



# Pinellas County

## Staff Report

---

**File #:** 17-959A, **Version:** 1

---

### **Subject:**

Approval to initiate and conduct due diligence and negotiation process for the sale and purchase agreement with Wellington Crossings, LLC for the former Windsor School property.

### **Recommended Action:**

Approval to initiate and conduct due diligence and negotiation process for the sale and purchase agreement (Purchase Contract) with Wellington Crossings, LLC for the property located at 5175 45th Street North, Saint Petersburg.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need

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

5.3 Ensure effective and efficient delivery of county services and support

### **Summary:**

The proposed contract provides for the County to initiate and conduct due diligence to purchase 5.85 acres of land and three (3) buildings totaling 77,979 square feet of space on a former private school campus in the Lealman Community Revitalization Area (CRA). The property is contiguous with Joe's Creek Park and will benefit the Lealman community by providing meeting, recreational, classroom, activity, and emergency shelter spaces.

### **Background Information:**

This property is the former campus of the Windsor Charter School. The campus consists of three (3) buildings, including two (2) classroom buildings and a gymnasium. The original classroom building is 22,430 square feet, and was built in 1974; the gymnasium is 15,394 square feet, and was built in 2001; and the new two-story classroom building is 40,155 square feet, and was built in 2015.

The campus has been vacant since the summer of 2016, with the exception of a use agreement for the gymnasium with the YMCA of Greater St. Petersburg, Inc., which expires on January 2, 2018.

This property will immediately address the need for a community and recreational center in Lealman that has been requested by the community and the Police Athletic League (PAL). The facility will provide immediate space for County departments such as; Human Services, Veterans Services, Community Development, Cooperative Extension Service and CRA support staff to provide support services to the CRA. Additional partners specializing in providing adult education and workforce training (St. Petersburg College, University of South Florida, and Pinellas Technical College, etc.) are being sought as lease tenants.

The campus is located in a non-evacuation zone. The newer two-story classroom building was constructed to Miami-Dade Standards and is identified as a Category 3 storm rated building. The building can serve an immediate need for an emergency shelter with space for up to 650 citizens. For this building to serve as an emergency shelter, the purchase and installation of an emergency power generator is necessary, which is estimated to cost an additional \$110,000.00.

The due diligence shall include property valuation appraisals, building inspections and condition assessments, and an environmental assessment.

This Purchase Contract must be executed on or before October 31, 2017. Following execution, the County will have a 60 day due diligence period, whereby, based on the contract terms, may cancel the Purchase Contract. If the due diligence is favorable and a negotiated purchase price can be reached, an update will be brought back to the Board at a future date.

**Fiscal Impact:**

Staff will present funding source options and recommendations to the Board at a future date.

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management  
Renea Vincent, Director, Planning Department

**Partners:**

Lealman CRA  
PAL  
Other educational and workforce partner providers to be identified

**Attachments:**

Contract for Sale and Purchase  
Location Maps  
Location Map Site Plan