

# City of South Daytona

## Office of the City Manager

Post Office Box 214960 • South Daytona, FL 32121 • 386/322-3010 • FAX 386/322-3008



### MEMORANDUM

### AGENDA ITEM

# D12 DATE 10/13/20

**To:** The Honorable Mayor and Members of the City Council

**From:** James L. Gillis, Jr., City Manager *JLG*

**Re:** Consideration of Approving the Acquisition of a Drainage Right-of-Way Behind the Homes Along Pope Avenue from Valencia to Reed Canal Road by Purchasing the Tax Certificate and Applying for the Tax Deed from Volusia County

**Date:** October 6, 2020

The City has a stormwater system behind the homes along Pope Avenue from Valencia to Reed Canal Road that is used to drain the rear yards to the lake at our Reed Canal Stormwater Control Facility. It has come to staff's attention that the narrow strip of land surrounding our stormwater system is actually owned by a now defunct corporation known as PAGO, Inc. A map of the area in question is attached to this memorandum as Exhibit A for your review.

According to the Florida Division of Corporations website (Sunbiz), PAGO, Inc. was formed in 1969 and is still listed as the property owner according to the Volusia County Property Appraiser. Old aeriels of the City show that a drainage canal used to be located behind the homes on Pope that were culverted at some point. Plats for this area do not dedicate this drainage canal to the City. The Sunbiz report is attached to this memorandum as Exhibit B and the property appraiser's report is attached as Exhibit C for your review.

PAGO, Inc. has been dissolved and the corporation has not paid the tax on the property since 2006. This has essentially created a tract of land without current ownership. It is in the City's best interest to acquire this property to ensure the right to operate and maintain our drainage system located there. City Council approval is required for staff to begin acquisition of the property.

If approval is granted, there are two methods that the City will utilize to acquire the property.

#### Method 1:

The first method staff will perform is to try to get Volusia County to assume ownership of the parcel since it has no intrinsic value. If Volusia County agrees to assume ownership and verifies that they have no interest in the property, they must convey it to the City according to State law free of charge.

#### Method 2:

If the County does not want to assume ownership, then staff will proceed with the second method which requires the City to purchase the 2019 tax certificate issued by Volusia County for the parcel as well as make payment of all back taxes owed which totals \$376.59. A title search will then have to be performed by the Volusia Tax Assessor's Office to ensure the current property owner, PAGO Inc., has been properly notified of the back taxes. Once this is complete, the City will be charged \$200 to

process the tax deed sale. It is anticipated that if the second method is utilized, the entire acquisition cost for this property will be less than \$1,000. The funds are available in the Utility Service Fund. The City has a tax consultant on retainer to handle the acquisition on our behalf.

