



Pinellas County

Staff Report

File #: 20-994A, **Version:** 1

Subject:

Purchase agreement with the Florida Department of Transportation for an easement and a portion of a County-owned parcel in support of the U.S. Highway 19 North road improvement project from Northside Drive to north of County Road 95.

Recommended Action:

Approval of the resolution declaring a portion of a County-owned parcel (Property) surplus, execution of two purchase agreements and two addendums, and grant authorization to sell a portion of the property and grant a perpetual easement over another portion to the Florida Department of Transportation (FDOT) in support of the U.S. Highway 19 North road improvement project from Northside Drive to north of County Road 95.

- The Property is located at 29582 U.S. Highway 19 North - the North County Service Center.
- FDOT is purchasing a perpetual maintenance, drainage, and ingress/egress easement (Easement) and a small fee simple parcel.
- The Easement is requested to allow for maintenance of FDOT drainage pipes.
- The fee simple purchase will allow for the eastern landing of a pedestrian bridge crossing U.S. Highway 19 North.
- The purchase price for the Fee Simple Acquisition is \$67,300.00 and the purchase price for the Easement is \$2,262,200.00 based on an appraisal submitted by FDOT.
- The resolution in addition to declaring the fee property surplus, also authorizes the sale.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest the County deed. It is further recommended that the Chairman sign and approve the addendums to the two associated contracts, the Easement document, and authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community.

2.5 Enhance pedestrian and bicycle safety

Foster Continual Economic Growth and Vitality

4.5 Provide safe and effective transportation systems to support the efficient flow of motorists, commerce and regional connectivity

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

5.4 Strive to exceed customer expectations

Summary:

Execution of this Agreement will allow FDOT to purchase the easement to accommodate road drainage and the fee simple purchase for the construction and maintenance of a pedestrian bridge.

Background Information:

Part of a County-owned parcel along U.S. Highway 19 North near Northside Drive has been identified as needed for an easement to support the FDOT project to accommodate road drainage (Parcel 801) and the purchase of the property necessary to build a pedestrian bridge across U.S. Highway 19 North (Parcel 114). An Agreement has been submitted by FDOT at the appraised value. County staff reviewed the submitted appraisal, which was performed by a licensed third-party appraiser, and has accepted the valuation of the property as submitted.

Parcel 801 Easement measures 2.272 acres or 98,968 square feet and is for the purpose of constructing and maintaining underground storm water conveyance pipes, outfall pipes and/or drainage structures. This easement includes the non-exclusive right to ingress and egress over the surface of the easement area, and to use and occupy the surface of the easement area, in order to do necessary clearing, excavating, construction and maintenance. Granting of this easement will not interfere with the County facilities already there, nor interrupt any part of the existing drainage system facilities.

Parcel 114 is a fee simple acquisition that measures 0.081 AC or 3,542 SF and is needed for a pedestrian overpass structure, which is proposed to be constructed across U.S. Highway 19 North. The overpass structure will be including access ramp structures and a gravity wall located adjacent to the County-owned property along US Highway 19 North.

Fiscal Impact:

The total purchase price is \$2,329,500.00. (\$67,300.00 for property and \$2,262,200.00 for the easement).

The sale proceeds will be returned to the fund(s) used for the original purchase from FDOT in 1968. This revenue was not anticipated and therefore not included in the FY20 Adopted Budget or the FY20 estimate used for development of the FY21 Proposed Budget.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Facilities and Real Property Division
Kelli Hammer Levy, Director, Public Works

Partners:

Florida Department of Transportation

Attachments:

Purchase Agreements
Addendums to Purchase Agreements
Exhibit A

Resolution
County Deed
Location Map