



## Staff Report

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**File #:** 15-701, **Version:** 1

**Agenda Date:** 12/15/2015

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**Subject:**

Resolution declaring two parcels of County-owned property as surplus and authorizing the conveyance of the parcels to the Pinellas County Housing Authority.

**Recommended Action:**

Adoption of a resolution declaring two parcels of County-owned property surplus and authorizing the conveyance of the parcels to the Pinellas County Housing Authority, at nominal cost, pursuant to Florida Statutes §125.38 (2015).

Authorization for the Chairman to execute the legal instruments necessary for the conveyance, including two County deeds, and for the Clerk to record the County deeds and the resolution in the Public Records of Pinellas County.

The property addresses are 12603 132nd Avenue, Largo, Florida 33774, and 12065 134th Place, Largo, Florida 33778.

**Strategic Plan:**

- 2.4 Support programs that seek to prevent and remedy the causes of homelessness and move individuals and families from homelessness to permanent housing.
- 5.1 Maximize partner relationships and public outreach.
- 5.2 Be responsible stewards of the public's resources.

**Summary:**

The Pinellas County Housing Authority (PCHA), an independent agency operating under the authority of Florida Statutes §421, is interested in acquiring both properties. Pursuant to §125.38, the PCHA has petitioned the Board of County Commissioners (Board) for conveyance of these two properties for use in PCHA's self sufficiency and homeownership program for first time homebuyers.

The disposition of these properties in this manner is compliant with federal regulations regarding the acquisition of property acquired with Community Development Block Grant (CDBG) funding. Florida Statutes §125.38 grants the Board the authority to convey real property by private sale to an agency for the purpose of promoting community interest and welfare. There is no further requirement or need for the County to retain title to these two properties. The conveyance of these two properties will relieve the County of the future maintenance obligations and liabilities associated.

**Background Information:**

Two parcels of real property are recommended for surplus and disposition. The surplus parcels include residential properties which feature two existing single family residences. The first property is located at 12603 132nd Avenue in the Dansville Neighborhood Revitalization Strategy Area (parcel number: 08/30/15/96282/001/0130) in unincorporated Largo, Florida. The structure on this property consists of 1,364 SF of living space on a 56' wide by 110' deep lot (6,160 sq. ft.). Pinellas County

acquired this property in 1999 due to its partially constructed and abandoned condition and its blighting influence on the neighborhood. The construction of the structure was completed in 2000 and the structure served as a project office for the multi-year, multi-phase neighborhood infrastructure improvements and as an informal community meeting space for over a decade. The property has been vacant since 2011.

The second property is located at 12065 134th Place in the Greater Ridgecrest Neighborhood Revitalization Strategy Area (parcel number: 04/30/15/74790/002/0280) in unincorporated Largo, Florida. The structure on the property was built in 1960 and consists of 825 sq. ft. of living space on a 60' wide by 105' deep lot (6,300 sq. ft.). In 2000, the previous property owner applied and qualified for a \$21,450 mortgage from Pinellas County's home repair loan program. In order to protect the County's interest, during a subsequent foreclosure sale, Pinellas County staff submitted a bid to acquire the property. The County submitted the highest bid and was granted a Certificate of Title to the property in 2008. The property has been vacant since 2008.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon R. Beardslee, Director, Planning  
Andrew W. Pupke, Director, Real Estate Management

**Partners:**

Pinellas County Housing Authority

**Attachments:**

- Attachment 1 - Resolution
- Attachment 2 - County Deed 12065
- Attachment 3 - County Deed 12603
- Attachment 4 - 12065 Map
- Attachment 5 - 12603 Map

RESOLUTION NO.: \_\_\_\_\_

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY TO DECLARE AS SURPLUS, PARCEL NUMBER 08/30/15/96282/001/0130 AND PARCEL NUMBER 04/30/15/74790/002/0280; TO GRANT AUTHORIZATION TO CONVEY PROPERTY TO THE PINELLAS COUNTY HOUSING AUTHORITY FOR THE PROVISION OF AFFORDABLE HOUSING

WHEREAS, in accordance with Section 125.35, Florida Statutes, Pinellas County (the County) desires to declare these two properties surplus; and

WHEREAS, the subject property referenced above, 08/30/15/96282/001/0130, also known as 12603 132<sup>nd</sup> Avenue in Largo, was acquired by Pinellas County (COUNTY) via a *Warranty Deed* dated August 29, 1999, and recorded in Official Records Book 10648, Page 1920; and