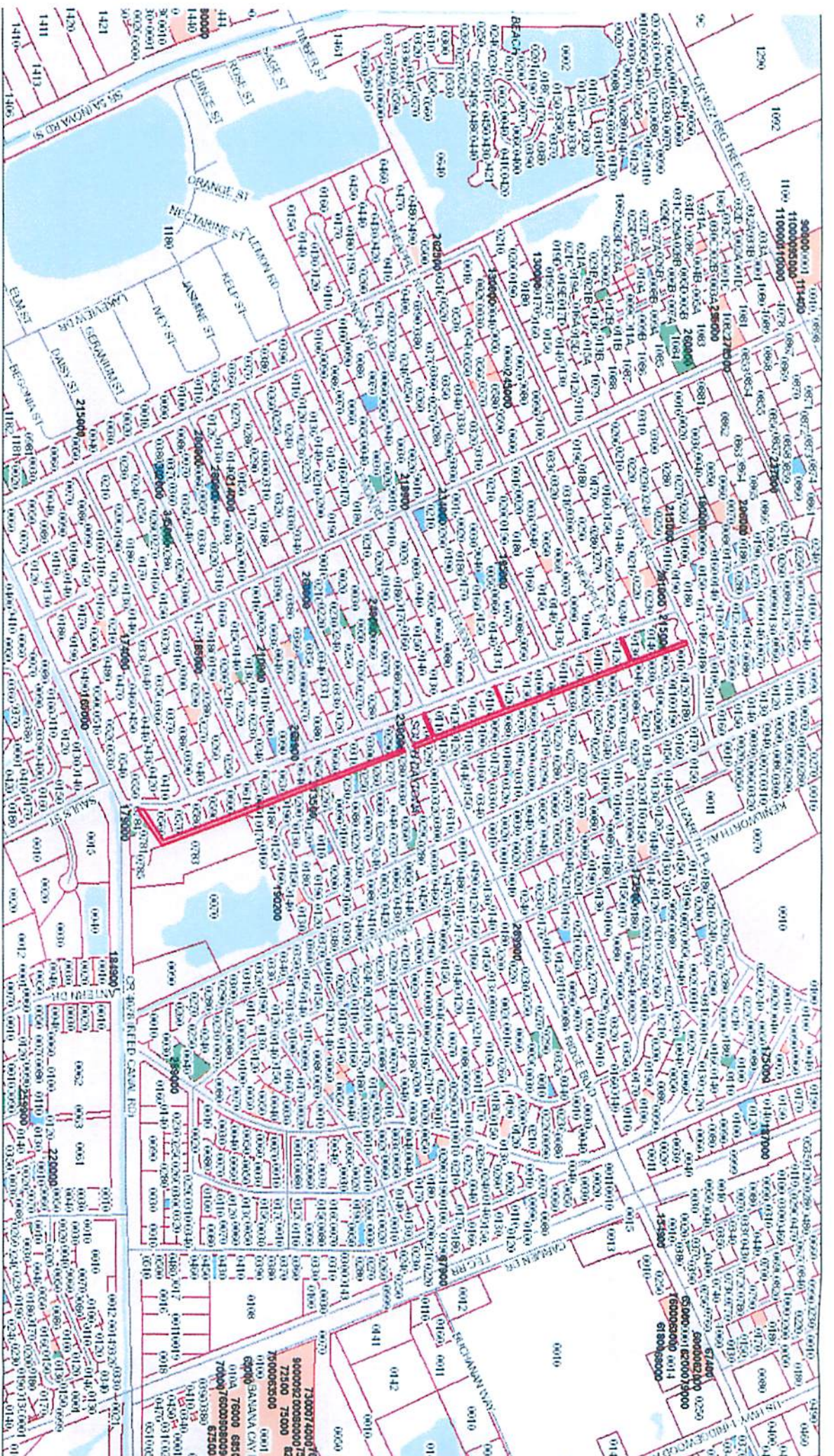
If approved and the parcel is acquired, the property will be designated as a drainage right-of-way for the operation and maintenance of our stormwater system. The property is currently being maintained by the adjacent property owners on Pope Avenue and the City will continue to encourage this if we secure ownership.

## **EXHIBIT A**

### **AREA MAP**



# PAGO INC PARCEL POPE AVENUE





## **EXHIBIT B**

### **SUNBIZ REPORT**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

PAGO, INC.

### Filing Information

Document Number	342070
FEI/EIN Number	00-0000000
Date Filed	02/25/1969
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	05/08/1975
Event Effective Date	NONE

### Principal Address

444 SEABREEZE BLVD., SUITE 910  
DAYTONA BEACH, FL 32018

### Mailing Address

444 SEABREEZE BLVD., SUITE 910  
DAYTONA BEACH, FL 32018

### Registered Agent Name & Address

CAREY, JAMES E.  
444 SEABREEZE BLVD.  
DAYTONA BEACH, FL 32018

### Officer/Director Detail

#### Name & Address

Title PD

CAREY, JAMES E.  
444 SEABREEZE BLVD.  
DAYTONA BEACH, FL

Title ST

WELLS, THOMAS L.  
60 N. ST. ANDREWS  
ORMOND BCH., FL

Title D

WELLS, THOMAS L.

