



Pinellas County

Legislation Details (With Text)

File #: 17-1377A **Version:** 1
Type: Real Estate Item **Status:** Passed
File created: 7/31/2017 **In control:** Real Estate Management
On agenda: 9/26/2017 **Final action:** 9/26/2017

Title: Award of bid to Ariyana Saint Jennings for the sale of real property located at Gulf Boulevard between 23rd and 24th Avenues, Indian Rocks Beach, Florida.

Sponsors:

Indexes:

Code sections:

Attachments: 1. FE Contract for Sale and Purchase of Real Property, 2. Letter - City Manager of IRB August 30, 2017, 3. Draft County Deed - IRB Releasing Mineral Rights, 4. Contract for Sale & Purchase, 5. Site Location Map, 6. Letter - City Manager of IRB November 5, 2014

Date	Ver.	Action By	Action	Result
9/26/2017	1	Board of County Commissioners	approved	Pass

Subject:

Award of bid to Ariyana Saint Jennings for the sale of real property located at Gulf Boulevard between 23rd and 24th Avenues, Indian Rocks Beach, Florida.

Recommended Action:

Award of bid to Ariyana Saint Jennings for the sale of real property located at Gulf Boulevard between 23rd and 24th Avenues, Indian Rocks Beach, Florida, on the basis of being the sole responsive, responsible bidder meeting specifications. Chairman to sign and Clerk to attest.

It is also recommended that prior to closing, a County Deed be approved as to form by the Office of the County Attorney for the Chairman to sign and the Clerk to attest.

Bid no. 167-0451-B (RG) in the amount of \$1,100,000.00.

Strategic Plan:

- Deliver First Class Services to the Public and Our Customers
- 5.1 Maximize partner relationships and public outreach
- 5.2 Be responsible stewards of the public’s resources

Summary:

This action allows for the sale of County-owned real property located on Gulf Boulevard between 23rd and 24th Avenues in Indian Rocks Beach. The bid solicitation resulted in one (1) bid response in the amount of \$1,100,000.00.

Background Information:

The combined “as improved” properties with two businesses (convenience store and a gas station) were initially purchased by the County in May 2006, at the height of the real estate market, for an

aggregate cost of \$2,800,000.00, with the intention to develop a beach access parking lot. The structures on the property were subsequently demolished and the underground fuel storage tanks were removed.

In 2007, the City of Indian Rocks Beach (City) withdrew its support for the County's proposed beach access parking lot development plan. Since that time, the property has remained unimproved. In its current state, the property is maintained as a grass lot surrounded by a split rail fence.

The most recent appraisal for property was professionally appraised in August 2015 for \$1,100,000.00. The Property Appraiser's website lists the 2016 combined land value as \$1,147,500.00.

On July 21, 2015 the Board of County Commissioners declared the above referenced County-owned property as surplus and granted authorization to advertise and sell it. Two Invitations to Bid (ITB) attempts were made to sell the property in November 2015 and March 2016, but both failed to obtain a successful bidder; both bids were for \$613,000.00, well below the appraised value.

In May 2017 a potential purchaser expressed interest in acquiring the property. Per Florida Statute the property was advertised twice; on June 23, 2017 and June 30, 2017. A new ITB was offered from June 15, 2017 through July 13, 2017. At the bid opening on July 13, 2017, Ariyana Saint Jennings was the only bidder at \$1,100,000.00.

The City has no objection to the sale of this property.

Upon Board approval, the transaction shall be closed within 90 calendar days, as defined in the Contract for Sale and Purchase.

Fiscal Impact:

Revenue from the sale is \$1,100,000.00. Property sale proceeds would be returned to the Capital Improvement Program (CIP) Fund. Penny for Pinellas funds were utilized for the purchase of the property. This revenue is not included in the Fiscal Year 2018 Proposed Budget.

Current annual holding costs for the property are approximately \$3,800.00, which includes costs for landscape services and fence repairs.

Staff Member Responsible:

Andrew W. Pupke, Director Real Estate Management Department

Partners:

City of Indian Rocks Beach

Attachments:

Contract for Sale and Purchase

Draft County Deed - IRB Releasing Mineral Rights

Site-Location Map

Letter from the City of Indian Rocks Beach - November 5, 2014

Letter from the City of Indian Rocks Beach - August 30, 2017