WHEREAS, the subject property referenced above, 04/30/15/74790/002/0280, also known as 12065 134<sup>th</sup> Place in Largo, was acquired by Pinellas County (COUNTY) via a *Certificate of Title* from a Foreclosure Sale on July 31, 2008, and recorded in Official Records Book 16354, Page 781; and

WHEREAS, both properties were acquired with funds from the Community Development Block Grant, a federal grant program; and

WHEREAS, after due consideration, the COUNTY has determined that the properties are no longer needed for any COUNTY purpose; and

WHEREAS, the Pinellas County Housing Authority has requested the conveyance of these two parcels and the Board has determined that it is in the best interest of the County to convey the two parcels for the purpose of providing affordable housing; and

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this \_\_\_\_day of \_\_\_\_\_, 2015, that this Board shall declare these properties as surplus, as described in Exhibit "A," attached hereto.

NOW BE IT FURTHER RESOLVED the County shall convey these two parcels to the Pinellas County Housing Authority, at no cost to Pinellas County, as set forth hereinabove, including the following conditions.

The Pinellas County Housing Authority shall hold title to the parcels and shall be subject to the following conditions:

- a. The reservation by the County of existing general utility easements, if any.
- b. The payment of annual street lighting assessments and homeowner association dues as may become effective in the future.

NOW BE IT STILL FURTHER RESOLVED that the Chairman is authorized to sign and attest to the County Deeds, and record this resolution in the Public Records of Pinellas County, Florida.

Commissioner\_\_\_\_\_offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ and upon roll call the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: Michelle Wallace  
Office of the County Attorney

## **EXHIBIT “A”**

### **Legal Descriptions**

#### **Parcel (1):**

Lot 13, Block A, WEST COAST SUBDIVISION, According to Plat Thereof as Recorded in Plat Book 27, Page 49, Public Records of Pinellas County, Florida, Less and except Road Right-of-Way, described in Official Records Book 10051, Page 2223 and in Official Records Book 10063, Page 2007, Public Records of Pinellas County, Florida.

As conveyed in O.R. Book 10649, Page 1920, on September 3, 1999 to Pinellas County, a political subdivision of the State of Florida

#### **Parcel (2):**

Lot 28, Block B, RIDGECREST ACRES SUBDIVISION UNIT TWO, According to the Plat Thereof, as Recorded in Plat Book 57, Page 15, Public Records of Pinellas County, Florida.

As conveyed by *Certificate of Title* in O.R. Book 16354, Page 781 on August 20, 2008 to Pinellas County Board of County Commissioners

Surplus No.:  
Parcel No.: 04/30/15/74790/002/0280  
Address: 12065 134<sup>th</sup> Place, Largo  
Prepared by and return to:  
Community Development & Planning Division  
Pinellas County Planning Department  
440 Court Street, 2<sup>nd</sup> Floor  
Clearwater, FL 33756

## COUNTY DEED

THIS DEED, made this \_\_\_ day of \_\_\_\_\_, 2015, by PINELLAS COUNTY, whose address is 440 Court Street, 2<sup>nd</sup> Floor, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantor," and PINELLAS COUNTY HOUSING AUTHORITY, whose address is 11479 Ulmerton Road, Largo, Florida 33778, hereinafter referred to as "Grantee."

### WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land lying and being in Pinellas County, Florida:

Land described as:

Lot 28, Block B, RIDGECREST ACRES SUBDIVISION UNIT TWO, According to the Plat Thereof, as Recorded in Plat Book 57, Page 15, Public Records of Pinellas County, Florida.

And by this reference made a part hereof.

At the request of the Grantee, Grantor does hereby remise and release unto the said Grantee forever, all right, title, interest, claim and demand said Grantor has to the mineral rights (pursuant to Florida Statute 270.11) in, on, or under the lands described above.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

ATTEST:      KEN BURKE  
                  Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA  
by and through its Board of County  
Commissioners

By: \_\_\_\_\_  
                  Deputy Clerk

By: \_\_\_\_\_  
                  Chairman

(Official Seal)

Surplus No.:  
Parcel No.: 08/30/15/96282/001/0130  
Address: 12603 132<sup>nd</sup> Avenue, Largo  
Prepared by and return to:  
Community Development & Planning Division  
Pinellas County Planning Department  
440 Court Street, 2<sup>nd</sup> Floor  
Clearwater, Fl. 33756

