



Staff Report

File #: 15-305, **Version:** 1

Agenda Date: 11/10/2015

Subject:

Resolution declaring a parcel of County-owned land surplus, establishing a base bid, and authorizing the Economic Development Authority to seek business opportunities for the sale and development of the property through a Request for Negotiations process.

Recommended Action:

Adoption of a resolution to declare a parcel of County owned land surplus, establish a bid in the amount of \$684,000.00, and adopt the resolution authorizing the Pinellas County Industrial Development Authority, d/b/a, the Economic Development Authority (EDA), to seek business opportunities for the sale and development of the property through a Request For Negotiations process. If successful, proceeds to be distributed to the EDA for the Employment Sites Program.

It is further recommended the Board of County Commissioners (Board) authorize the Clerk to record the resolution in the public records of Pinellas County.

Strategic Plan:

Foster Continued Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the County and the region

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The EDA will seek a proposal for redevelopment which will be solicited as part of the Request for Negotiations (RFN) process and evaluated based on economic development criteria and sale price. After due diligence, any private interest meeting the RFN evaluation criteria would result in a future Board decision to convey the parcel to the EDA, subject to an executed sales agreement with the interested party.

The \$684,000.00 value of the base bid was determined by an independent certified appraisal, performed in accordance with Florida Statute §125.35 and Chapter 3.2.3, of the Real Estate Procedures.

The property is being sold in an "as is" condition, with no warranties and subject to the Board's approval.

Background Information:

The property is located in the City of Pinellas Park, north of the intersection of U.S. Highway 19 North and Gandy Boulevard, and is zoned P (Public Zoning District) and the Future Land Use is I (Institutional). It is located within the Community Redevelopment District, but the current Future Land Use and Zoning Division would have governing authority for development. The parcel contains approximately 74,524 square feet or 1.711 acres.

The City of Pinellas Park has requested easements over portions of the subject property for right-of-way.

In 1960, Pinellas County (County) deeded the subject property, located at 7651 U.S. Highway 19 North, Pinellas Park, to the Department of Public Safety of the State of Florida (State) per OR Bk 919, Pg 604, for use as a Highway Patrol Station. A deed restriction stated that if the property ceased to be used as a Highway Patrol Station, ownership would automatically revert to the County. The State ceased using the property and on November 19, 2014, quit-claimed the property to the County, per OR Bk 18628, Pg 2228.

Other County departments were queried and it has been determined that the County has no need for the property and it can be declared surplus.

Fiscal Impact:

Proceeds from this sale will be deposited to the General Fund Reserves.

Returning the property to private ownership will improve the tax base and provide increased future tax revenues.

The sale of this parcel will also eliminate any liability and future cost for maintenance to the County.

Staff Member Responsible:

Michael Meidel, Director, Economic Development
Andrew W. Pupke, Director, Real Estate Management

Partners:

N/A

NON-PURCHASING CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: Florida Highway Patrol Station 7651 US Highway 19 N.	
CONTRACT NO.: number	ESTIMATED EXPENDITURE / REVENUE: amount <i>(Circle or underline appropriate choice above.)</i>

In accordance with Contract Administration and its Review Process, the attached documents are submitted for your review and comment. Please complete this Non-Purchasing Contract Review Transmittal Slip below with your assessment, and **forward to the next Review Authority on the list, skipping any authority marked "N/A."** Indicate suggested changes by noting those in "Comments" column, or by revising, **in RED**, the appropriate section(s) of the document(s) to reflect the exact wording of the desired change(s).

OTHER SPECIFICS RELATING TO THE CONTRACT:
Subject: BCC Agenda item to Declare County Owned Property Surplus, Establish Base Bid, Authorize the Economic Development Authority to seek business opportunities for the sale and development of the property through a Request for Negotiations process.
Parcel #: 27/30/16/00000/420/0200

REVIEW SEQUENCE	DATE	INITIAL/ SIGNATURE	COMMENTS (IF ANY)	COMMENTS REVIEWED & ADDRESSED OR INCORPORATED
Real Property Div.: Sean Griffin	9/17/15			
Real Estate Management: Andrew Pupke	09/18/15	MP		
Economic Development: Michael Meidel			Review in CATS	
Legal: Michael Zas	9/23/15	MZ		
Assistant County Administrator: Paul S. Sacco	9/30/15		See Board memo edits	
County Administrator: Mark Woodard				

Please return to Real Estate Management, Real Property Div.
All inquiries should be made to Elizabeth Lewis ext. 4-4136.

