



Pinellas County

Legislation Details (With Text)

File #:	19-2375A	Version:	1
Type:	Real Estate Item	Status:	Passed
File created:	12/30/2019	In control:	Administrative Services
On agenda:	1/14/2020	Final action:	1/14/2020
Title:	Contract for sale and purchase with Obligation Solution, LLC for the acquisition of the former Baypointe Golf Course located at 9399 Commodore Drive in Seminole.		
Sponsors:	Board of County Commissioners - Budget Information		
Indexes:			
Code sections:			
Attachments:	1. FE Contract for Sale and Purchase with Obligation Solution LLC, 2. Baypoint_CB_Analysis (002), 3. Finance Review Comments-Baypointe Golf Course.docx, 4. Contract - Half-executed, 5. CONTRACT_RVW_19-2375A, 6. Budget Detail 003435A, 7. Baypointe - Appraisal 10-2019, 8. Baypointe Location Map		

Date	Ver.	Action By	Action	Result
1/14/2020	1	Board of County Commissioners	approved	Pass

Subject:

Contract for sale and purchase with Obligation Solution, LLC for the acquisition of the former Baypointe Golf Course located at 9399 Commodore Drive in Seminole.

Recommended Action:

Approval of the Contract for sale and purchase (Contract) between Pinellas County and Obligation Solution, LLC (Seller) for the purchase of the former Baypointe Golf Course (Property).

- Contract to purchase property in the amount of \$1,200,000.00.
- Currently, the property is a closed golf course that is in disrepair.
- The County is proposing to turn it into a regional stormwater park.

Strategic Plan:

3.2 Preserve and manage environmental lands, beaches, parks, and historical assets

3.3 Protect and improve the quality of our water, air, and other natural resources

4.4 Invest in infrastructure to meet current and future needs

Summary:

The approval and execution of the Contract will enable staff to move forward with due diligence efforts and close the real estate transaction for the Property for the potential construction of a regional stormwater retention and treatment system.

Background Information:

The Baypointe Golf Course discontinued operations more than five (5) years ago. The Property has been offered for sale, but its Recreation/Open Space land use designation limits its development

potential to compatible uses. The County seeks to leverage regional stormwater retention opportunities for flood protection and water quality improvement on this strategically located 40-acre site. Opportunities for larger regional retention facilities are extremely limited in coastal and highly developed Pinellas County.

In addition to the stormwater and flood reduction benefits the Property offers, it could also provide freshwater wetland habitats, offer mitigation opportunities and could potentially be used as a community park or public open space available for passive and other recreation.

The Property appraised for \$800,000 in October of 2019, primarily due to the fact that the site has almost no development rights and that a land use change from the current Recreation/Open Space land use is highly unlikely and greatly restricts the use of the Property.

The Contract resolves outstanding code enforcement liens and delinquent property tax owed on the Property.

Fiscal Impact:

The Contract sale price is \$1,200,000.00 to be funded by the Infrastructure Sales Surtax (Penny for Pinellas) within the Surface Water Quality Projects Program (3014). The cost of this agreement is budgeted under project 003435A Stormwater Management Property Acquisition and has sufficient funding for this acquisition in Fiscal Year 2020.

Project 003435A is programmed in the six-year FY20-25 CIP budget in the amount of \$5,453,000.00. Acquisition, design and construction estimates are reflected in the budget (see attached Budget Detail pdf).

The costs of operations and maintenance of the proposed regional stormwater facility and/or park are to be determined.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Administrative Services
Kelli Levy, Interim Director, Public Works Department

Partners:

N/A

Attachments:

Contract for Sale and Purchase
Location Map
Appraisal - October of 2019