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ATTEST:      KEN BURKE  
                  Clerk of the Circuit Court

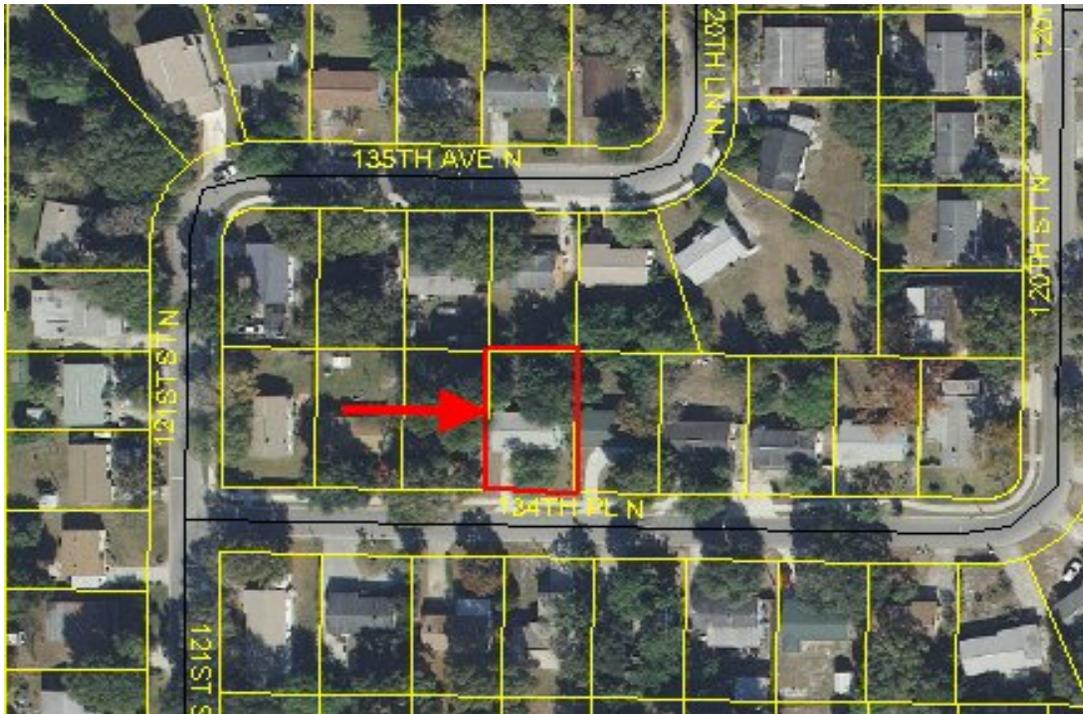
PINELLAS COUNTY, FLORIDA  
by and through its Board of County  
Commissioners

By: \_\_\_\_\_  
                  Deputy Clerk

By: \_\_\_\_\_  
                  Chairman

(Official Seal)

Location of Real Property Surplus  
04/30/15/74790/002/0280



Location of Real Property Surplus  
08/30/15/96282/001/0130



## Risk Management Contract Review

Contract Name	Declare two parcels of County-owned land surplus and authorize conveyance of the parcels to the Pinellas County Housing Authority.				
Bid/Contract#		Granicus	15-701	PID #	
Department	Planning / Comm Dvlp	Project Mgr	Gordon Beardslee		Date In
Contract Mgr	Andrew Pupke	RUSH?	n	Pre-Review?	n
Purchasing Contact		Term		Amount	\$
Type of Contract (select both)	Public Entity to Public Entity	Non-Purchasing		Method of Review	Granicus
Limitation of Liability?		Indemnification Language?	n	If PE to PE, \$768.28?	n

Required Coverages	Add'l Language / Exclusions	Limits	Justification
Choose an item.			PE to PE
Choose an item.			

Discussed scope & suggested insurance requirements with \_\_\_\_\_

Date/Time/Comments:  
 Resolution transferring 2 parcels of surplus land originally purchased by the CDBG funds to the Pinellas County Housing Authority – No insurance Requirements PE TO PE

NOTES:

Reviewed By	GWHITE	Date	11/13/2015
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<input checked="" type="checkbox"/> Ready for Signature	Authorized By Virginia E. Holscher, Director
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