** See Contract Review Process

RESOLUTION NO.: _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY TO DECLARE AS SURPLUS, PARCEL NUMBER 27/30/16/00000/420/0200, TO ESTABLISH A BASE BID IN THE AMOUNT OF \$684,000.00 AND TO AUTHORIZE THE PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, D/B/A, THE ECONOMIC DEVELOPMENT AUTHORITY("EDA"), TO SEEK BUSINESS OPPORTUNITIES FOR THE SALE AND DEVELOPMENT OF THE PROPERTY THROUGH A REQUEST FOR NEGOTIATIONS PROCESS AND FURTHER ALLOW THE PROCEEDS TO BE DISTRIBUTED TO THE "EDA" FOR THE EMPLOYMENT SITES PROGRAM.

WHEREAS, as provided in Section 125.045(1), Florida Statutes, the Legislature of the State of Florida has declared that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in order to provide a stronger, more balanced and stable economy, enhance and preserve purchasing power and employment opportunities for residents, and improve the welfare and competitive position of the state; and

WHEREAS, converting current tax-exempt land into productive taxable land, preserving and creating jobs, creating capital investment, and reducing County expenditures for maintenance of County owned property are appropriate economic development goals; and

WHEREAS, the subject property, Parcel Number 27/30/16/00000/420/0200 (hereinafter Property) was acquired by Pinellas County (County) via Quit Claim Deed dated November 19, 2014, and recorded on December 24, 2014 in Official Records Book 18628, Page 2228.

WHEREAS, the Pinellas County Industrial Development Authority, d/b/a Economic Development Authority (hereinafter "EDA"), is a public body corporate formed to promote industrial development which is deemed to be an essential public purpose and function, now desires and has requested the conveyance of the Property pursuant to Section 125.38, Florida Statutes; and

WHEREAS, after due consideration, the County has determined that the property is not needed for any County purposes; and

WHEREAS, the County finds that ultimately conveying the Property to the "EDA" promotes industrial and economic development, serves a vital purpose, and is in the public's best interest to maximize its development.

NOW THEREFORE BE IT RESOLVED BY THE Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this ___ day of _____ 20 ___, that:

