

RESOLUTION NO. 18- 88

A RESOLUTION AUTHORIZING THE LEASE OF COUNTY-OWNED REAL PROPERTY KNOWN AS THE LEALMAN COMMUNITY CAMPUS.

WHEREAS, pursuant to Resolution 15-62 passed on June 23, 2015, as amended by Ordinance 16-36, the County determined that conditions of slum and/or blight, as defined by Chapter 163, Part III, Florida Statutes exist in the Lealman community, and approved the creation of the Pinellas County Community Redevelopment Area, (CRA); and

WHEREAS, pursuant to Resolution 16-40, and as amended by Resolution 17-36, the County adopted the Lealman Community Redevelopment Area Plan (the “Plan”) to eliminate such conditions of slum and/or blight; and

WHEREAS, the Plan identifies a need for additional community services in the CRA; and

WHEREAS, in conformance with and in furtherance of the Plan, the County began negotiations to purchase the property located at 5185 45th Street North, St. Petersburg, Pinellas County Florida, 33714-2266 (the “Property”) to establish a community center within the CRA to provide such community services; and

WHEREAS, the County obtained the Property via Special Warranty Deed on January 29, 2018, as recorded in Pinellas County Official Records Book 19923, Pages 97-101; and

WHEREAS, the County is currently utilizing the Property as a community center (“Lealman Community Campus”) and is actively seeking tenants to provide additional community services within the Lealman CRA; and

WHEREAS, Section 163.380, Florida Statutes allows the County to dispose of property purchased for community redevelopment purposes and located within a community redevelopment area to any private person, and enter into contracts with respect thereto, for residential, recreational, commercial, industrial, educational, or other uses, in accordance with an approved and adopted community redevelopment plan, as it deems necessary or desirable to prevent the development or spread of future slums or blight; and

WHEREAS, Section 163.380, Florida Statutes, allows for the disposition at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the County may prescribe.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this 23rd day of October, 2018, as follows:

1. The Property is hereby declared surplus.
2. Staff may seek and negotiate with potential tenants that will provide desired community services to the Lealman area pursuant to Section 163.380, Florida Statutes and the Pinellas County Community Redevelopment Plan.
3. The term of the lease agreements may vary as necessary and appropriate, and all leases shall be approved by the Board in accordance with Florida Statutes and the Pinellas County Code of Ordinances in support of community interest, education and welfare.
4. The Chairman of the Board of County Commissioners is authorized to execute the lease agreements.
5. The County Administrator is authorized to execute amendments to the leases in the same manner and extent as other leases approved by the Board of County Commissioners, pursuant to Section 2-62 of the Pinellas County Code.
6. This resolution shall take effect immediately upon its adoption.

Commissioner Eggers offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Beyrouiti, and upon roll call, the vote was:

Ayes: Welch, Seel, Beyrouiti, Eggers, Gerard, Justice, and Long.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: Chelsea Waudy
Office of the County Attorney