



Pinellas County

Staff Report

File #: 16-290A, Version: 1

Subject:

Resolution to declare 67 parcels of vacant County-owned land in the areas of Dansville and Greater Ridgecrest as surplus and authorize the sale and conveyance of the parcels.

Recommended Action:

Declare 67 parcels of vacant land in the areas of Dansville and Greater Ridgecrest as surplus to make private-sector housing construction in the area more feasible.

Authorize the issuance of invitations to bid (ITB); authorize the sale and conveyance of the parcels to the highest, qualified bidders pursuant to Florida Statutes §125.35 (2015); authorize the County Administrator to execute the legal instruments necessary for the conveyances; authorize the Chairman to execute the County deeds; and authorize the Clerk to record the County deeds and the resolution in the public records of Pinellas County, Florida.

Parcel Numbers: See attached Exhibit "A-1" & "A-2" Location Maps for all 67 parcels.

Strategic Plan:

Foster Continual Economic Growth and Vitality.
4.2 Invest in communities that need the most.

Deliver First Class Services to the Public and Our Customers.
5.2 Be responsible stewards of the public's resources.

Summary:

Approval of this resolution will permit staff to proceed with the sale of sixty-seven (67) parcels of vacant land prepared for single-family housing development. The desired outcome of the sale is to make private sector housing construction in the area more feasible. Housing construction is the final phase of Dansville and Greater Ridgecrest redevelopment, which included the acquisition of thirty-one (31) acres of property, elimination of slum and blight conditions through demolition of substandard structures, Brownfield designation and remediation, dedication of public-owned right-of-way, new streets, sidewalks, improved utilities, and stormwater drainage facilities.

Background Information:

The Dansville neighborhood is an unincorporated community in the mid-western section of the County. The setting is suburban, with the City of Largo abutting three (3) sides of the area. The neighborhood is primarily residential and comprised of modest owner-occupied homes. There are approximately nine hundred twenty-five (925) dwelling units, six hundred fifty (650) single family units, with the remainder multi-family units.

The area features recreational opportunities, including access to the Fred Marquis Pinellas Trail, Ridgecrest Park, Pinellas County Extension, Florida Botanical Gardens, and Heritage Village. Other

highly desirable amenities available to residents include the YMCA, Boys and Girls Club, Largo Recreation Center, Neighborhood Family Center, and Head Start. The central County location, proximity to the beaches, shopping, elementary school, and businesses would appeal to potential new homebuyers.

Pending Board approval, nine (9) of the parcels will be made immediately available for sale, through an ITB process, for the development of single-family housing. The parcels are located in the northwest area of Dansville and are identified on the attached Exhibit "A-1" Location Map, as lots numbered 7, 8, 9, 24, 25, 26, 27, 28, and 29. The Community Development Department plans to recommend the donation of six (6) parcels to Habitat for Humanity, which will come before the Board for consideration at a later date. The balance of the fifty two (52) parcels will be made available for sale later this fiscal year.

Florida Statutes, §125.35(1)(a) grants the Board approval to surplus and sell and convey any real property belonging to the County, whenever the Board determines it is in the best interest of the County to do so, and to the highest and best bidder. Any subsequent sale as authorized herein will comply with Florida Statutes §125.35.

Fiscal Impact:

Estimated total revenue to the County for the sixty-seven (67) parcels at approximately \$2 per square foot is \$1,294,428.96.

Staff Member Responsible:

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

Partners:

N/A

Attachments:

Location Maps (2)
Resolution
Market Study