



Pinellas County

Staff Report

File #: 22-2345A, Version: 1

Subject:

Resolution to declare a County-owned property located at 4017 56th Avenue North, Saint Petersburg, Florida as surplus, approve and execute a Purchase and Sale Agreement to sell the property to Florida Dream Center, Inc., a Florida not-for-profit corporation, approve the Declaration of Restrictions, and authorize the Chairman or Vice-Chairman to take all necessary actions to close the sale of the property.

Recommended Action:

Recommend the adoption of the attached resolution to declare a County-owned property located at 4017 56th Avenue North (Property), Saint Petersburg, Florida as surplus, approve and execute a Purchase and Sale Agreement to sell the Property to Florida Dream Center, Inc. (FDC), a Florida not-for-profit corporation, approve the Declaration of Restrictions, and authorize the Chair or Vice Chair to take all necessary actions to close the sale of the Property in accordance with Florida Statutes 125.38.

- County owns the Property located at 4017 56th Avenue North, Saint Petersburg, Pinellas County parcel # 34-30-16-54432-000-0310, which is no longer needed for County purposes.
- County staff recommends selling the Property at the market value of \$1,195,000.00, as determined by a licensed appraiser.
- FDC desires to purchase the Property for the purposes of promoting community interest and welfare by providing a broad array of social services to residents in the Lealman Community Redevelopment Area.
- The sale of the property is subject to the following restrictions:
 - Must use the facility to provide a broad range of public and social services promoting community welfare.
 - Must maintain the facility in good repair, working order and in a safe condition.
 - Any repairs or improvements must be completed by a contractor who is not a member of the staff, an officer or board member.
- The sale of the Property is in accordance with Section 125.38, Florida Statutes.
- This revenue is not budgeted for in the Fiscal Year 2024 Adopted Budget and will increase revenue by \$1,195,000.00. Revenue will be received by the Capital Fund (Penny for Pinellas/Fund 3001) for Project 001071A (Affordable Housing Land Assembly Program).

Authorize the Chairman to sign and the Clerk of the Court to attest and record the resolution in the Public Records of Pinellas County. It is further recommended to authorize the Chairman to sign the Purchase and Sale Contract.

Strategic Plan:

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

5.4 Strive to exceed customer expectations

Summary:

Declaring the Property surplus and proceeding with disposition will allow for the Property to continue to be used as a community amenity providing services to residents in the Lealman CRA.

Background Information:

The County acquired the Property through a quitclaim deed from the Housing Finance Authority (HFA) back in 2016 for \$640,000.00 using Penny for Pinellas funds for land acquisition for affordable housing. The Property is within the Lealman CRA and was the former Lealman Fire Station site.

The Property has been leased to FDC since 2017 for offices, programs, and storage in advancement of their mission. FDC is a non-profit organization providing a broad array of human services in the community.

In accordance with Section 125.38, Florida Statutes, the Board of County Commissioners of Pinellas County is authorized and empowered to sell and convey real property held and possessed by Pinellas County, that is no longer needed for county purposes, to an organization not for profit which may be organized for the purposes of promoting community interest and welfare.

Fiscal Impact:

Revenue: \$1,195,000.00

This revenue is not budgeted for in the Fiscal Year 2024 Adopted Budget and will increase revenue by \$1,195,000.00. Revenue will be received by the Capital Fund (Penny for Pinellas/Fund 3001) for Project 001071A (Affordable Housing Land Assembly Program).

Approval will not require additional budgetary action unless the County wishes to recognize this unanticipated revenue in a future budget amendment and public hearing.

Staff Member Responsible:

Tom Almonte, Assistant County Administrator
Chris Rose, Director, Office of Management and Budget

Partners:

Florida Dream Center, Inc.

Attachments:

Resolution
Purchase and Sale Contract
Declaration of Restrictions
Exhibit A
Location Map