



# Pinellas County

## Legislation Details (With Text)

**File #:** 19-873A      **Version:** 1

**Type:** Real Estate Item      **Status:** Passed

**File created:** 4/26/2019      **In control:** Real Estate Management

**On agenda:** 6/18/2019      **Final action:** 6/18/2019

**Title:** Award of bid to Chouinard Builders, LLC for the sale of real property at 11323 74th Avenue North, Seminole.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FE Contract for Sale and Purchase with Chouinard Builders LLC, 2. County Deed.pdf, 3. Contract - Sale - Purchase - County as Seller - Chouinard Builders, LLC, 4. Attachement B - General Utility Easement, 5. Attachement A - Drainage Easement, 6. CONTRACT.RVW-UTL-15MAY19-19\_338D.pdf, 7. SITE LOCATION MAP, 8. Resolution 17-83, 9. Pinellas Purple Heart Park Petition - Citizen Comments

Date	Ver.	Action By	Action	Result
6/18/2019	1	Board of County Commissioners	approved	Pass

**Subject:**

Award of bid to Chouinard Builders, LLC for the sale of real property at 11323 74th Avenue North, Seminole.

**Recommended Action:**

Approval of the award of bid and contract for sale and purchase to Chouinard Builders, LLC for the sale of real property located at 11323 74<sup>th</sup> Avenue N., Seminole, Florida (Property) based on being the most responsive bid received.

- The Property is no longer needed to support a Utilities’ Department purpose.
- Two invitations to bid have been issued for sale of this property.
- The current real estate market does not support the appraised value.

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.

**Strategic Plan:**

Deliver First Class Service to the Public and Our Customers

5.2 Be responsible stewards of the public’s resources

5.3 Insure effective and efficient delivery of County services and support

**Summary:**

This action allows for the sale of vacant County-owned real property located at 11323 - 74th Avenue North, Seminole, Florida 33772. This property is no longer needed to support a Utilities Department purpose.

**Background Information:**

In March of 2017, an independent appraiser estimated the market value of the property at \$650,000.00. On November 28, 2017, the Board of County Commissioner's approved Resolution 17-83 declaring the Property surplus, establishing a base bid of \$650,000.00, and authorizing the County Administrator to execute the necessary documents associated with the sale.

In February of 2018, an invitation to bid was released for the sale of the Property and only one bid was received from the adjacent property owner in the amount of \$200,000.00. That bid was rejected by the County Administrator.

In December 2018, a second ITB was released. The two bids received were \$200,000.00 from the adjacent property owner, and \$450,000.00 from Chouinard Builders, LLC. Based upon the market's lack of support of the \$650,000.00 appraised value, consideration should be given to the Chouinard Builders' bid at \$450,000.00.

**Fiscal Impact:**

Projected revenue of \$450,000.00 will be deposited into the Utilities Water Fund. This revenue was not anticipated and not included in the FY19 Adopted Budget, but has been added to the FY19 estimate used in development of the FY20 Proposed Budget.

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management  
Joe Lauro, Director, Purchasing

**Partners:**

N/A

**Attachments:**

Contract for Sale and Purchase  
Attachment A  
Attachment B  
Resolution 17-83  
Site Location Map  
Chouinard Builders LLC Bid  
County Deed  
1st ITB - 2-2018 - 178-0207-R (RG)  
2nd ITB - 12-2018 - 189-0107-R (LN)  
CONTRACT.RVW-UTL - 15MAY19-19\_338D.docx