60 N. ST. ANDREWS  
ORMOND BCH., FL

Title VD

WELLS, VIVIAN  
60 N. ST. ANDREWS  
ORMOND BCH., FL

**Annual Reports**

Report Year	Filed Date
1975	06/18/1975

**Document Images**

No images are available for this filing.

Florida Department of State, Division of Corporations

## **EXHIBIT C**

**VOLUSIA COUNTY PROPERTY APPRISER RECORD**



Altkey: 5959929  
PAGO INC

Parcel ID: 534214000001

PROPERTY LOCATION IS NOT AVAIL , DAYTONA BEACH

## Parcel

Short Parcel Id 534214000001  
Property Location PROPERTY LOCATION IS NOT AVAIL, DAYTONA BEACH, 32119  
PC Code 0000 - VACANT RES  
Total Bldgs 0  
Neighborhood 3447 - PALM GROVE 6TH 5342-09,7TH  
Business Name  
Homestead Property No

## Primary Owner

Owner PAGO INC  
In Care Of C/O JAMES E CAREY  
Mailing Address 444 SEABREEZE BLVD  
DAYTONA BEACH FL 32118  
[Change Mailing Address Online](#)

## All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	PAGO INC		100	O - O

## Legal

Millage Group 401-SOUTH DAYTONA  
Legal Description DRAINAGE EASEMENT ADJACENT TO LOTS 56 TO 66 INC IN PALM GROVE SUB  
Map TWP-RNG-SEC 15 - 33 - 42  
Subdivision-Block-Lot 14 - 00 - 0001  
Date Created 24-OCT-00  
Year Annexed

## County Links

Property Tax Bill [CLICK HERE](#)  
Link to Permits [CLICK HERE](#)

## Other Links

Google Street Address [CLICK HERE](#)  
Bing Maps [CLICK HERE](#)

## Land &amp; Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0000-VAC RES UNBUILDABLE	UNIT	1.00					320.00	\$320

## Land Summary

Land Code 0000-VAC RES UNBUILDABLE  
Total Land Value \$320  
Value/Square Feet  
Value/Acre  
Depth Factor 1.00  
Location Factor 100  
Influence 1 -  
Influence 2 -

## Total Land Value

## Total Land Value

\$320

## AGVAL Summary

## AG Value

Appraised Value

Non AG Just Value

Total Land Value

## Working Tax Roll Values

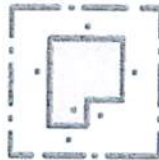
Year	Land Value	Impr Value	Just Value	Non-Sch Assd	HX Savings
2020	\$320	\$0	\$320	\$320	\$0

## Working Tax Roll Taxable Values by Authority

Auth	Authority Name	Exemption/10Cap	Taxable
0011	REQ LOCAL EFFORT	\$0	\$320
0012	DISCRETIONARY	\$0	\$320
0017	CAPITAL IMPROVEMENT	\$0	\$320
0050	GENERAL FUND	\$0	\$320
0055	LIBRARY	\$0	\$320
0057	VOLUSIA FOREVER	\$0	\$320
0058	VOLUSIA ECHO	\$0	\$320
0059	VOLUSIA FOREVER I&S 2005	\$0	\$320
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$0	\$320
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$0	\$320
0100	HALIFAX HOSPITAL AUTHORITY	\$0	\$320
0220	SOUTH DAYTONA	\$0	\$320
0520	MOSQUITO CONTROL	\$0	\$320
0530	PONCE INLET PORT AUTHORITY	\$0	\$320

## Final Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Non-Sch Exemptions	Non-Sch Taxable	HX Savings
2019	\$300	\$0	\$300	\$300	\$0	\$300	\$0
2018	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2017	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2016	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2015	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2014	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2013	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2012	\$290	\$0	\$290	\$290	\$0	\$290	\$0
2011	\$290	\$0	\$290	\$290	\$0	\$290	\$0



Sorry, no sketch available  
for this record

Item	Area