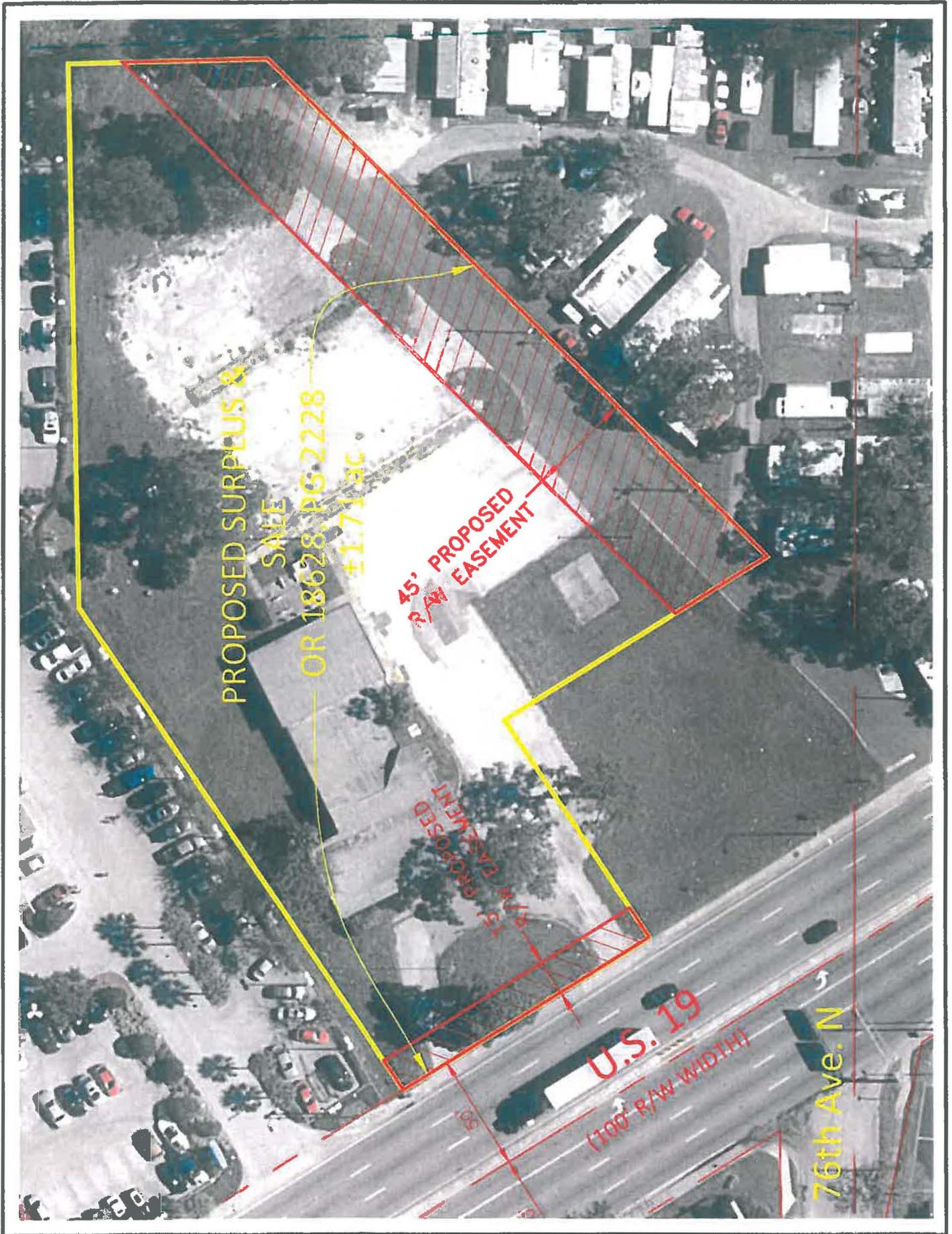
1. The County declares the Property described in Exhibit A attached hereto and incorporated herein by reference, as surplus property not needed for County purposes.
2. The Board of County Commissioners hereby determines that it is in the best interest of the County to authorize the "EDA", through a Request For Negotiations process, to seek the sale and development of the property in order to accomplish the economic development goals and in accordance with the terms and conditions set out herein.
3. The "EDA" shall seek business opportunities for the sale of the Property, and upon selection of a business enterprise to purchase and or be located on the Property as approved by the Board, the County shall then complete the conveyance of the Property to the "EDA", and the proceeds of the sale shall be used for EDA's Employment Sites Program.

EXHIBIT "A"

