$8,256
11	63500040002	Central Dr	Vacant	0.07	\$10,000	RMF-6 - Non-Developable		Yes	\$57,544
12	00117280001	408 School Drive	Vacant	0.15	\$14,000	RMF-6		Yes	\$6,960
13	01134805808	249 Brockington Dr	Vacant	0.16	\$3,700	VR - CZO-ACSC/ST	Adjoining lot to #14	Yes	\$3,795
14	1133560005	243 Brockington Dr	Vacant	0.14	\$3,300	VR - CZO-ACSC/ST	Adjoining lot to #13	No; County assumed property after unpaid code enforcement liens.	\$3,163
									\$379,169

Observations: We noted two findings:

- Four of the properties (#2, #4, #8, #14) were not recorded as County assets.
- Fixed Asset staff property records reflected one property (#7) on the list from Real Property Management as already in “disposed” status as of 2013.

We also had the following observations regarding the properties listed:

- The principal use of these properties was residential (single family, multi-family, mobile home).
- Four of the properties (#1, #3, #9, and #11) were identified as non-developable.
- One property (#8) slated for disposal was owned by Public Utilities. Bayshore/Gateway Triangle staff expressed interest in this property. This adjacent landowner, who was using the property as a means of access to his lot, could have also been interested in the property.

Recommendations & Actions: On September 22, 2020 (Agenda Item 16C7) the Board approved 13 County owned real properties to be disposed of as surplus. The property at 3080 Francis Avenue (#7 on previous page) was approved for conveyance to Residential Options of Florida, Inc., a not-for-profit corporation, for \$1,000 pursuant to Florida Statute 125.28.

On January 12, 2021 (Agenda Item #16C5) the Board accepted bids for 4 surplus properties listed in the table below (#7, #8, #11, and #12).

Item	FOLIO	Address	Acres	Appraisal	Zoning	Bid	Bidder	Recommendation
1	38728960009	DeSoto Blvd N	0.31	\$3,500	E - Non-Developable	N/A	N/A	No Bid
2	38903720006	4221 70th Ave NE	1.59	\$26,000	E - Developable	\$1,450	Sabrina Ramos	Reject Bid
3	40366080009	22nd Ave NE	0.61	\$5,500	E - Non-Developable	N/A	N/A	No Bid
4	56401280004	Rose Ave	0.09	\$14,000	RMF-6	\$1,212	Sabrina Ramos	Reject Bid
5	56401320003	302 Rose Ave	0.09	\$14,000	RMF-6	\$5,185	Sabrina Ramos	Reject Bid
6	70920600002	Harbor Rd	0.1	\$39,000	RSF-4	N/A	N/A	No Bid
7	51693520001	Spruce St	0.07	\$15,000	RMF-6 - Non-Developable	\$6,050	Karen Paustian	Accept Bid
8	66220840000	15th St SE	.12	\$3,800	MH	\$5,185	Marcelino Deleon	Accept Bid
9	63500040002	Central Dr	0.07	\$10,000	RMF-6 - Non-Developable	N/A	N/A	No Bid
10	00117280001	408 School Drive	0.15	\$14,000	RMF-6	\$1,209	Marcelino Deleon	Reject Bid
11	01134805808	249 Brockington Dr	0.16	\$3,700	VR - CZO-ACSC/ST	\$3,700	Dan Daniels	Accept Bid
12	01133560005	243 Brockington Dr	0.14	\$3,300	VR - CZO-ACSC/ST	\$3,300	Dan Daniels	Accept Bid

Note: Bids that are recommended to be rejected are for developable properties in which the bids are considerably less than the appraised values.

Conclusion: Staff followed the prescribed statutory process for the disposal/sale of surplus properties. We will be performing follow-up procedures to test if property acquisitions/disposals are fully reflected in Fixed Asset records.

Total # Transactions	Amounts Audited or Reviewed	Questioned Costs	Taxpayer Savings	Findings
14	\$ 379,169.00	N/A	N/A	2