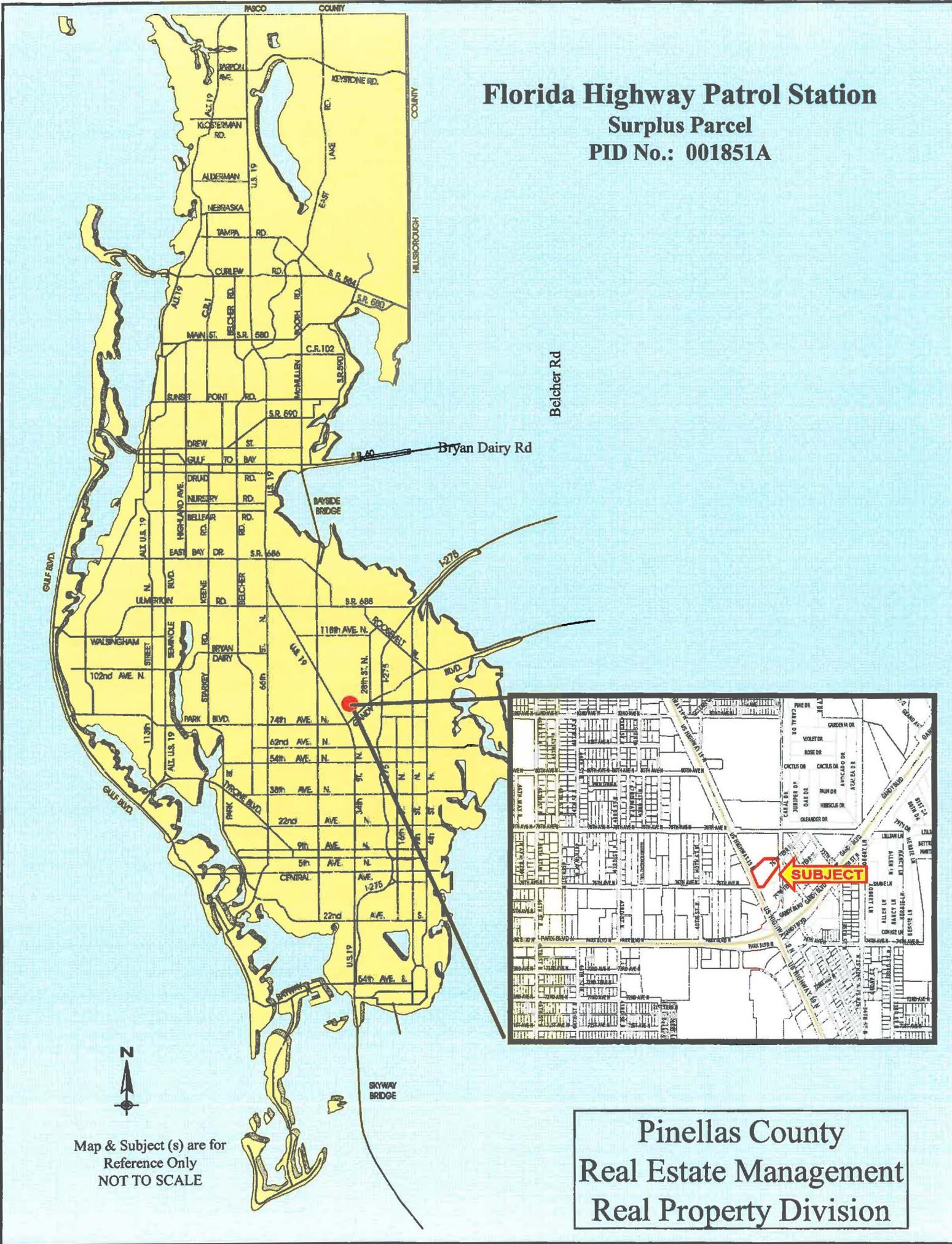
LEGAL DESCRIPTION

From the East quarter corner of Section 27, Township 30 South, Range 16 East, run North 89 degrees 48' 50" West along the East-West centerline of said Section, 1962.42 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section; thence South 19 degrees 32' 47" East 499.90 feet to a point on the Northeasterly right of way line of said State Road No. 55 for a point of beginning; thence run South 31 degrees 56' 28" East along said line, 123.34 feet; thence North 56 degrees 24' 15" East 111.45 feet; thence South 31 degrees 56' 28" East 132.30 feet; thence North 45 Degrees 06' 02" East, 300.80 feet; thence North 1 degree 11'28" West, 85.00 feet; thence South 88 degrees 48' 32" West 232.90 feet; thence South 56 degrees 24' 15" West 247.95 feet to the point of beginning.

LOCATION MAP



**Florida Highway Patrol Station
Surplus Parcel
PID No.: 001851A**



Map & Subject (s) are for
Reference Only
NOT TO SCALE

**Pinellas County
Real Estate Management
Real Property Division**